CITY OF NORMAN, OK
CITY COUNCIL REGULAR MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Tuesday, September 22, 2026 at 6:30 PM

AGENDA

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

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

You are required to sign up in advance of the meeting on the City's webpage, by calling the City Clerk's Office (405-366-5406), or at the Council Chambers prior to the start of the meeting with your name, ward, and item you wish to speak to including whether you are a proponent or opponent. When the time comes for public comments, the Clerk will call your name and you can make your way to the podium. Comments may be limited on items of higher interest, if so, the Mayor will announce that at the beginning of the meeting. Participants may speak one time only up to 4 minutes per person per item. There will be no yielding of time to another person. Sign up does not guarantee you will get to speak if the allotted time for that item has already been exhausted. If there is time remaining after those registered to speak have spoken, persons not previously signed up may have the opportunity to speak. Comments received must be limited to the motion on the floor only.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-6: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF OCTOBER 2026, AS DOMESTIC VIOLENCE AWARENESS MONTH IN THE CITY OF NORMAN.

2. CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-12: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF OCTOBER 2026, AS PEDESTRIAN SAFETY MONTH IN THE CITY OF NORMAN.

3. CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-13: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF OCTOBER 2026, AS COMMUNITY PLANNING MONTH IN THE CITY OF NORMAN.

4. CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-14: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF OCTOBER, 2026, AS NATIONAL BULLYING PREVENTION MONTH IN THE CITY OF NORMAN.

5. CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-15: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING OCTOBER 2026, AS BREAST CANCER AWARENESS MONTH IN THE CITY OF NORMAN.

6. CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-17: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE WEEK OF SEPTEMBER 28, 2026, TO OCTOBER 2, 2026, AS FINANCE AND ACCOUNTING APPRECIATION WEEK 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 7 through Item 34 be placed on the consent docket.

APPROVAL OF MINUTES

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

   CITY COUNCIL MEETING MINUTES OF JUNE 23, 2026; JULY 14, 2026; JULY 28, 2026; AUGUST 11, 2026; AUGUST 25, 2026; AND SEPTEMBER 8, 2026.

   NORMAN UTILITIES AUTHORITY MEETING MINUTES OF JUNE 23, 2026; JULY 14, 2026; JULY 28, 2026; AUGUST 11, 2026; AUGUST 25, 2026; AND SEPTEMBER 8, 2026.

   NORMAN MUNICIPAL AUTHORITY MEETING MINUTES OF JUNE 23, 2026; JULY 14, 2026; JULY 28, 2026; AUGUST 11, 2026; AUGUST 25, 2026; AND SEPTEMBER 8, 2026.

   NORMAN TAX INCREMENT FINANCE AUTHORITY MEETING MINUTES OF JUNE 23, 2026; JULY 14, 2026; JULY 28, 2026; AUGUST 11, 2026; AUGUST 25, 2026; AND SEPTEMBER 8, 2026.

   NORMAN PARKING AND TRANSIT AUTHORITY MEETING MINUTES OF JUNE 23, 2026; JULY 14, 2026; JULY 28, 2026; AUGUST 11, 2026; AUGUST 25, 2026; AND SEPTEMBER 8, 2026.

   CITY COUNCIL CONFERENCE MEETING MINUTES OF JULY 14, 2026; JULY 28, 2026; AUGUST 11, 2026; AND AUGUST 25, 2026.

   CITY COUNCIL SPECIAL MEETING MINUTES OF JUNE 30, 2026, AND JULY 21, 2026.

First Reading Ordinance

8. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-65 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A PUD, PLANNED UNIT DEVELOPMENT AND PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM A-2, RURAL AGRICULTURAL DISTRICT, AND THE NORTHWEST QUARTER (NW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM PL, PARK LAND DISTRICT, AND PLACE THE SAME IN THE R-1, SINGLE-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR 12TH AVE SE AND CEDAR LANE RD; WARD 7)

9. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-14 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ADDING SECTION 32-208 TO ALLOW BICYCLISTS TO SAFELY PROCEED THROUGH A STOP SIGN OR RED SIGNAL LIGHT; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Reports/Communications

10. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION, AND/OR POSTPONEMENT OF RECEIPT OF THE FINANCE DIRECTOR'S INVESTMENT REPORT AS OF AUGUST 31, 2026, AND DIRECTING THE FILING THEREOF.

11. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF THE MONTHLY DEPARTMENTAL REPORT FOR THE MONTH OF AUGUST 2026.

12. CONSIDERATION OF SUBMISSION, ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RECEIPT OF THE CITY MANAGER'S CONTRACT AND CHANGE ORDER REPORT AND DIRECTING THE FILING THEREOF.

13. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RECEIPT OF THE CITIZENS PUBLIC SAFETY SALES TAX OVERSIGHT COMMITTEE ANNUAL REPORT FOR FYE 2026.

14. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE RECEIPT OF THE ANNUAL REPORT FROM SOONER THEATRE TO THE BOARD OF PARK COMMISSIONERS.

15. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF THE RECEIPT OF THE ANNUAL REPORT FROM MOORE-LINDSAY HISTORICAL HOUSE MUSEUM TO THE BOARD OF PARK COMMISSIONERS.

Authorization for Purchase

16. CONSIDERATION OF AUTHORIZATION, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR THE PURCHASE OF LIFT STATION D REPLACEMENT PUMP FROM HAYNES EQUIPMENT COMPANY IN THE AMOUNT OF $96,788.00, SOLE SOURCE AUTHORIZATION AS OUTLINED IN THE STAFF REPORT.

Surplus

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

Easement

18. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF TEMPORARY DRIVEWAY EASEMENT E-2627-22: IN THE AMOUNT OF $0.00 FOR THE LINDSEY STREET SPECIAL CORRIDOR PROJECT FROM PICKARD AVENUE TO ELM AVENUE AS OUTLINED IN THE STAFF REPORT. (WARD 4 AND 7)

Return of Cash Surety

19. CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE RETURN OF CASH SURETY FOR DEFERRED CONSTRUCTION OF LINDSEY STREET IN CONNECTION WITH LINDSEY CROSSING ADDITION (LOCATED AT 1901 WEST LINDSEY) (WARD 2).

Contracts

20. CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BID 2627-9, CONTRACT K-2627-2: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND HACIENDA DURAN CONSTRUCTION L.L.C., IN THE AMOUNT OF $337,580.00 FOR THE FYE 2027 SIDEWALK CONCRETE PROJECTS, PERFORMANCE BOND B-2627-3; STATUTORY BOND B-2627-4; MAINTENANCE BOND MB-2627-2, AND ADOPTION OF RESOLUTION R-2627-1 GRANTING TAX-EXEMPT STATUS (CITY WIDE).

21. CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BID 2627-3 AND CONTRACT K-2627-5: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND OVERLAND CORPORATION DBA ELLSWORTH CONSTRUCTION, L.L.C., IN THE AMOUNT OF $124,592.08 FOR THE TECHNOLOGY PLACE STREET EXTENSION - CURB AND GUTTER CONSTRUCTION PROJECT, PERFORMANCE BOND B-2627-9; STATUTORY BOND B-2627-10; MAINTENANCE BOND MB-2627-5, AND ADOPTION OF RESOLUTION R-2627-3 GRANTING TAX-EXEMPT STATUS. (WARD 5)

22. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AND OR POSTPONEMENT OF CONTRACT K-2526-27: BY AND BETWEEN THE CITY OF NORMAN AND THE CLEVELAND COUNTY HISTORICAL SOCIETY FOR THE USE OF CITY-OWNED FACILITIES LOCATED AT 508 NORTH PETERS STREET AND 123 BEAL STREET AS A MUSEUM AND LOCAL HISTORY RESEARCH FACILITY, WITH AUTOMATIC FIVE-YEAR RENEWALS FOR A MAXIMUM CONTRACT TERM OF TWENTY- FIVE YEARS.

23. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BID 2627-7 AND CONTRACT K-2627-30: BY AND BETWEEN THE CITY OF NORMAN AND EMC SERVICES, L.L.C., IN THE AMOUNT OF $351,684.00 FOR THE SUMMIT HOLLOW STORM SEWER REPLACEMENT PROJECT, PERFORMANCE BOND B-2627-28; STATUTORY BOND B-2627-29; MAINTENANCE BOND MB-2627-14, ADOPTION OF RESOLUTION R-2627-13 GRANTING TAX-EXEMPT STATUS; AND BALANCE TRANSFERS AS OUTLINED IN STAFF REPORT (WARD 1).

24. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CONTRACT K-2627-34: BY AND BETWEEN THE CITY OF NORMAN AND THE SOONER THEATRE OF NORMAN, INC., LOCATED AT 101 EAST MAIN STREET, FOR THE USE OF THE SOONER THEATRE FOR AN INITIAL ONE (1) YEAR TERM WITH AN OPTION OF FIVE (5) FIVE (5) YEAR RENEWAL TERMS FOR A MAXIMUM TERM OF TWENTY-FIVE (25) YEARS FROM THE INITIAL TERM.

25. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2627-49: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND HALLBROOKE DEVELOPMENT GROUP ONE, L.L.C., IN THE AMOUNT OF $9,897.00 FOR THE PURCHASE OF ROADWAY RIGHT OF WAY PARCEL 1 FOR THE 36TH AVENUE NW (PHASE 3) WIDENING 2019 BOND PROJECT FROM INDIAN HILLS ROAD TO MOORE CITY LIMITS AND OF A WARRANTY DEED CONVEYING THE PROPERTY SUBJECT TO K-2627-49.

26. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2627-50: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND UPLANDS DEVELOPMENT CO., L.L.C., IN THE AMOUNT OF $83,206 FOR THE PURCHASE OF ROADWAY RIGHT OF WAY PARCEL 2 FOR THE 36TH AVENUE NW (PHASE 3) WIDENING 2019 BOND PROJECT FROM INDIAN HILLS ROAD TO MOORE CITY LIMITS AND OF A WARRANTY DEED CONVEYING THE PROPERTY SUBJECT TO K-2627-50.

27. CONSIDERATION OF APPROVAL, REJECTION, AND/OR POSTPONEMENT OF CONTRACT K-2627-67: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE NORMAN FIREHOUSE ART CENTER, INC. IN THE AMOUNT OF $140,400.00 TO ASSIST WITH THE OPERATION OF THE FIREHOUSE ART CENTER.

Resolutions

28. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-36: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA REQUESTING $992,503.71 IN STBG-UZA-SAFETY FUNDING FOR VIDEO DETECTION UPGRADES (PHASE 6) AT VARIOUS INTERSECTIONS IN NORMAN.

29. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-37: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA REQUESTING $1,668,832 IN STBG-UZA FUNDING FOR IMPROVEMENTS AND TRAFFIC SIGNAL MODIFICATIONS AT THE 36TH AVENUE NW INTERSECTION WITH TECUMSEH ROAD IN NORMAN.

30. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-38: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA REQUESTING $900,240 IN STBG-UZA FUNDING FOR IMPROVEMENTS AND TRAFFIC SIGNAL INSTALLATION AT THE 36TH AVENUE NW INTERSECTION WITH CRAIL DRIVE IN NORMAN.

31. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RESOLUTION R-2627-46: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, TRANSFERRING $75,000 FROM THE OKLAHOMA DEPARTMENT OF TRANSPORTATION (ODOT) AUDIT ADJUSTMENT PROJECT TO THE MAIN STREET LANDSCAPE MEDIANS RENOVATION PROJECT FOR THE REDISIGN OF THE LANDSCAPE ON THE TRAFFIC ISLANDS/MEDIANS ON WEST MAIN STREET BETWEEN COLLIER DRIVE AND 26TH AVENUE NW.

32. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RESOLUTION R-2627-47: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA APPOINTING THE AD HOC PUBLIC SAFETY PLANNING AND FUNDING COMMITTEE TO EVALUATE SUSTAINABLE METHODOLOGIES FOR FUNDING LONG TERM PUBLIC SAFETY CAPITAL AND STAFFING NEEDS.

33. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RESOLUTION R-2627-49: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ACCEPTING SUBSTANCE ABUSE AND MENTAL HEALTH SERVICES ADMINISTRATION MENTAL HEALTH BLOCK GRANT FUNDS FROM THE OKLAHOMA DEPARTMENT OF MENTAL HEALTH AND SUBSTANCE ABUSE SERVICES; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ENTER INTO ALL RELATED CONTRACTS WITH THE OKLAHOMA DEPARTMENT OF MENTAL HEALTH AND SUBSTANCE ABUSE SERVICES; AND CONDITIONALLY APPROPRIATING FUNDS FOR THE PURPOSE THEREOF.

34. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-54: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, TRANSFERRING $360,000 FROM THE YOUNG FAMILY ATHLETIC CENTER (YFAC) AND WESTWOOD FUNDS FOR EMERGENCY REPAIRS RESULTING FROM THE JULY 4, 2026 STORMS.

NON-CONSENT ITEMS

Preliminary Plat

35. CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-2: PRELIMINARY PLAT FOR LUXNOVA L.L.C., GENERALLY LOCATED 1820-FEET SOUTH OF CEDAR LANE ROAD ON THE WEST SIDE OF CLASSEN BOULEVARD (U.S. HIGHWAY NO. 77) (WARD 7).

Second Reading Ordinance

36. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-3 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE TRACT OF LAND IN THE NORTHEAST 2.78 FEET OF LOT 5 AND ALL OF LOT 6, BLOCK 29, OF THE ORIGINAL TOWN OF THE CITY OF NORMAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE R-3, MULTIFAMILY DWELLING DISTRICT, AND PROVIDING FOR THE SEVERABILITY THEREOF. (404 E SYMMES; WARD 4)

37. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF ORDINANCE O-2526-72 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 28-601 (“STANDARDS”) OF ARTICLE 28-VI (“OFF-PREMISES SIGNS”) WITHIN CHAPTER 28 (“SIGN REGULATIONS”) OF THE CODE OF THE CITY OF NORMAN TO ADOPT CORRECTED LANGUAGE FULLY IMPLEMENTING PREVIOUSLY-APPROVED STANDARDS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

38. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-9 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, AMENDING SECTION 24-403 OF THE CODE OF ORDINANCES OF THE CITY OF NORMAN TO FORBID DISTURBING THE PEACE OF ANOTHER BY LIGHT TRESPASS AS DEFINED THEREIN; AND PROVIDING FOR THE SEVERABILITY THEREOF.

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 four minutes or less.

COUNCIL COMMENTS

ADJOURNMENT

File Attachments for Item:

1. CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-6: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF OCTOBER 2026, AS DOMESTIC VIOLENCE AWARENESS MONTH IN THE CITY OF NORMAN.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 09/22/2026

REQUESTER: Human Rights Committee

PRESENTER: Grace Holloman, Accessibility and Culture Coordinator

ITEM TITLE: CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-6: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF OCTOBER 2026, AS DOMESTIC VIOLENCE AWARENESS MONTH IN THE CITY OF NORMAN.

Proclamation

P-2627-6

A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF OCTOBER 2026, AS DOMESTIC VIOLENCE AWARENESS MONTH IN THE CITY OF NORMAN

§ 1. WHEREAS, domestic violence is a widespread and deeply harmful issue that affects millions of individuals and families across all communities, regardless of age, race, gender, sexual orientation, socioeconomic status, or religion causing long-term trauma; and

§ 2. WHEREAS, Domestic Violence Awareness Month began with the Day of Unity in October 1981, established by the National Coalition Against Domestic Violence to connect advocates across the country working to end violence in the home; and

§ 3. WHEREAS, this month serves as a national call to raise awareness, support survivors, and honor those whose lives have been lost to acts of domestic violence; and

§ 4. WHEREAS, domestic violence takes many forms—including physical, emotional, sexual, and financial abuse—and addressing it requires prevention, education, community involvement, and comprehensive support services; and

§ 5. WHEREAS, within the City of Norman, organizations such as Abbott Children's House and Women's Resource Center provide vital support services; and at the state level, the 211 helpline offers a free, confidential crisis line available 24/7 to all Oklahomans; and

§ 6. WHEREAS, the National Domestic Violence Hotline number is 1-800-799-SAFE and offers confidential support 24/7/365; and

§ 7. WHEREAS, we honor the resilience of survivors, the tireless efforts of advocates and service providers, and renew our commitment to creating a community rooted in safety, dignity, and justice for all.

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

§ 8. Do hereby proclaim the month of October 2026, as Domestic Violence Awareness Month in the City of Norman and urge all residents to take action, speak out, and support efforts to end domestic violence in all its forms.

PASSED AND APPROVED this 22nd day of September 2026.

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Mayor, Stephen T. Holman

ATTEST:

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City Clerk

File Attachments for Item:

2. CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-12: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF OCTOBER 2026, AS PEDESTRIAN SAFETY MONTH IN THE CITY OF NORMAN.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 09/22/2026

REQUESTER: Public Works Department, Traffic Control

PRESENTER: David Riesland, Transportation Engineer

ITEM TITLE: CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-12: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF OCTOBER 2026, AS PEDESTRIAN SAFETY MONTH IN THE CITY OF NORMAN.

Proclamation

P-2627-12

A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAMING THE MONTH OF OCTOBER 2026 AS PEDESTRIAN SAFETY MONTH IN THE CITY OF NORMAN

§ 1. WHEREAS, the City of Norman, Oklahoma, is committed to the safety and well-being of all its residents and visitors; and

§ 2. WHEREAS, pedestrian safety is a fundamental concern, and fostering a safe environment for pedestrians is essential for the vitality and health of our community; and

§ 3. WHEREAS, we acknowledge the tremendous value and vibrancy that walkable districts like Campus Corner and Downtown bring to our city, serving as hubs of culture, commerce, and community gathering, and reinforcing the importance of pedestrian safety; and

§ 4. WHEREAS, raising awareness about pedestrian safety during the month of October, when daylight hours decrease, is critical to ensuring the safety of pedestrians and reducing accidents and injuries; and

§ 5. WHEREAS, educating the public about safe pedestrian practices and encouraging responsible driver behavior is essential in preventing pedestrian accidents and fatalities; and

§ 6. WHEREAS, the City of Norman is dedicated to improving pedestrian infrastructure and accessibility to create a more walkable and vibrant community; and

§ 7. WHEREAS, the City of Norman, in partnership with Embark, has undertaken significant enhancements to our public transit system, including the implementation of route improvements and the opening of a state-of-the-art transit center, aimed at providing safer, more efficient, and accessible transportation options to better serve transit users.

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

§ 8. Do hereby proclaim the month of October as PEDESTRIAN SAFETY MONTH in Norman, Oklahoma. I call upon all residents, businesses, schools, community organizations, and government agencies to participate in activities and initiatives that enhance pedestrian safety, including educational programs, public awareness campaigns, and efforts to improve our pedestrian infrastructure.

PASSED AND APPROVED this 22nd day of September 2026.

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Mayor, Stephen T. Holman

ATTEST:

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City Clerk

File Attachments for Item:

3. CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-13: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF OCTOBER 2026, AS COMMUNITY PLANNING MONTH IN THE CITY OF NORMAN.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 09/22/2026

REQUESTER: Planning and Community Development Department

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-13: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF OCTOBER 2026, AS COMMUNITY PLANNING MONTH IN THE CITY OF NORMAN.

Proclamation

P-2627-13

A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAMING OCTOBER 2026, AS COMMUNITY PLANNING MONTH IN THE CITY OF NORMAN.

§ 1. WHEREAS, change is constant and affects all cities, towns, suburbs, counties, boroughs, townships, rural areas, and other places; and

§ 2. WHEREAS, planners can help navigate this change with data-driven insights and expertise that provide better choices for how people work and live; and

§ 3. WHEREAS, community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and

§ 4. WHEREAS, the full benefits of planning require public officials and citizens who understand, support, and demand excellence in planning and plan implementation; and

§ 5. WHEREAS, the month of October is designated as National Community Planning Month throughout the United States of America and its territories, and

§ 6. WHEREAS, the American Planning Association endorses National Community Planning Month as an opportunity to highlight how planning is essential to every community, and how planners are uniquely positioned to identify solutions to communities' most difficult housing, transportation, and land use questions, and

§ 7. WHEREAS, the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of appointed board and commission members who have contributed their time and expertise to the improvement of the City of Norman; and

§ 8. WHEREAS, we recognize the many valuable contributions made by the professional community and regional planners of the City of Norman and extend our heartfelt thanks for the continued commitment to public service by these professionals.

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

§ 9. Do hereby proclaim the month of October 2026, as Community Planning Month in the City of Norman in conjunction with the celebration of National Community Planning Month.

PASSED AND APPROVED this 22nd day of September 2026.

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Mayor, Stephen T. Holman

ATTEST:

_____

City Clerk

File Attachments for Item:

4. CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-14: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF OCTOBER, 2026, AS NATIONAL BULLYING PREVENTION MONTH IN THE CITY OF NORMAN.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 9/22/2026

REQUESTER: Human Rights Committee

PRESENTER: Grace Holloman, Accessibility and Culture Coordinator

ITEM TITLE: CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-14: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF OCTOBER, 2026, AS NATIONAL BULLYING PREVENTION MONTH IN THE CITY OF NORMAN.

Proclamation

P-2627-14

A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAMING THE MONTH OF OCTOBER 2026, AS NATIONAL BULLYING PREVENTION MONTH IN THE CITY OF NORMAN.

§ 1. WHEREAS, National Bullying Prevention Month was established in 2006 by the Parent Advocacy Coalition for Educational Rights (PACER's) National Bullying Prevention Center to raise awareness about bullying among youth and to inspire communities to take action; and

§ 2. WHEREAS, bullying can take many forms, including physical intimidation, verbal harassment, social exclusion, and cyberbullying, all of which can cause long-term emotional, psychological, and even physical harm; and

§ 3. WHEREAS, every child deserves to be treated with dignity, respect, and compassion, and bullying is a serious, harmful behavior that affects 1 in 3 students each year from reported incidents; and

§ 4. WHEREAS, The State of Oklahoma and Norman Public Schools are committed to safe, respectful learning environments free from bullying in any form, including cyberbullying, and strictly prohibit harassment based on race, disability, gender, or other personal traits; and

§ 5. WHEREAS, preventing bullying requires the commitment of all to speak out, support one another, and create inclusive environments where respect and kindness are the norm.

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

§ 6. Do hereby proclaim the month of October 2026, as National Bullying Prevention Month in the City of Norman and urge all residents to stand united against bullying in all its forms. Let us commit to fostering empathy, promoting open dialogue, supporting those affected, and holding individuals and institutions accountable for creating safe, respectful spaces for our youth.

PASSED AND APPROVED this 22nd day of September 2026.

_____
Mayor, Stephen T. Holman

ATTEST:

_____
City Clerk

File Attachments for Item:

5. CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-15: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING OCTOBER 2026, AS BREAST CANCER AWARENESS MONTH IN THE CITY OF NORMAN.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 9/22/2026

REQUESTER: Human Rights Committee

PRESENTER: Grace Holloman, Accessibility and Culture Coordinator

ITEM TITLE: CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-15: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING OCTOBER 2026, AS BREAST CANCER AWARENESS MONTH IN THE CITY OF NORMAN.

Proclamation

P-2627-15

A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAMING OCTOBER 2026, AS BREAST CANCER AWARENESS MONTH IN THE CITY OF NORMAN.

§ 1. WHEREAS, Breast Cancer Awareness Month is observed each October to increase awareness about the impact of breast cancer and to raise funds to support research into its cause, prevention, diagnosis, treatment, and ultimately, a cure; and

§ 2. WHEREAS, breast cancer remains the most diagnosed cancer among women in the United States, excluding skin cancers, with an estimated 321,910 new cases of invasive breast cancer expected to be diagnosed in U.S. women in 2026; and

§ 3. WHEREAS, although breast cancer is significantly less common in men, approximately 2,670 men are expected to be diagnosed in the U.S. in 2026, highlighting the need for awareness among all populations; and

§ 4. WHEREAS, thanks to advances in research, early detection, and improved treatments, the 5-year relative survival rate for localized breast cancer is now over 99%, showing the life-saving importance of regular screenings and medical care; and

§ 5. WHEREAS, there are now more than 4.3 million breast cancer survivors in the United States today, making them the largest group of cancer survivors nationwide; and

§ 6. WHEREAS, the City of Norman recognizes the unwavering dedication of researchers, health care professionals, advocates, and nonprofit organizations working to end breast cancer, and honors the courage and resilience of survivors, patients, and their loved ones.

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

§ 7. Do hereby proclaim the month of October 2026, as Breast Cancer Awareness Month in the City of Norman and invite all citizens to join in raising awareness, supporting those affected, and reaffirming our commitment to advancing prevention, early detection, equitable care, and the pursuit of a cure.

PASSED AND APPROVED this 22nd day of September 2026.

_____
Mayor, Stephen T. Holman

ATTEST:

_____
City Clerk

File Attachments for Item:

6. CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-17: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE WEEK OF SEPTEMBER 28, 2026, TO OCTOBER 2, 2026, AS FINANCE AND ACCOUNTING APPRECIATION WEEK IN THE CITY OF NORMAN.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 9/22/2026

REQUESTER: Finance Department

PRESENTER: Clint Mercer, Director of Finance

ITEM TITLE: CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-17: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE WEEK OF SEPTEMBER 28, 2026, TO OCTOBER 2, 2026, AS FINANCE AND ACCOUNTING APPRECIATION WEEK IN THE CITY OF NORMAN.

Proclamation

P-2627-17

A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAMING THE WEEK OF SEPTEMBER 28, 2026, TO OCTOBER 2, 2026, AS FINANCE AND ACCOUNTING APPRECIATION WEEK IN THE CITY OF NORMAN.

§ 1. WHEREAS, the Finance and Accounting functions of the City of Norman play a vital role in safeguarding public resources, maintaining financial accountability, supporting sound fiscal decision making, and ensuring the responsible stewardship of taxpayer dollars; and

§ 2. WHEREAS, City Finance and Accounting professionals provide essential services in accounting, budgeting, financial reporting, treasury, payroll, purchasing, revenue management, financial analysis, and other functions that support the effective operation of municipal government; and

§ 3. WHEREAS, the City of Norman has demonstrated a longstanding commitment to financial excellence, receiving the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting and Distinguished Budget Presentation Award for more than 30 consecutive years, reflecting the dedication, accuracy, professionalism, and continuous improvement of its Finance and Accounting staff; and

§ 4. WHEREAS, the City is proud to have a highly trained and credentialed Finance and Accounting team, including professionals holding certifications and designations such as Certified Public Accountant (CPA), Certified Public Finance Officer (CPFO), Advanced Certified Public Funds Accountant (ACPFA), and Certified Public Funds Investment Manager (CPFIM); and

§ 5. WHEREAS, through their integrity, transparency, accountability, collaboration, expertise, and diligence, Finance and Accounting professionals provide the financial foundation that enables the City departments to deliver services, implement community priorities, and responsibly plan for Norman's future, making Finance and Accounting Appreciation Week an opportunity to recognize and celebrate their contributions to the City and community.

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

§ 6. Do hereby proclaim the week of September 28, 2026, to October 2, 2026, as Finance and Accounting Appreciation Week in Norman.

PASSED AND APPROVED this 22nd day of September 2026.

_____

Mayor, Stephen T. Holman

ATTEST:

_____

City Clerk

File Attachments for Item:

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

CITY COUNCIL MEETING MINUTES OF JUNE 23, 2026; JULY 14, 2026; JULY 28, 2026; AUGUST 11, 2026; AUGUST 25, 2026; AND SEPTEMBER 8, 2026.

NORMAN UTILITIES AUTHORITY MEETING MINUTES OF JUNE 23, 2026; JULY 14, 2026; JULY 28, 2026; AUGUST 11, 2026; AUGUST 25, 2026; AND SEPTEMBER 8, 2026.

NORMAN MUNICIPAL AUTHORITY MEETING MINUTES OF JUNE 23, 2026; JULY 14, 2026; JULY 28, 2026; AUGUST 11, 2026; AUGUST 25, 2026; AND SEPTEMBER 8, 2026.

NORMAN TAX INCREMENT FINANCE AUTHORITY MEETING MINUTES OF JUNE 23, 2026; JULY 14, 2026; JULY 28, 2026; AUGUST 11, 2026; AUGUST 25, 2026; AND SEPTEMBER 8, 2026.

NORMAN PARKING AND TRANSIT AUTHORITY MEETING MINUTES OF JUNE 23, 2026; JULY 14, 2026; JULY 28, 2026; AUGUST 11, 2026; AUGUST 25, 2026; AND SEPTEMBER 8, 2026.

CITY COUNCIL CONFERENCE MEETING MINUTES OF JULY 14, 2026; JULY 28, 2026; AUGUST 11, 2026; AND AUGUST 25, 2026.

CITY COUNCIL SPECIAL MEETING MINUTES OF JUNE 30, 2026, AND JULY 21, 2026.

CITY OF NORMAN, OK
STAFF REPORT

MEETING DATE: 9/22/2026

REQUESTER: Jamie Meyer, City Clerk

PRESENTER: Jamie Meyer, City Clerk

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

CITY COUNCIL MEETING MINUTES OF JUNE 23, 2026; JULY 14, 2026; JULY 28, 2026; AUGUST 11, 2026; AUGUST 25, 2026; AND SEPTEMBER 8, 2026.

NORMAN UTILITIES AUTHORITY MEETING MINUTES OF JUNE 23, 2026; JULY 14, 2026; JULY 28, 2026; AUGUST 11, 2026; AUGUST 25, 2026; AND SEPTEMBER 8, 2026.

NORMAN MUNICIPAL AUTHORITY MEETING MINUTES OF JUNE 23, 2026; JULY 14, 2026; JULY 28, 2026; AUGUST 11, 2026; AUGUST 25, 2026; AND SEPTEMBER 8, 2026.

NORMAN TAX INCREMENT FINANCE AUTHORITY MEETING MINUTES OF JUNE 23, 2026; JULY 14, 2026; JULY 28, 2026; AUGUST 11, 2026; AUGUST 25, 2026; AND SEPTEMBER 8, 2026.

NORMAN PARKING AND TRANSIT AUTHORITY MEETING MINUTES OF JUNE 23, 2026; JULY 14, 2026; JULY 28, 2026; AUGUST 11, 2026; AUGUST 25, 2026; AND SEPTEMBER 8, 2026.

CITY COUNCIL CONFERENCE MEETING MINUTES OF JULY 14, 2026; JULY 28, 2026; AUGUST 11, 2026; AND AUGUST 25, 2026.

CITY COUNCIL SPECIAL MEETING MINUTES OF JUNE 30, 2026, AND JULY 21, 2026.

CITY OF NORMAN, OK
CITY COUNCIL REGULAR MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Tuesday, June 23, 2026 at 6:30 PM

MINUTES

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers in the Municipal Building, on Tuesday, June 23, 2026 at 6:30 PM, and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

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

You are required to sign up in advance of the meeting on the City's webpage, by calling the City Clerk's Office (405-366-5406), or at the Council Chambers prior to the start of the meeting with your name, ward, and item you wish to speak to including whether you are a proponent or opponent. When the time comes for public comments, the Clerk will call your name and you can make your way to the podium. Comments may be limited on items of higher interest, if so, the Mayor will announce that at the beginning of the meeting. Participants may speak one time only up to 4 minutes per person per item. There will be no yielding of time to another person. Sign up does not guarantee you will get to speak if the allotted time for that item has already been exhausted. If there is time remaining after those registered to speak have spoken, persons not previously signed up may have the opportunity to speak. Comments received must be limited to the motion on the floor only.

CALL TO ORDER

Mayor Holman called the meeting to order at 6:30 p.m.

ROLL CALL

PRESENT
Mayor Stephen Holman
Councilmember Ward 1 David Gandesbery
Councilmember Ward 2 Matthew Peacock
Councilmember Ward 3 Robert Bruce
Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Trey Kirby
Councilmember Ward 6 Joshua Hinkle
Councilmember Ward 8 Scott Dixon

ABSENT
Councilmember Ward 7 Kimberly Blodgett

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Holman.

AWARDS AND PRESENTATIONS

PROCLAMATIONS

1. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2526-52: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF JULY 2026 AS PARKS AND RECREATION MONTH IN THE CITY OF NORMAN.

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

   Participants in discussion:
   1. Mr. Jason Olsen, Director of Parks and Recreation, thanked Council and made comments.

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

   Receipt of Proclamation P-2526-52 was Acknowledged.

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2. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2526-53: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE YEAR 2026 AS A YEAR OF RECOGNITION OF THE 250TH ANNIVERSARY OF THE UNITED STATES OF AMERICA IN THE CITY OF NORMAN.

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

   Participants in discussion:
   1. Ms. Emily Clifton, Daughters of the American Revolution Black Beaver Chapter, thanked Council and made comments.
   2. Ms. Kathy Muckala, Daughters of the American Revolution Black Beaver Chapter

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

   Receipt of Proclamation P-2526-53 was Acknowledged.

3. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, OR POSTPONEMENT OF RESOLUTION R-2526-159: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, EXPRESSING APPRECIATION AND RECOGNITION TO LIEUTENANTS COREY AND MANDY DOGGETT FOR THEIR DEDICATED SERVICE TO THE SALVATION ARMY OF NORMAN.

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

Participants in discussion:

1. Mr. Kurt Lee, on behalf of Lieutenants Corey and Mandy Doggett, thanked Council and made comments.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Resolution R-2526-159 was Adopted.

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4. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, OR POSTPONEMENT OF RESOLUTION R-2526-160: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, EXTENDING APPRECIATION TO MATTHEW PEACOCK FOR HIS DEDICATED SERVICE AS A MEMBER OF THE NORMAN CITY COUNCIL.

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

Participants in discussion:

1. Mr. Matthew Peacock, Councilmember Ward 2, thanked Council and made comments.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Resolution R-2526-160 was Adopted.

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5. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, OR POSTPONEMENT OF RESOLUTION R-2526-161: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, EXTENDING APPRECIATION TO JOSHUA HINKLE FOR HIS DEDICATED SERVICE AS A MEMBER OF THE NORMAN CITY COUNCIL.

Item 5, continued:

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

Participants in discussion:

1. Mr. Joshua Hinkle, Councilmember Ward 6,thanked Council and made comments.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Resolution R-2526-161 was Adopted.

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COUNCIL ANNOUNCEMENTS

Ward 1 - Councilmember Gandesbery

Councilmember Gandesbery thanked Councilmembers Peacock and Hinkle for their service, mentorship, and friendship. He also thanked The Meadows residents for hosting a community gathering, recognized volunteers and staff who organized Jazz in June and Juneteenth, and congratulated the University of Oklahoma baseball team on its national championship.

*

Ward 3 - Councilmember Bruce

Councilmember Bruce expressed appreciation to Councilmembers Hinkle and Peacock for their service and thanked Ward 3 residents for their continued communication and engagement with City issues.

*

Ward 4 - Councilmember Grant

Councilmember Grant recognized Councilmembers Peacock and Hinkle for their contributions to the community. She thanked Parks staff and volunteers for their work on Juneteenth and Jazz in June, acknowledged community efforts to support the homeless shelter, and encouraged broader governmental involvement in addressing homelessness. She also highlighted a local business anniversary event.

*

Ward 5 Kirby – Councilmember

Councilmember Kirby thanked Councilmembers Peacock and Hinkle for sharing their experience and guidance. He also expressed appreciation to residents, developers, and staff who worked collaboratively to resolve concerns related to a development project and recognized staff efforts supporting water treatment operations.

*

Council Announcements, continued:

Ward 6 - Councilmember Hinkle

Councilmember Hinkle thanked volunteers and City staff for organizing Juneteenth and Jazz in June and congratulated the University of Oklahoma baseball team on its national championship. He also expressed appreciation for the friendships formed during his time on the Council.

*

Ward 8 - Councilmember Dixon

Councilmember Dixon highlighted the launch of the City's new water meter portal, as part of the new Meter Infrastructure Program (MIP), which will allow residents to monitor water usage and identify leaks. He also thanked Councilmembers Peacock and Hinkle for their friendship, mentorship, and service to the community.

*

Mayor Holman

Mayor Holman highlighted several recent community events and projects, including ribbon cuttings for new playgrounds at Eagle Cliff Park and Northeast Lions Park funded through the Norman Forward program. He noted that improvements to parks throughout the city continue to be completed and encouraged residents to attend the upcoming Sutton Place Park ribbon cutting. He also recognized the success of SoonerCon, Juneteenth, and Jazz in June. Mayor Holman congratulated the University of Oklahoma baseball team on its national championship and encouraged residents to attend the team's community celebration. He thanked The Meadows neighborhood for hosting a community pool party and discussion, as well as the Norman Fire Department for participating in pool and fire safety outreach. Mayor Holman also expressed appreciation to City staff, First Presbyterian Church, and other community partners for assisting with temporary shelter needs. Finally, he thanked outgoing Councilmembers Peacock and Hinkle for their years of service, dedication, and leadership, recognizing the significant personal commitment required of elected officials and the positive contributions both made to the City of Norman. He concluded by highlighting the launch of the City's new utility customer portal.

*****

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 6 through Item 39 be placed on the consent docket.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Items 6 through 39 were placed on the Consent Docket.

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Appointments

6. CONSIDERATION OF ACKNOWLEDGEMENT OF RECEIPT, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE APPOINTMENT OF DREW NICHOLS AS PRESIDING JUDGE, GAIL BLAYLOCK AND BLAINE NICE AS ASSOCIATE JUDGES, AND DAVID POARCH AS ACTING JUDGE OF THE MUNICIPAL CRIMINAL COURT EACH FOR A TERM BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2028.

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

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

   The Appointments were Approved.

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First Reading Ordinance

7. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-48 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) AND THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM PL, PARK LAND DISTRICT, AND PLACE THE SAME IN R-1, SINGLE-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR WILTSHIRE DRIVE AND ARCADY AVENUE; WARD 5)

Item 7, continued:

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Ordinance O-2526-48 was Adopted on First Reading by Title.

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8. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-76 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 30 ("SUBDIVISIONS") OF THE CODE, SECTION 30-606(a) IN ORDER TO REMOVE THE 30-ACRE MINIMUM LOT SIZE REQUIREMENT FOR RURAL CERTIFICATES OF SURVEY WITH AN URBAN RESERVE LAND USE DESIGNATION; AND PROVIDING FOR THE SEVERABILITY THEREOF.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Ordinance O-2526-76 was Adopted on First Reading by Title.

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Reports/Communications

9. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION, AND/OR POSTPONEMENT OF THE MONTHLY DEPARTMENTAL REPORT FOR THE MONTH OF MAY 2026.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

The Monthly Departmental Report was Acknowledged.

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10. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION, AND/OR POSTPONEMENT OF RECEIPT OF THE FINANCE DIRECTOR'S INVESTMENT REPORT AS OF MAY 30, 2026, AND DIRECTING THE FILING THEREOF.

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

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

    The Finance Director's Investment Report was Acknowledged.

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Bids

11. CONSIDERATION OF AWARDING, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BID 2526-43: SUBMITTED BY PENCCO, IN THE AMOUNT OF $0.6825 PER POUND FOR THE PURCHASE OF FLUOROSILICIC ACID FOR THE WATER TREATMENT FACILITY.

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

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

    BID-2526-43 was Accepted and Awarded to Pencco.

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12. CONSIDERATION OF AWARDING, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF BID 2526-44: SUBMITTED BY WATERWISE IN THE AMOUNT OF $0.195 PER POUND, HAWKINS IN THE AMOUNT OF $0.35 PER POUND, AND CHEMTRADE IN THE AMOUNT OF $0.80 PER POUND, FOR THE PURCHASE OF LIQUID AMMONIA SULFATE (LAS) TOTES FOR WATER WELL OPERATIONS.

Item 12, continued:

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

BID-2526-44 was Accepted and Awarded to Waterwise, Hawkins, and Chemtrade.

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13. CONSIDERATION OF AWARDING, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BID 2526-45: SUBMITTED BY US LIME COMPANY-ST CLAIR, IN THE AMOUNT OF $367.71 PER TON FOR THE PURCHASE OF LIME FOR THE WATER TREATMENT FACILITY.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

BID-2526-45 was Accepted and Awarded to US Lime Company-St. Clair.

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14. CONSIDERATION OF AWARDING, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BID 2526-46: SUBMITTED BY MID AMERICA CHEMICAL FOR THE PURCHASE OF SODIUM HYPOCHLORITE TOTES IN THE AMOUNT OF $0.279 PER POUND, HAWKINS IN THE AMOUNT OF $0.3221 PER POUND, AND WATERWISE IN THE AMOUNT OF $0.329 PER POUND, FOR WATER WELL OPERATIONS.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

BID-2526-46 was Accepted and Awarded to Mid America Chemical, Hawkins, and Waterwise.

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15. CONSIDERATION OF AWARDING, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BID 2526-47: SUBMITTED BY JARRED CHANDLER DOZER & EXCAVATION IN THE AMOUNT OF $139,375 FOR RESIDUALS HAULING SERVICES FOR THE WATER TREATMENT FACILITY

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

BID-2526-47 was Accepted and Awarded to Jarred Chandler Dozer and Excavation.

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16. CONSIDERATION OF AWARDING, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BID 2526-48: TO MEYER DIRT WORK L.L.C., IN THE AMOUNT OF $1.99 PER FOOT (TO PULL A SUBMERSIBLE PUMP AND MOTOR); $1.99 PER FOOT (TO INSTALL A SUBMERSIBLE PUMP AND MOTOR); AND $600.00 (FOR MOBILIZATION AND DEMOBILIZATION PER OCCURRENCE) FOR WELL SERVICES FOR THE WATER TREATMENT FACILITY.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

BID-2526-48 was Accepted and Awarded to Meyer Dirt Work, L.L.C.

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17. CONSIDERATION OF AWARDING, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BID 2526-49: SUBMITTED BY POET ETHANOL PRODUCTS IN THE AMOUNT OF $600 PER TON FOR THE PURCHASE OF CARBON DIOXIDE FOR THE WATER TREATMENT FACILITY.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

BID-2526-49 was Accepted and Awarded to Poet Ethanol Products.

18. CONSIDERATION OF AWARDING, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF BID 2526-50: SUBMITTED BY CHEMTRADE IN THE AMOUNT OF $555.00 PER TON, PENCCO IN THE AMOUNT OF $560.00 PER TON, AND KEMIRA IN THE AMOUNT OF $755.00 PER TON FOR THE PURCHASE OF FERRIC SULTFATE FOR THE WATER TREATMENT PLANT.

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

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

    BID-2526-50 was Accepted and Awarded to Chemtrade, Pencco, and Kemira.

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Contracts

Acting as the Norman Utilities Authority

19. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT FOUR TO CONTRACT K-2223-46: AMENDMENT TO THE CONTRACT BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND RJN GROUP, INC., IN THE AMOUNT OF $165,000 FOR WASTEWATER FLOW MONITORING SERVICES.

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

    Voting Yea: Chairman Holman, Trustee Ward 1 Gandesbery, Trustee Ward 2 Peacock, Trustee Ward 3 Bruce, Trustee Ward 4 Grant, Trustee Ward 5 Kirby, Trustee Ward 6 Hinkle, Trustee Ward 8 Dixon

    Amendment Four to Contract K-2223-46 was Approved.

*****

20. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT FIVE TO CONTRACT K-2223-164: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND RIVER NORTH TRANSIT, L.L.C., (VIA TRANSPORTATION, INC.), IN THE AMOUNT OF $601,502, FOR A REVISED NOT-TO-EXCEED AMOUNT OF $2,844,972, FOR EXTENSION OF THE NORMAN ON-DEMAND MICROTRANSIT PROGRAM BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027.

Item 20, continued:

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Amendment Five to Contract K-2223-164 was Approved.

*****

21. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT FOUR TO CONTRACT K-2324-50: AN INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE UNIVERSITY OF OKLAHOMA IN THE AMOUNT OF $144,360.48 FOR A NOT-TO-EXCEED AMOUNT OF $518,068.04 FOR EXPANSION OF THE NORMAN ON-DEMAND MICROTRANSIT PROGRAM BEGINNING AUGUST 20, 2026 AND ENDING JUNE 30, 2027. (CITY)

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Amendment Four to Contract K-2324-50 was Approved.

*****

Acting as the Norman Utilities Authority

22. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER TWO TO CONTRACT K-2425-113: BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND SOUTHWEST WATER WORKS, L.L.C., INCREASING THE CONTRACT BY $83,596.70 FOR A REVISED CONTRACT AMOUNT OF $2,017,066.70 FOR THE DANFIELD WATERLINE REPLACEMENT PROJECT, FINAL ACCEPTANCE OF THE PROJECT, FINAL PAYMENT IN THE AMOUNT $204,559.44 AND BUDGET APPROPRIATION AS OUTLINED IN THE STAFF REPORT (WARDS 2 & 3).

Item 22, continued:

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

Voting Yea: Chairman Holman, Trustee Ward 1 Gandesbery, Trustee Ward 2 Peacock, Trustee Ward 3 Bruce, Trustee Ward 4 Grant, Trustee Ward 5 Kirby, Trustee Ward 6 Hinkle, Trustee Ward 8 Dixon

Change Order Two to Contract K-2425-113, Final Acceptance, Final Payment, and Budget Appropriation were Approved.

*****

23. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT TWO TO CONTRACT K-2425-124: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA AND GLOBAL PAYMENTS DIRECT, INC., FOR AN AMENDMENT TO THE CARD SERVICES AGREEMENT FOR CREDIT CARD PROCESSING SERVICES WITH THE TYLER INCODE MUNICIPAL COURT SOFTWARE SYSTEM FOR THE AMOUNTS AS OUTLINED IN THE STAFF REPORT.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Amendment Two to Contract K-2425-124 was Approved.

*****

Acting as the Norman Utilities Authority

24. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AWARDING BID 2526-30 AND CONTRACT K-2526-147: BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND SOUTHWEST WATER WORKS, L.L.C. IN THE AMOUNT OF $2,489,010.00; PERFORMANCE BOND B-2526-62; STATUTORY BOND B-2526-63; MAINTENANCE BOND MB-2526-47 FOR THE JAMES GARNER WATER LINE REPLACEMENT PROJECT FROM DUFFY TO MAIN. (WARD 4)

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

Voting Yea: Chairman Holman, Trustee Ward 1 Gandesbery, Trustee Ward 2 Peacock, Trustee Ward 3 Bruce, Trustee Ward 4 Grant, Trustee Ward 5 Kirby, Trustee Ward 6 Hinkle, Trustee Ward 8 Dixon

BID-2526-30 was Accepted and Awarded to Southwest Water Works, L.L.C.; Contract K-2526-147 and associated Bonds were Approved.

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25. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE FINAL ACCEPTANCE OF CONTRACT K-2526-149: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND HAPPY PLAYGROUNDS, L.L.C., FOR THE NORTHEAST LIONS PARK PLAYGROUND PROJECT AND FINAL PAYMENT OF $230,000. (WARD 6)

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Final Acceptance and Final Payment of Contract K-2526-149 were Approved.

*****

26. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE FINAL ACCEPTANCE OF CONTRACT K-2526-150: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND PS COMMERCIAL PLAY L.L.C., D/B/A PLAY AND PARK STRUCTURES, FOR THE EAGLE CLIFF PARK PLAYGROUND PROJECT AND FINAL PAYMENT OF $200,000. (WARD 7)

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Final Acceptance and Final Payment of Contract K-2526-150 were Approved.

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27. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2526-158: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND REDLANDS CONTRACTING L.L.C., IN THE AMOUNT OF $569,864.00 FOR THE REHABILIATION OF THE 24TH AVENUE SW BRIDGE OVER MERKLE CREEK AS OUTLINED IN THE STAFF REPORT AND ADOPTION OF RESOLUTION R-2526-127 GRANTING TAX EXEMPT STATUS. (WARD 2)

Item 27, continued:

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Contract K-2526-158 was Approved and Resolution R-2526-127 was Adopted.

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28. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2526-177: AN INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE CENTRAL OKLAHOMA TRANSPORTATION AND PARKING AUTHORITY (COTPA) D/B/A EMBARK TO PROVIDE TRANSIT SERVICES FOR THE CITY OF NORMAN FROM JULY 1, 2026, THROUGH JUNE 30, 2027, IN AN AMOUNT NOT TO EXCEED $4,905,492.25.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Contract K-2526-177 was Approved.

*****

29. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2526-180: A PROJECT MAINTENANCE, FINANCING, AND RIGHT-OF-WAY AGREEMENT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE OKLAHOMA DEPARTMENT OF TRANSPORTATION (ODOT) FOR VIDEO DETECTION UPGRADES (PHASE 3) PROJECT AND ADOPTION OF RESOLUTION R-2526-146.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Contract K-2526-180 was Approved and Resolution R-2526-146 was Adopted.

30. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2526-181: A PROJECT MAINTENANCE, FINANCING, AND RIGHT-OF-WAY AGREEMENT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE OKLAHOMA DEPARTMENT OF TRANSPORTATION (ODOT) FOR CCTV CAMERA UPGRADES (PHASE 2) AND ADOPTION OF RESOLUTION R-2526-152.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Contract K-2526-181 was Approved and Resolution R-2526-152 was Adopted.

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31. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2526-182: A PROJECT MAINTENANCE, FINANCING, AND RIGHT-OF-WAY AGREEMENT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE OKLAHOMA DEPARTMENT OF TRANSPORTATION FOR PAVEMENT MARKING UPGRADES (PHASE 11) AND ADOPTION OF RESOLUTION R-2526-153.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Contract K-2526-182 was Approved and Resolution R-2526-153 was Adopted.

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32. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2526-183: A PROJECT MAINTENANCE, FINANCING, AND RIGHT-OF-WAY AGREEMENT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE OKLAHOMA DEPARTMENT OF TRANSPORTATION (ODOT) FOR REFLECTORIZED BACKPLATES UPGRADES (PHASE 4) AND ADOPTION OF RESOLUTION R-2526-154.

Item 32, continued:

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Contract K-2526-183 was Approved and Resolution R-2526-154 was Adopted.

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33. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2526-184: A PROJECT MAINTENANCE, FINANCING, AND RIGHT-OF-WAY AGREEMENT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE OKLAHOMA DEPARTMENT OF TRANSPORTATION FOR VIDEO DETECTION UPGRADES (PHASE 5) AND ADOPTION OF RESOLUTION R-2526-155.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Contract K-2526-184 was Approved and Resolution R-2526-155 was Adopted.

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34. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2526-185: A PROJECT MAINTENANCE, FINANCING, AND RIGHT-OF-WAY AGREEMENT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE OKLAHOMA DEPARTMENT OF TRANSPORTATION (ODOT) FOR ARTERIAL DYNAMIC MESSAGE SIGN UPGRADES (PHASE 1) AND ADOPTION OF RESOLUTION R-2526-156.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Contract K-2526-185 was Approved and Resolution R-2526-156 was Adopted.

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35. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2526-186: A PROJECT MAINTENANCE, FINANCING, AND RIGHT-OF-WAY AGREEMENT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE OKLAHOMA DEPARTMENT OF TRANSPORTATION (ODOT) FOR CONSTITUTION STREET PATH SOLAR LIGHTING UPGRADES, ADOPTION OF RESOLUTION R-2526-157 AND BUDGET TRANSFER.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Contract K-2526-186 and Budget Transfer were Approved, and Resolution R-2526-157 was Adopted.

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36. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2526-192: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA AND CITY CARE, INC., A SERVICE AND LEASE AGREEMENT FOR THE OPERATION OF AN EMERGENCY OVERNIGHT SHELTER AND BUDGET APPROPRIATION OF FISCAL YEAR 2027 FUNDS. (WARD 4)

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

Participants in discussion:
1. Mr. Anthony Purinton, Assistant City Attorney
2. Ms. Amanda Sherf, Community Services Manager

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Contract K-2526-192 was Approved.

*****

Acting as the Norman Utilities Authority

37. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2526-195: BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY, THE OKLAHOMA WATER RESOURCES BOARD AND THE U.S. GEOLOGICAL SURVEY IN THE AMOUNT OF $6,900 TO PROVIDE FOR CANADIAN RIVER WATER QUALITY AND WATER QUANTITY MONITORING FOR FYE27.

Item 37, continued:

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

Voting Yea: Chairman Holman, Trustee Ward 1 Gandesbery, Trustee Ward 2 Peacock, Trustee Ward 3 Bruce, Trustee Ward 4 Grant, Trustee Ward 5 Kirby, Trustee Ward 6 Hinkle, Trustee Ward 8 Dixon

Contract K-2526-195 was Approved.

*****

38. CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2526-197 AND A GRANT FROM OKLAHOMA OFFICE OF HOMELAND SECRUITY: FOR THE STATE AND LOCAL CYBERSECURITY PROGRAM FY24, SUB-RECIPIENT AWARD NUMBER #1699.306, IN THE AMOUNT OF $104,580.00 TO BE USED BY THE INFORMATION TECHNOLOGY ("IT") DEPARTMENT TO PURCHASE OPERATIONAL TECHNOLOGY ("OT") THREAT INTELLIGENCE AND VULNERABILITY MANAGEMENT SOFTWARE FOR IT TO USE IN CONTINUED SUPPORT OF STATEWIDE HOMELAND SECURITY EFFORTS AT OUR WATER TREATMENT FACILITY, AND BUDGET APPROPRIATION FROM THE SPECIAL GRANT FUND BALANCE AS OUTLINED IN THE STAFF REPORT.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Contract K-2526-197 and Budget Appropriation were Approved and the Grant from Oklahoma Office of Homeland Security was Accepted.

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Resolutions

39. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-162: REQUESTING FEDERAL HIGHWAY ADMINISTRATION INFRASTRUCTURE FOR REBUILDING AMERICA (INFRA) FUNDING FOR THE CONSTRUCTION OF IMPROVEMENTS TO 24TH AVENUE NE BETWEEN ROCK CREEK ROAD AND TECUMSEH ROAD IN NORMAN.

Item 39, continued:

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Resolution R-2526-162 was Adopted.

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NON-CONSENT ITEMS

Second Reading Ordinance

40. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-58 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF CHAPTER 36 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS NINETEEN (19) AND TWENTY (20), IN BLOCK THREE (3), D.L. LARSH'S FIRST ADDITION, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, FROM CCFBC, CENTER CITY FORM-BASED CODE DISTRICT, URBAN RESIDENTIAL FRONTAGE, AND PLACE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (126 W APACHE; WARD 4)

Motion to adopt on Second Reading made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 6 Hinkle.

Participants in discussion:

1. Mr. Gunner Joyce, Rieger Sadler Joyce
2. Mr. Stephen Ellis, Ward 4, made comments
3. Ms. Marguerite Larson, Ward 6, asked questions
4. Ms. Mayumi Windler, Ward 2, made comments
5. Mr. Luigi Polvani, Ward 4, opponent
6. Mr. Floyd Carrol, Ward 4, made comments
7. Mr. Lee Hall, Ward 4, made comments
8. Ms. Cindy Rogers, Ward 4, opponent
9. Mr. Paul Wilson, Ward 1, opponent

Motion to amend the site plan and the CCPUD as presented made by Councilmember Ward 4 Grant Seconded by Councilmember Ward 6 Hinkle

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Motion to amend the site plan and the CCPUD as presented, was Approved.

Item 40, continued:

Back to main motion on the floor to adopt Ordinance O-2526-58 as amended on Second Reading.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Ordinance O-2526-58 was Adopted as amended on Second Reading Section by Section.

Motion to adopt as amended on Final Reading made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 2 Peacock.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Ordinance O-2526-58 was Adopted as amended on Final Reading as a whole.

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41. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-59 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF CHAPTER 36 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS TWENTY-FIVE (25) AND TWENTY-SIX (26), IN BLOCK SIX (6), D.L. LARSH'S FIRST ADDITION, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF FROM CCFBC, CENTER CITY FORM BASED CODE DISTRICT, URBAN RESIDENTIAL FRONTAGE, AND PLACE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (214 W APACHE; WARD 4)

Item 41, continued:

Motion to adopt on Second Reading made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 2 Peacock.

Participants in discussion:

1. Mr. Floyd Carrol, Ward 4, made comments
2. Mr. Lee Hall, Ward 4, made comments

Motion to amend the site plan and the CCPUD as presented made by Councilmember Ward 4 Grant Seconded by Councilmember Ward 2 Peacock

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Motion to amend Ordinance O-2526-59 to amend the site plan and the CCPUD as presented, was Approved.

Back to main motion on the floor to adopt Ordinance O-2526-59 as amended on Second Reading.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Ordinance O-2526-59 was Adopted as amended on Second Reading Section by Section.

Motion to adopt as amended on Final Reading made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 1 Gandesbery.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Ordinance O-2526-59 was Adopted as amended on Final Reading as a whole.

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42. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-69 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, ADJUSTING THE SALARY OF PRESIDING AND ASSOCIATE JUDGES OF THE MUNICIPAL CRIMINAL COURT AS PROVIDED BY ARTICLE VII, SECTION 1, OF THE CHARTER OF THE CITY OF NORMAN; AND AMENDING SECTION 22-208(C) OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN ADJUSTING THE SALARY OF THE ACTING JUDGE OF THE MUNICIPAL CRIMINAL COURT; AND SECTION 22-102(B) ADJUSTING THE FEE FOR COURT-APPOINTED COUNSEL; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Motion to adopt the Ordinance on Second Reading made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 6 Hinkle.

Participants in discussion:

1. Ms. Ronda Guerrero, Court Administrator
2. Ms. Mayumi Windler, Ward 2, made comments
3. Mr. Luigi Polvani, Ward 4, made comments
4. Mr. Floyd Carrol, Ward 4, made comments
5. Mr. Rodney Johnson, Ward 2, asked questions
6. Mr. Darrel Pyle, City Manager

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Ordinance O-2526-69 was Adopted on Second Reading Section by Section.

Motion to adopt on Final Reading made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 2 Peacock.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Ordinance O-2526-69 was Adopted on Final Reading as a whole.

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43. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-70 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, DECLARING A TEMPORARY MORATORIUM ON THE ISSUANCE OF REZONING OR ADMINISTRATIVE REQUESTS, APPROVALS AND PERMITS, INCLUDING BUILDING PERMITS, THAT WOULD ALLOW CONSTRUCTION ON, EXPANSION OF, OR USE OF PROPERTY FOR A DATA CENTER LOCATED IN THE CITY OF NORMAN; PROVIDING FOR AN APPEAL PROCESS; PROVIDING FOR EFFECTIVE AND EXPIRATION DATES; PROVIDING FOR THE SEVERABILITY; AND DECLARING AN EMERGENCY.

Motion to adopt the Ordinance on Second Reading made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 5 Kirby.

Participants in discussion:

1. Mr. Rick Knighton, City Attorney
2. Mr. Joseph Love, Ward 1, proponent
3. Mr. Stephen Ellis, Ward 4, proponent
4. Ms. Mayumi Windler, Ward 2, made proponent
5. Mr. Luigi Polvani, Ward 4, proponent
6. Mr. Floyd Carrol, Ward 4, made comments
7. Mr. Jackson Foote, Ward 4, proponent
8. Ms. Cindy Rogers, Ward 4, made comments

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Ordinance O-2526-70 was Adopted on Second Reading Section by Section.

Motion to adopt the Emergency Clause made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 6 Hinkle.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Emergency clause in Section 12 of Ordinance O-2526-70 was Approved.

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 5 Kirby.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Ordinance O-2526-70 was Adopted on Final Reading as a Whole.

44. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CONTRACT K-2526-175: AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN SOONER FASHION MALL, L.L.C., AND THE CITY OF NORMAN, OKLAHOMA, PROVIDING FOR THE REBATE OF CERTAIN SALES TAX REVENUES AS REIMBURSEMENT FOR CERTAIN PROPERTY COSTS EXPENDED BY SOONER FASHION MALL OVER A FIVE-YEAR PERIOD. (Ward 3)

Motion made by Councilmember Ward 6 Hinkle, Seconded by Councilmember Ward 2 Peacock.

Participants in discussion:

1. Ms. Kathryn Walker, Assistant City Attorney
2. Mr. Derick Colwell, General Manager, Sooner Fashion Mall
3. Mr. Stephen Ellis, Ward 4, opponent
4. Mr. Alex Lanphere, Ward 2, opponent
5. Ms. Marguerite Larson, Ward 6, opponent
6. Ms. Mayumi Windler, Ward 2, made comments
7. Mr. Luigi Polvani, Ward 4, made comments
8. Mr. Keith Brewster, Ward 8, made comments
9. Mr. Floyd Carrol, Ward 4, made comments
10. Mr. Paul Wilson, Ward 1, made comments
11. Ms. Chelsea Hinkle, Ward 6, proponent
12. Mr. Paul Arcaroli, Ward 3, made comments
13. Ms. Cindy Rogers, Ward 4, made comments
14. Mr. Joseph Love, Ward 1, made comments
15. Mr. Rodney Johnson, Ward 2, proponent
16. Mr. Jackson Foote, Ward 4, made comments

Voting Yea: Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Voting Nay: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby

The motion failed, and Contract K-2526-175 was Rejected.

*****

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 four minutes or less.

Stephen Ellis – Ward 4

Mr. Ellis supported the Council's decision on the mall proposal, emphasizing the need for stronger financial analysis of economic development projects. He also discussed homelessness, urging the City to avoid enforcement practices that create additional hardships for unhoused residents, and encouraged Council to carefully review the recently filed lawsuit with the Arena TIF.

*

Miscellaneous Comments, continued:

Marguerite Larson – Ward 6
Ms. Larson supported the Council's vote on the mall proposal and stated that future agreements should reflect a true partnership with investment from both parties.

*

Mayumi Windler – Ward 2
Ms. Windler asked questions regarding budget variances, the status of the secondary IT data center relocation, and reporting metrics for City Care. She also noted that additional negotiations anticipated by the Economic Development Advisory Board did not occur before the mall proposal came before Council.

*

Billy Harless – Ward 5
Mr. Harless expressed concern about proposed changes to minimum lot size requirements, stating that his request to split a 20-acre property was halted late in the review process.

*

Floyd Carrol – Ward 4
Mr. Carrol shared concerns regarding homelessness, code enforcement, property crime, and police response.

*

Paul Wilson – Ward 1
Mr. Wilson commented on the Norman Hotel property, traffic and parking concerns related to Gray Street improvements, and the importance of finding a solution that supports the future success of Sooner Mall and economic development in Norman.

*

Paul Acroroli – Ward 3
Mr. Arcoroli stated that the lawsuit filed regarding the arena project was intended to protect community interests.

*

Billy Jewel – Ward 5
Mr. Jewel raised concerns about developments not being built according to approved site plans and reported drainage issues he believes are creating public safety concerns.

*

Jackson Foote – Ward 4
Mr. Foote expressed opposition to the proposed Sooner Mall incentive agreement. He also encouraged discussion regarding policies affecting unhoused residents.

*

Miscellaneous Comments, continued:

Rodney Johnson – Ward 2
Mr. Johnson criticized the Council's rejection of the mall proposal. He encouraged greater investment throughout the community and announced plans to organize a group focused on economic development issues.

*

Cindy Rogers – Ward 4
Ms. Rogers encouraged respectful public dialogue and explained that ORED filed its lawsuit only after other efforts were unsuccessful. She also expressed concerns about the structure of the proposed mall incentive agreement.

*****

ADJOURNMENT

The Meeting was Adjourned at 11:31 p.m.

ATTEST:

City Clerk

Mayor Stephen T. Holman

CITY OF NORMAN, OK
CITY COUNCIL SPECIAL MEETING - AMENDED

Municipal Building, Executive Conference Room, 201 West Gray, Norman, OK 73069
Tuesday, June 30, 2026 at 5:30 PM

MINUTES

The City Council Special Meeting of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Executive Conference Room in the Municipal Building, on Tuesday, June 30, 2026, at 5:30 PM, and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray and on the City website at least 48 hours prior to the beginning of the meeting.

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

CALL TO ORDER

Mayor Holman called the meeting to order at 5:30 p.m.

PRESENT
Mayor Stephen Holman
Councilmember Ward 1 David Gandesbery
Councilmember Ward 3 Robert Bruce
Councilmember Ward 5 Trey Kirby
Councilmember Ward 7 Kimberly Blodgett
Councilmember Ward 8 Scott Dixon

ABSENT
Councilmember Ward 2 Matthew Peacock
Councilmember Ward 4 Helen Grant
Councilmember Ward 6 Joshua Hinkle

AGENDA ITEMS

1. UPDATE AND DISCUSSION REGARDING THE LINDSEY STREET WATER TOWER.

Mr. Chris Mattingly, Utilities Director and Mr. Nathan Madenwald, Utilities Engineer, presented an update regarding the Lindsey Street Water Tower and options for its future use. Staff discussed alternatives including demolition of the tower or preserving and repainting the structure, potentially in conjunction with a third-party marketing agreement.

Council discussed anticipated costs associated with demolition and preservation of the tower, including the potential salvage value of materials removed during demolition. Discussion included whether salvage rights and the value of scrap materials should be specifically addressed in bid documents to ensure contractors appropriately account for those materials when preparing bids. Staff indicated that bid specifications could be clarified regarding the disposition of salvage materials.

Staff presented the concept of preserving and repainting the tower and incorporating lighting and a third-party logo or other advertising. The tower could potentially serve as a recognizable landmark and tourist attraction due to its proximity to the University of Oklahoma football stadium. Lighting could also allow the tower to be illuminated in different colors for holidays, community events, University events, and other occasions.

Staff discussed a potential 10-year marketing agreement under which a third party would make an initial payment of approximately $75,000 followed by nine annual payments of approximately $50,000, for a total of approximately $525,000. Council discussed the appropriate length of the agreement, renewal options, and the importance of receiving additional compensation if the agreement is extended beyond the initial term. Staff advised that any third-party agreement would be brought to Council for approval and would identify the participating entity and proposed design before implementation.

Council also discussed potential future reuse of the tower for non-potable water storage, including irrigation of Reeves Park or other nearby facilities. Staff explained that such reuse would require additional infrastructure but could remain a future possibility if the structure is preserved.

Council reviewed preliminary financial comparisons of the available alternatives. Staff explained that preserving, painting, and utilizing the tower through a third-party agreement could ultimately result in a lower net cost to the City than demolition, depending upon the bids received and final terms of the agreement. Council noted that the City would incur costs under any of the alternatives and discussed the additional community value that could result from retaining the structure as a landmark.

Council expressed interest in reviewing actual bid amounts and additional information regarding the proposed third-party agreement before making a final determination. Staff indicated that the information could be brought back for discussion with the full Council, including the incoming Councilmembers, prior to consideration of a resolution authorizing the City Manager to proceed with the preferred alternative.

Staff anticipated returning to Council with additional information in July. If preservation and painting of the tower are ultimately approved, the work is anticipated to take approximately 60 days following authorization, with efforts made to coordinate construction impacts with University of Oklahoma football activities.

2. UPDATE AND DISCUSSION REGARDING THE GRAY STREET SHELTER.

Mr. Jason Olsen, Parks and Recreation Director and Lance Harper, Facility and Construction Program Manager presented an update regarding the Gray Street Shelter and improvements necessary to continue operating the facility until completion of the permanent shelter.

Staff explained that the existing shelter occupies portions of three interconnected buildings that have been modified numerous times over the years, resulting in challenges related to fire separation, building materials, fire suppression, and other life-safety requirements. After reviewing the property with an architect, staff determined that relocating shelter operations into the westernmost building, referred to as the Couch Building, would provide a more feasible and cost-effective interim solution.

The Couch Building contains an existing firewall and can accommodate approximately 55 beds, maintaining approximately the same capacity as the current shelter. Staff explained that the proposed improvements would include architectural and construction plans, installation of a fire sprinkler and alarm system, limited interior modifications, lighting, HVAC improvements, restroom access modifications, and other work necessary to meet applicable requirements. Several improvements could be completed by City building maintenance staff to reduce costs.

Staff emphasized that the State Fire Marshal established firm deadlines for demonstrating progress toward compliance. Construction drawings were required by July 15, 2026, followed by additional fire suppression and alarm system documentation. Failure to meet the required deadlines could result in closure of the existing shelter and displacement of approximately 54 individuals. The proposed relocation would allow the existing shelter to remain operational while improvements to the Couch Building are completed, providing for a transition without interruption of shelter services.

Council discussed the proposed project cost and the amount of contingency included for unforeseen construction conditions. Staff indicated that approximately $214,000 was being considered as a not-to-exceed amount, with anticipated actual costs expected to be lower. Funding could be provided from an existing capital project previously established for planning and engineering associated with the future permanent shelter, rather than requiring a new funding source.

Council discussed whether City Care could contribute toward the cost of the improvements, particularly the fire suppression system. Staff agreed to discuss the possibility with City Care and provide Council with an update.

Item 2, continued

Council also discussed the limited nature of the proposed improvements, including the inability to economically add showers because of existing plumbing and utility limitations. Staff emphasized that the intent was to make only those improvements necessary to safely maintain existing shelter capacity until the permanent facility is completed, which is anticipated to remain approximately 18 to 24 months away.

Alternative interim shelter options were also discussed, including a proposal associated with White Buffalo Alliance and other temporary structures or facilities that could potentially serve a larger number of individuals. Staff advised that preliminary research into some temporary shelter structures indicated substantially higher costs and additional requirements for a suitable site, restroom and shower facilities, and other infrastructure. Council requested that staff continue evaluating alternative options.

Council expressed general support for proceeding with the immediate architectural work necessary to meet the State Fire Marshal's July 15, 2026, deadline and maintain operation of the existing shelter. Staff indicated that the architect would be engaged immediately to begin preparing the required construction drawings and that Council would continue to receive updates as the project progresses.

ADJOURNMENT

The meeting adjourned at 6:45 p.m.

ATTEST:

_____ _____

City Clerk Mayor

CITY OF NORMAN, OK
CITY COUNCIL CONFERENCE

Municipal Building, Executive Conference Room, 201 West Gray, Norman, OK 73069
Tuesday, July 14, 2026 at 5:30 PM

MINUTES

The City Council Conference of the City of Norman, Cleveland County, State of Oklahoma, met in Conference in the Executive Conference Room in the Municipal Building, on Tuesday, July 14, 2026, at 5:30 PM, and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

CALL TO ORDER

The Mayor called the meeting to order at 5:30 p.m.

PRESENT
Mayor Stephen Holman
Councilmember Ward 1 David Gandesbery
Councilmember Ward 2 Jacy Deck
Councilmember Ward 3 Robert Bruce
Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Trey Kirby
Councilmember Ward 6 Kyle Steele
Councilmember Ward 8 Scott Dixon

ABSENT
Councilmember Ward 7 Kimberly Blodgett

OTHERS PRESENT
Mr. Darrel Pyle, City Manager
Ms. Shannon Stevenson, Assistant City Manager
Ms. Kathryn Walker, Assistant City Attorney
Mr. Chris Mattingly, Director of Utilities
Mr. Ken Giannone, Capital Projects Engineer
Mr. Jason Olsen, Director of Parks and Recreation
Ms. Daniela Rodriguez, Deputy City Clerk
Mr. Scott Sturtz, Director of Public Works
Mr. Clint Mercer, Director of Finance
Ms. Lora Hoggatt, Planning Services Manager

AGENDA ITEMS

1. CONTINUED DISCUSSION REGARDING THE LINDSEY STREET WATER TOWER.

   Presenter: Mr. Chris Mattingly, Director of Utilities

Item 1, continued:

Mr. Mattingly updated Council on the Lindsay Street Water Tower project, reporting that no bids were received for the painting project. He explained that contractors indicated the bid package was overly complex due to multiple painting scenarios and that many preferred private-sector projects over municipal work because of additional requirements. Staff recommended rebidding the project with a simplified scope consisting of a basic two-coat white protective paint system to preserve the structure while future uses are evaluated. Estimated costs are approximately $500,000 for painting and $400,000 for demolition.

Mr. Mattingly stated that the simplified painting project would protect the tower from further deterioration, provide a neutral "blank canvas" for any future artwork or branding, and preserve the option of repurposing the tower. He noted that lighting or projection features could be bid separately to reduce overall costs and avoid unnecessary contractor markups.

In response to Council questions, Mr. Mattingly explained that the proposed two-coat system is expected to last approximately 10 to 15 years and would coat only the exterior of the tower, as the structure is no longer in service. He said preserving the tower would maintain the possibility of future use as a reclaimed water storage facility for irrigation, although previous studies found the infrastructure costs for such a system were currently prohibitive.

Council also discussed opportunities to expand the City's reclaimed (gray) water system in the future. Mr. Mattingly explained that while Norman currently has limited reclaimed water infrastructure, staff will continue pursuing grant opportunities and evaluating future demand, potential customers, and rate structures that could make water reuse projects financially feasible.

Council generally expressed support for proceeding with a simplified two-coat painting project to preserve the tower while continuing to evaluate long-term reuse opportunities. Staff was directed to move forward with obtaining updated pricing, exploring alternative procurement methods, and returning to Council with recommendations.

*****

ADJOURNMENT

The Meeting was Adjourned at 5:53 p.m.

ATTEST:

City Clerk

Mayor

CITY OF NORMAN, OK
CITY COUNCIL REGULAR MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Tuesday, July 14, 2026 at 6:30 PM

MINUTES

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers in the Municipal Building, on Tuesday, July 14, 2026 at 6:30 PM, and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

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

You are required to sign up in advance of the meeting on the City's webpage, by calling the City Clerk's Office (405-366-5406), or at the Council Chambers prior to the start of the meeting with your name, ward, and item you wish to speak to including whether you are a proponent or opponent. When the time comes for public comments, the Clerk will call your name and you can make your way to the podium. Comments may be limited on items of higher interest, if so, the Mayor will announce that at the beginning of the meeting. Participants may speak one time only up to 4 minutes per person per item. There will be no yielding of time to another person. Sign up does not guarantee you will get to speak if the allotted time for that item has already been exhausted. If there is time remaining after those registered to speak have spoken, persons not previously signed up may have the opportunity to speak. Comments received must be limited to the motion on the floor only.

CALL TO ORDER

Mayor Holman called the meeting to order at 6:30 p.m.

ROLL CALL

PRESENT
Mayor Stephen Holman
Councilmember Ward 1 David Gandesbery
Councilmember Ward 2 Jacy Deck
Councilmember Ward 3 Robert Bruce
Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Trey Kirby
Councilmember Ward 6 Kyle Steele
Councilmember Ward 8 Scott Dixon

ABSENT
Councilmember Ward 7 Kimberly Blodgett

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Holman.

AWARDS AND PRESENTATIONS

PROCLAMATIONS

1. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-1: PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF JULY 2026 AS WATER'S WORTH IT™ MONTH IN THE CITY OF NORMAN.

   Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

   Participants in discussion:
   1. Mr. Todd Howery, ECAB Board Member, thanked Council and made comments.

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

   Receipt of Proclamation P-2627-1 was Acknowledged.

   *****

2. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-2: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF JULY 2026, AS DISABILITY PRIDE MONTH IN THE CITY OF NORMAN.

   Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

   Participants in discussion:
   1. Ms. Addie Trout, Sooner Works Program OU student, thanked Council and made comments.
   2. Ms. Averie Mitchell, member of RUF NEK Lil Sis Spirit Group, thanked Council and made comments.

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

   Receipt of Proclamation P-2627-2 was Acknowledged.

COUNCIL ANNOUNCEMENTS

Ward 1 - Councilmember Gandesbery

Councilmember Gandesbery thanked City staff, businesses, nonprofit organizations, volunteers, and residents for their continued efforts in storm cleanup and recovery. He also welcomed Councilmembers Deck and Steel to their first official Council meeting.

*

Ward 2 - Councilmember Deck

Councilmember Deck expressed appreciation and excitement for the opportunity to serve on Council.

*

Ward 3 - Councilmember Bruce

Councilmember Bruce thanked residents for helping neighbors with storm cleanup and commended City crews for their ongoing debris removal efforts throughout the community.

*

Ward 4 - Councilmember Grant

Councilmember Grant recognized the retirements of Lisa Craig and Deputy Chief Ricky Jackson, thanking them for their many years of service to the City. She encouraged residents with storm debris concerns to contact the Action Center, provided an update on coordination with OG&E, announced the upcoming Council retreat, and shared plans to discuss climate resilience and tree replacement efforts following the storm.

*

Ward 5 - Councilmember Kirby

Councilmember Kirby welcomed the new Council members and reminded residents in private additions and homeowners associations of the July 20, 2026 deadline to submit storm debris removal waivers.

*

Mayor Holman

Mayor Holman thanked everyone involved in storm recovery efforts, including City crews, utility workers, volunteers, and local Norman North High School students. He encouraged residents to follow the City website for cleanup updates, highlighted the upcoming Council retreat, invited residents to share ideas with their Council members, and recognized Lisa Craig and Deputy Chief Ricky Jackson for their dedicated service to the City upon their retirement.

*****

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 3 through Item 27 be placed on the consent docket.

Item 23 was withdrawn by staff..

Motion to place item 3 through 27 with the exception of item 4 and 23 made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

Items 3 through 27 with the exception of items 4 and 23, were placed on the Consent Docket.

*****

APPROVAL OF MINUTES

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

   CITY COUNCIL FINANCE COMMITTEE MEETING MINUTES OF MAY 21, 2026.

   Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

   The minutes were Approved.

*****

First Reading Ordinance

4. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-68 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO ADOPT A ZONING DESIGNATION FOR A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP NINE NORTH (T9N), RANGE TWO WEST (R2W), OF THE INDIAN MERIDIAN (I.M.), NORMAN, CLEVELAND COUNTY, OKLAHOMA, AND PLACE IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF REED AVENUE AND EUFAULA STREET. WARD 4)

   Item 4 was removed from the Consent Docket and voted on separately by Council.

   Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

   Voting Nay: Councilmember Ward 5 Kirby

   Ordinance O-2526-68 was Adopted on First Reading by title.

*****

Reports/Communications

5. CONSIDERATION OF SUBMISSION, ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND/OR REJECTION OF RECEIPT OF THE CITY MANAGER'S CONTRACT AND CHANGE ORDER REPORT AND DIRECTING THE FILING THEREOF.

   Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

   Receipt of the City Managers Contract and Change Order Report was Acknowledged.

*****

Request for Payment

6. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PAYMENT OF FYE 2027 DUES ASSESSMENT IN THE AMOUNT OF $69,550 TO THE OKLAHOMA MUNICIPAL LEAGUE FOR THE PERIOD OF JULY 1, 2026, THROUGH JUNE 30, 2027.

   Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

   Payment of FYE 2027 OML dues was Approved.

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7. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PAYMENT OF FYE 2027 PROPORTIONATE LOCAL CONTRIBUTION IN THE AMOUNT OF $196,123 TO THE REGIONAL TRANSPORTATION AUTHORITY OF CENTRAL OKLAHOMA FOR THE PERIOD OF JULY 1, 2026, THROUGH JUNE 30, 2027.

   Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

   Payment of FYE 2027 RTA dues was Approved.

*****

8. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PAYMENT OF FYE 2027 DUES ASSESSMENT IN THE AMOUNT OF $91,851.00 TO THE ASSOCIATION OF CENTRAL OKLAHOMA GOVERNMENTS FOR THE PERIOD OF JULY 1, 2026, THROUGH JUNE 30, 2027.

   Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

   Payment of FYE 2027 ACOG dues was Approved.

Easement

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASMENT E-2526-36 THROUGH E-2526-56 AND E-2526-58 THROUGH E-2526-60: TEMPORARY DRIVEWAY EASEMENTS E-2526-38, E-2526-40, E-2526-41, E-2526-42, E-2526-45, E-2526-47, E-2526-48, E-2526-50, E-2526-51, E-2526-54, E-2526-56, E-2526-58, E-2526-59 AND E-2526-60; TEMPORARY CONSTRUCTION EASEMENTS E-2526-37, E-2526-39, E-2526-43, E-2526-46, E-2526-53 AND E-2526-55; PERMANENT EASEMENTS E-2526-36, E-2526-44, E-2526-49, AND E-2526-52; AND THE FILING THEREOF IN THE AMOUNT OF $19,900.00 FOR THE LINDSEY STREET SPECIAL CORRIDOR PROJECT FROM PICKARD AVENUE TO ELM AVENUE AS OUTLINED IN THE STAFF REPORT.

   Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

   Easements E-2526-36 through E-2526-56 and E-2526-58 through E-2526-60 were Accepted and the filing thereof with the Cleveland County Clerk was Directed.

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Final Plat

10. CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FP-2627-1: FINAL PLAT FOR THE MISSION ADDITION, A PLANNED UNIT DEVELOPMENT (A REPLAT OF MISSION NORMAN ADDITION, A PLANNED UNIT DEVELOPMENT (LOCATED AT 2525 EAST LINDSEY STREET) (WARD 1).

    Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

    The Final Plat for The Mission Addition was Approved.

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Contracts

11. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT ONE TO CONTRACT K-2223-158: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND PARKHILL IN THE AMOUNT OF $223,162 FOR DESIGN SERVICES FOR TWO MILES OF SIDEWALK ALONG STATE HIGHWAY 9 BETWEEN 48th AVENUE SE AND 72nd AVENUE SE.; LEGACY TRAIL. (WARD 5)

    Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

    Amendment one to Contract K-2223-158 was Approved.

*****

12. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER THREE TO CONTRACT K-2526-4: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND G&S SIGN SERVICES, L.L.C., IN THE AMOUNT OF $11,550 FOR THE MODIFICATION OF FIFTEEN WAYFINDING SIGNS INSTALLED AS PART OF PREVIOUS WAYFINDING PHASES TO REMOVE HEALTHPLEX AS A DESTINATION.

    Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

    Change Order three to Contract K-2526-4 was Approved.

*****

13. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGER ORDER ONE TO CONTRACT K-2526-16: BY AND BETWEEN THE CITY OF NORMAN AND CIMARRON CONSTRUCTION CO., DECREASING THE CONTRACT AMOUNT FROM $5,499,994.00 TO $5,411,883.22, FINAL ACCEPTANCE AND FINAL PAYMENT OF $270,594.16 FOR THE CONSTRUCTION OF THE LOWER IMHOFF CREEK BANK STABILIZATION PROJECT. (WARD 2)

Item 13, continued:

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

Change Order one to Contract K-2526-16, Final Acceptance, and Final Payment were Approved.

*****

14. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE FINAL ACCEPTANCE OF CONTRACT K-2526-148: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND PLAY BY DESIGN, INC., FOR THE SUTTON PLACE PARK PLAYGROUND PROJECT AND FINAL PAYMENT OF $185,000.

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

Final Acceptance and Final Payment to Contract K-2526-148 was Approved.

*****

15. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CONTRACT K-2526-188: A CONTRACT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA AND THE NORMAN CONVENTION AND VISITORS BUREAU, INC. TO ENCOURAGE, PROMOTE AND FOSTER THE CONVENTION AND TOURISM DEVELOPMENT OF THE CITY, AND TO PROVIDE FOR THE ADMINISTRATION OF THE TAX AND ALLOCATION OF A PORTION OF TRANSIENT GUEST ROOM TAX REVENUES COLLECTED IN NORMAN FOR SAID SERVICES.

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

Contract K-2526-188 was Approved.

16. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CONTRACT K-2526-189: A CONTRACT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA AND THE NORMAN ARTS COUNCIL, INC. FOR THE PROMOTION OF ARTS PROGRAMS TO ENCOURAGE, PROMOTE AND FOSTER THE CONVENTION AND TOURISM DEVELOPMENT OF THE CITY, AND TO PROVIDE FOR THE ADMINISTRATION OF THE TAX AND ALLOCATION OF A PORTION OF TRANSIENT GUEST ROOM TAX REVENUES COLLECTED IN NORMAN FOR SAID SERVICES.

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

Contract K-2526-189 was Approved.

*****

17. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2526-194: A PURCHASE AND SALE AGREEMENT BY AND BETWEEN THE CITY OF NORMAN, LANDMARK DEVELOPMENT GROUP, L.L.C., AND SOONER RIVER, L.L.C., FOR THE PURCHASE OF PROPERTIES, AS DESCRIBED IN THE STAFF REPORT, IN AN AMOUNT OF $692,000; APPROPRIATION OF $692,000 FROM THE NORMAN FORWARD FUND BALANCE; AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ANY DOCUMENTS ON BEHALF OF THE CITY OF NORMAN TO EFFECTUATE THE AGREEMENT. (WARD 2)

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

Contract K-2526-194 and Budget Appropriation were Approved.

*****

18. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2627-6: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE CITY OF MOORE, OKLAHOMA IN THE AMOUNT OF $1,269,042 FOR THE CONSTRUCTION OF THE 36TH AVENUE NW/TELEPHONE ROAD WIDENING PROJECT FROM NORMAN/MOORE CITY LIMITS TO 34TH STREET IN MOORE AS OUTLINED IN THE STAFF REPORT. (WARDS 3 & 8)

Item 18, continued:

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

Contract K-2627-6 was Approved.

*****

19. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2627-7: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA AND THE OKLAHOMA DEPARTMENT OF AGRICULTURE, FOOD, AND FORESTRY (ODAFF), WILDLIFE SERVICES DIVISION FOR CONTROL OF AQUATIC RODENTS AS OUTLINED IN THE STAFF REPORT.

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

Contract K-2627-7 was Approved.

*****

20. CONSIDERATION OF APPROVAL, REJECTON, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2627-9: BY AND BETWEEN THE CITY OF NORMAN AND THUNDERBIRD CLUBHOUSE BOARD, INC. IN THE AMOUNT OF $50,000 FOR THE COORDINATION OF ACTIVITIES FOR THE OK504 NORMAN/CLEVELAND COUNTY CONTINUUM OF CARE AS OUTLINED IN THE STAFF REPORT.

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

Contract K-2627-9 was Approved.

*****

Acting as The Norman Utilities Authority

21. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CONTRACT K-2627-13: BY AND BETWEEN NORMAN UTILITIES AUTHORITY AND COWAN GROUP ENGINEERING, L.L.C., IN THE AMOUNT OF $88,000 FOR ENGINEERING SERVICES FOR WELLS 17-20 ABANDONMENT AND ASSOCIATED WATER RIGHTS SUPPORT AND ASSOCIATED BUDGET APPROPRIATION (WARD 8)

Motion made by Trustee Ward 4 Grant, Seconded by Trustee Ward 8 Dixon.

Voting Yea: Chairman Holman, Trustee Ward 1 Gandesbery, Trustee Ward 2 Deck, Trustee Ward 3 Bruce, Trustee Ward 4 Grant, Trustee Ward 5 Kirby, Trustee Ward 6 Steele, Trustee Ward 8 Dixon

Contract K-2627-13 and Budget Appropriation were Approved.

*****

Acting as The Norman Utilities Authority

22. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CONTRACT K-2627-21: BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND COASTAL WINDFORCE, INC, IN THE AMOUNT OF $90,000 FOR ENGINEERING SERVICES FOR THE LINDSEY WATER TOWER RECOATING (WARD 7)

Motion made by Trustee Ward 4 Grant, Seconded by Trustee Ward 8 Dixon.

Voting Yea: Chairman Holman, Trustee Ward 1 Gandesbery, Trustee Ward 2 Deck, Trustee Ward 3 Bruce, Trustee Ward 4 Grant, Trustee Ward 5 Kirby, Trustee Ward 6 Steele, Trustee Ward 8 Dixon

Contract K-2627-21 was Approved.

*****

23. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-6: A RESOLUTION OF THE NORMAN UTILITIES AUTHORITY AUTHORIZING THE GENERAL MANAGER TO AWARD BID, EXECUTE CONTRACTS AND BONDS, AND AUTHORIZE BUDGET TRANSFERS OR APPROPRIATIONS NECESSARY FOR BID 2624-04 FOR THE LINDSEY WATER TOWER MODIFICATION PROJECT. (WARD 7)

Item 23 was withdrawn by staff.

*****

24. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2627-23: A CONTRACT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE ALTERNATIVE DISPUTE RESOLUTION SYSTEM OF THE STATE OF OKLAHOMA FOR CERTIFYING NORMAN'S DISPUTE MEDIATION PROGRAM BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027.

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

Contract K-2627-23 was Approved.

*****

25. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CONTRACT K-2627-24: BETWEEN THE CITY OF NORMAN, OKLAHOMA AND THE BOARD OF COUNTY COMMISSIONERS, CLEVELAND COUNTY, OKLAHOMA, FOR A COOPERATIVE INTERLOCAL AGREEMENT FOR THE MAINTENANCE, CONSTRUCTION, AND REPAIR OF SECTION LINE ROADS, SHARED MOWING RESPONSIBILITIES, AND PROVIDING FOR CERTAIN ON-CALL SERVICES DURING INCLEMENT WEATHER FOR THE 2026-2027 FISCAL YEAR.

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

Contract K-2627-24 was Approved.

*****

Resolutions

Acting as The Norman Utilities Authority

26. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-5: A RESOLUTION OF THE NORMAN UTILITIES AUTHORITY TO TRANSFER FUNDS IN THE AMOUNT OF $100,000 FROM THE ROBINSON WATER TOWER CONSTRUCTION ACCOUNT TO THE ASSET MANAGEMENT DESIGN ACCOUNT FOR CAPITAL PROJECTS.

Item 26, continued:

Motion made by Trustee Ward 4 Grant, Seconded by Trustee Ward 8 Dixon.

Voting Yea: Chairman Holman, Trustee Ward 1 Gandesbery, Trustee Ward 2 Deck, Trustee Ward 3 Bruce, Trustee Ward 4 Grant, Trustee Ward 5 Kirby, Trustee Ward 6 Steele, Trustee Ward 8 Dixon

Resolution K-2627-5 was Adopted.

*****

27. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RESOLUTION R-2627-7: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AUTHORIZING GRANT APPLICATION FOR THE 2026 NOTICE OF FUNDING OPPORTUNITY THROUGH THE SUBSTANCE ABUSE AND MENTAL HEALTH SERVICES ADMINISTRATION GRANT FOR THE SAFETY THROUGH RECOVERY, ENGAGEMENT, AND EVIDENCE-BASED TREATMENT AND SUPPORT.

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

Resolution R-2627-7 was Adopted.

*****

NON-CONSENT ITEMS

Second Reading Ordinance

28. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-48 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) AND THE NORTHWEST QUARTER (NW/4) OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM PL, PARK LAND DISTRICT, AND PLACE THE SAME IN R-1, SINGLE-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR WILTSHIRE DRIVE AND ARCADY AVENUE; WARD 5)

Item 28, continued:

Motion to adopt on Second Reading made by Councilmember Ward 8 Dixon, Seconded by Councilmember Ward 4 Grant.

Participants in discussion:

1. Mr. Sean Rieger, Rieger Sadler Joyce
2. Mr. Jason Olsen, Director of Parks and Recreation
3. Mr. Chris Anderson, SMC Engineering
4. Mr. Scott Sturtz, Director of Public Works
5. Ms. Marguerite Larson, Ward 6, asked questions
6. Ms. Cindy Rogers, Ward 4, made comments
7. Mr. Rodney Johnson, Ward 2, opponent
8. Ms. Mayumi Windler, Ward 2, asked questions

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

Ordinance O-2526-48 was Adopted on Second Reading Section by Section.

Motion to adopt on Final Reading made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

Ordinance O-2526-48 was Adopted on Final Reading as a whole.

*****

29. CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-16: PRELIMINARY PLAT FOR BELLATONA ADDITION, GENERALLY LOCATED BEWEEN STATE HIGHWAY 9 AND EAST LINDSEY STREET EAST OF 36TH AVENUE S.E. (WARD 5)

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Participants in discussion:

1. Mr. Chris Anderson, SMC Engineering
2. Mr. Scott Sturtz, Director of Public Works
3. Mr. Chris Mattingly, Director of Utilities
4. Mr. Darrel Pyle, City Manager
5. Mr. Rodney Johnson, Ward 2, made comments

Item 29, continued:

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 6 Steele, Councilmember Ward 8 Dixon

Voting Nay: Councilmember Ward 5 Kirby

Preliminary Plat PP-2526-16 for Bellatona Addition was Approved.

*****

30. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-76 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 30 ("SUBDIVISIONS") OF THE CODE, SECTION 30-606(a) IN ORDER TO REMOVE THE 30-ACRE MINIMUM LOT SIZE REQUIREMENT FOR RURAL CERTIFICATES OF SURVEY WITH AN URBAN RESERVE LAND USE DESIGNATION; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Motion to adopt on Second Reading made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 5 Kirby.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele,

Voting Nay: Councilmember Ward 8 Dixon

Ordinance O-2526-76 was Adopted on Second Reading Section by Section.

Motion to adopt on Final Reading made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 5 Kirby.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele,

Voting Nay: Councilmember Ward 8 Dixon

Ordinance O-2526-76 was Adopted on Final Reading as a whole.

*****

31. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-158: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING THE AIM NORMAN COMPREHENSIVE LAND USE PLAN TO REMOVE THE 30-ACRE URBAN RESERVE LAND USE MINIMUM REQUIREMENT FOR DEVELOPMENT.

Item 31, continued:

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 5 Kirby.

Participants in discussion:

1. Ms. Lora Hoggatt, Planning Services Manager
2. Ms. Billy Harless, Ward 5, made comments
3. Ms. Cindy Rogers, Ward 4, proponent
4. Mr. Brandon Nofire, Ward 5, proponent
5. Ms. Mayumi Windler, Ward 2, asked questions

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele

Voting Nay: Councilmember Ward 8 Dixon

Resolution R-2526-158 was Adopted.

*****

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 four minutes or less.

Cindy Rogers – Ward 4
Ms. Rogers encouraged the City to strengthen enforcement of construction regulations, particularly regarding dust control, stormwater runoff, and contractor compliance on construction projects.

*

Gary King - Ward 5
Mr. King expressed concerns about drainage, erosion, dust, and noise associated with a nearby construction project and requested greater City oversight to address the impact on his property.

*

Mayumi Windler - Ward 2
Ms. Windler requested information on the proposed streets grant program and asked the City to provide additional data on the outcomes of its homeless services programs.

*

Scott Lambert - Ward 4
Mr. Lambert encouraged the City to support a new OG&E franchise agreement, emphasizing the need for reliable electrical infrastructure and long-term investment to support Norman's future growth.

*

Miscellaneous Comments, continued:

Billy Jewell - Ward 5
Mr. Jewell questioned whether a development project was being built according to its approved plans and urged the City to improve oversight and enforcement.

*

Sue Sanders - Ward 4
Ms. Sanders shared concerns about crime, safety, and neighborhood impacts near the Food and Shelter facility and urged the City to consider those concerns before expanding shelter services.

*

Audrey Day - Ward 1
Ms. Day urged the City to negotiate stronger infrastructure improvements with OG&E, including better vegetation management and consideration of burying power lines to reduce future outages.

*

Rodney Johnson - Ward 2
Mr. Johnson encouraged the Council to discuss stronger development enforcement, economic development policies, and the TIF litigation during the upcoming Council retreat.

*****

ADJOURNMENT

The Meeting was Adjourned at 9:18 p.m.

ATTEST:

_____ _____

City Clerk Mayor Stephen T. Holman

CITY OF NORMAN, OK
CITY COUNCIL SPECIAL MEETING

Municipal Building, Executive Conference Room, 201 West Gray, Norman, OK 73069
Tuesday, July 21, 2026 at 5:30 PM

MINUTES

The City Council Special Meeting of the City of Norman, Cleveland County, State of Oklahoma, met in Special Session in the Executive Conference Room in the Municipal Building, on Tuesday, July 21, 2026, at 5:30 PM, and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray and on the City website at least 48 hours prior to the beginning of the meeting.

CALL TO ORDER
Mayor Holman called the meeting to order at 5:30 p.m.

PRESENT
Mayor Stephen Holman
Councilmember Ward 1 David Gandesbery
Councilmember Ward 2 Jacy Deck
Councilmember Ward 3 Robert Bruce
Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Trey Kirby
Councilmember Ward 6 Kyle Steele
Councilmember Ward 7 Kimberly Blodgett
Councilmember Ward 8 Scott Dixon

OTHERS PRESENT:
Mr. Darrel Pyle, City Manager
Ms. Shannon Stevenson, Assistant City Manager
Mr. Chris Mattingly, Director of Utilities
Mr. Ken Giannone, Capital Projects Engineer
Mr. Rick Knighton, City Attorney
Ms. Kathryn Walker, Assistant City Attorney
Ms. AshLynn Wilkerson, Assistant City Attorney
Mr. Scott Sturtz, Director of Public Works
Mr. Jason Olsen, Director of Parks and Recreation
Mr. Jason Murphy, Stormwater Program Manager
Ms. Jane Hudson, Planning and Community Development Director
Ms. Daniela Rodriguez, Deputy City Clerk

AGENDA ITEMS

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AWARDING BID-2627-04 AND CONTRACT K-2627-10: BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND TMI COATINGS, L.L.C., IN THE AMOUNT OF $532,200, PERFORMANCE BOND B-2627-11, STATUTORY BOND B-2627-12, AND MAINTENANCE BOND MB-2627-06 FOR THE LINDSEY TOWER RESURFACING, TWO LOGOS, AND BUDGET TRANSFER AS OUTLINED IN THE STAFF REPORT (WARD 7)

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Mr. Chris Mattingly, Director of Utilities, explained that a timely bid from TMI Coatings, L.L.C. had been inadvertently overlooked during the bid opening process. Because the bid was below the engineer's estimate, staff recommended awarding the contract to avoid delaying the project while continuing discussions on a potential sponsorship agreement to help offset costs. He also reviewed options for the tower's final appearance, including City branding, third-party sponsorship, or a standard white finish.

Council discussed the bid amount, the water tower's structural condition, expected lifespan, maintenance, funding, and future branding opportunities. Staff confirmed the tower is structurally sound, the new coating is expected to last about 10 years, and the project will be funded through the Norman Utilities Authority water fund. Council also considered pursuing lighting improvements under a separate project and highlighted the potential tourism and economic benefits of enhanced tower graphics.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

BID 2627-04 was Accepted and awarded to TMI Coatings, L.L.C., Contract K-2627-10, associated Bonds, and Budget Transfer were Approved.

*****

2. CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF TEMPORARY CONSTRUCTION EASEMENTS E-2627-1 THROUGH E-2627-4: FOR THE SUMMIT HOLLOW DRAINAGE IMPROVEMENT PROJECT AS OUTLINED IN THE STAFF REPORT.

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Mr. Scott Sturtz, Director of Public Works, presented temporary construction easements for the Summit Hollow Drainage Improvement Project, explaining that the project will replace failing drainage infrastructure that has caused repeated flooding and property damage. He noted the improvements will provide a long-term solution by installing a reinforced concrete box structure, restoring affected properties, and improving drainage. All impacted property owners voluntarily signed the temporary easements, which will expire upon completion of construction.

Council discussed the temporary easements, coordination with residents, and the City's responsibility to address the infrastructure failure. Council also expressed appreciation to staff, Councilmember Gandesbery, and the affected homeowners for their cooperation in advancing the project

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Easements E-2627-1 through E-2627-4 were Accepted.

*****

3. CONSIDERATION OF ADJOURNING INTO AN EXECUTIVE SESSION AS AUTHORIZED BY OKLAHOMA STATUTES, TITLE 25 §307(B)(4) TO DISCUSS POSSIBLE LITIGATION REGARDING THE ACQUISITION OF RIGHT-OF-WAY IN CONNECTION WITH THE LINDSEY STREET SPECIAL CORRIDOR PROJECT FROM PICKARD AVENUE TO ELM AVENUE.

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Item 3, continued:

The City Council adjourned into Executive session at 5:56 p.m. Mr. Darrel Pyle, City Manager; Ms. Shannon Stevenson, Assistant City Manager; Ms. AshLynn Wilkerson, Assistant City Attorney; and Mr. Scott Sturtz, Director of Public Works, were in attendance at the Executive Session.

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

The Executive Session was adjourned out of and the Special Session was reconvened at 6:26 p.m.

The possible litigation regarding the acquisition of right-of-way in connection with the Lindsey Street Special Corridor Project from Pickard Avenue to Elm Avenue was discussed. No action was taken and no votes were cast.

*****

ADJOURNMENT

The Meeting was Adjourned at 6:27 p.m.

ATTEST:

_____ _____

City Clerk Mayor Stephen T. Holman

CITY OF NORMAN, OK
CITY COUNCIL CONFERENCE

Municipal Building, Executive Conference Room, 201 West Gray, Norman, OK 73069
Tuesday, July 28, 2026 at 5:30 PM

MINUTES

The City Council Conference of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Executive Conference Room in the Municipal Building, on Tuesday, July 28, 2026 at 5:30 PM, and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

CALL TO ORDER

The Mayor called the meeting to order at 5:30 p.m.

PRESENT
Mayor Stephen Holman
Councilmember Ward 1 David Gandesbery
Councilmember Ward 2 Jacy Deck
Councilmember Ward 3 Robert Bruce
Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Trey Kirby
Councilmember Ward 6 Kyle Steele
Councilmember Ward 7 Kimberly Blodgett
Councilmember Ward 8 Scott Dixon

OTHERS PRESENT
Mr. Darrel Pyle, City Manager
Mr. Jason Olsen, Director of Parks and Recreation
Ms. Kathryn Walker, City Attorney
Mr. Clint Mercer, Director of Finance
Mr. Scott Sturtz, Director of Public Works
Mr. Chris Mattingly, Director of Utilities
Mr. Rick Knighton, City Attorney
Ms. Jamie Meyer, City Clerk

AGENDA ITEMS

1. DISCUSSION REGARDING THE LINDSEY STREET WATER TOWER CONTRACT WITH DR. PEPPER/SEVEN UP, INC.

   Presenter: Mr. Jason Olsen, Director of Parks and Recreation

Item 1, continued:

Mr. Olsen, Director of Parks and Recreation, presented the proposed agreement with Dr. Pepper 7Up Inc. for branding the Lindsay Street Water Tower. He explained that staff had worked with Dr. Pepper representatives and legal staff to develop the agreement and highlighted the tower's prominent location near the University of Oklahoma football stadium as an ideal location for a regional tourism attraction. The proposed 10-year agreement would provide the City with $500,000 in revenue, including an initial payment of $75,000 to offset painting costs, while allowing Dr. Pepper to display its branding on the tower. Mr. Olsen also reviewed the project timeline, noting the goal of completing the work by October 2026, and described plans for landscaping, lighting, fencing improvements, and future promotional events surrounding the site.

Councilmembers asked questions regarding the lighting requirements, maintenance responsibilities, contract terms, and use of the revenue generated by the agreement. Staff clarified that decorative lighting was not required under the contract and could be scaled back if costs exceeded available funding and confirmed that all revenues from the agreement would be deposited into the Utilities Fund since utility funds were financing the rehabilitation of the tower. Staff also explained that the City would continue maintaining the structure and surrounding grounds, including removing or repairing any vandalism within 15 business days, while partnering with Dr. Pepper on tourism, promotion, special events, and marketing opportunities.

Council discussed the history of the project, noting previous conversations dating back to 2024 regarding whether to demolish, repaint, or repurpose the nearly 100-year-old water tower. Members recalled exploring several concepts, including public art, University partnerships, and other funding opportunities before discussions with Dr. Pepper ultimately led to the proposed agreement. Councilmembers commented that preserving the historic structure while creating a recognizable landmark would provide long-term community benefits and enhance Norman's visibility during football season and other tourism events. Council consensus was supportive of the agreement, recognizing it as an innovative public-private partnership that preserves a historic City asset, generates revenue to offset rehabilitation costs, promotes tourism and economic development, and transforms an unused water tower into a unique community destination.

*****

ADJOURNMENT

The Meeting was Adjourned at 5:50 p.m.

ATTEST:

_____
City Clerk

_____
Mayor Stephen T. Holman

CITY OF NORMAN, OK
CITY COUNCIL REGULAR MEETING
Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Tuesday, July 28, 2026 at 6:30 PM

MINUTES

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers in the Municipal Building, on Tuesday, July 28, 2026 at 6:30 PM, and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

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

You are required to sign up in advance of the meeting on the City's webpage, by calling the City Clerk's Office (405-366-5406), or at the Council Chambers prior to the start of the meeting with your name, ward, and item you wish to speak to including whether you are a proponent or opponent. When the time comes for public comments, the Clerk will call your name and you can make your way to the podium. Comments may be limited on items of higher interest, if so, the Mayor will announce that at the beginning of the meeting. Participants may speak one time only up to 4 minutes per person per item. There will be no yielding of time to another person. Sign up does not guarantee you will get to speak if the allotted time for that item has already been exhausted. If there is time remaining after those registered to speak have spoken, persons not previously signed up may have the opportunity to speak. Comments received must be limited to the motion on the floor only.

CALL TO ORDER

Mayor Holman called the meeting to order at 6:30 p.m.

ROLL CALL

PRESENT
Mayor Stephen Holman
Councilmember Ward 1 David Gandesbery
Councilmember Ward 2 Matthew Peacock
Councilmember Ward 3 Robert Bruce
Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Trey Kirby
Councilmember Ward 6 Joshua Hinkle
Councilmember Ward 7 Kimberly Blodgett
Councilmember Ward 8 Scott Dixon

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Holman.

AWARDS AND PRESENTATIONS

PROCLAMATIONS

1. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-4: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING AUGUST 7TH, 2026, AS PURPLE HEART DAY IN THE CITY OF NORMAN.

   Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

   Participants in discussion:
   1. Commander Joe Gil, American Legion Post 88, thanked Council and made comments.

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

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COUNCIL ANNOUNCEMENTS

Ward 1 - Councilmember Gandesbery
Councilmember Gandesbery expressed his appreciation and respect for Commander Joe Gil, recipient of the Purple Heart Day Proclamation.

*

Ward 2 – Councilmember Deck
Councilmember Deck thanked the Communications Department for providing timely storm cleanup updates and expressed appreciation to City staff for their continued efforts in storm debris removal and recovery.

*

Ward 3 - Councilmember Bruce
Councilmember Bruce echoed Councilmember Deck's appreciation for City staff's storm recovery efforts and thanked his constituents for their continued communication through emails and phone calls.

*

Ward 4 – Councilmember Grant
Councilmember Grant thanked City staff for their ongoing storm cleanup efforts and noted that, due to the extent of the storm damage, Norman may be eligible for Federal Emergency Management Agency (FEMA) assistance. She also highlighted the upcoming Taste of Downtown event, scheduled for August 8, 2026, featuring several local restaurants.

Mayor Holman

Mayor Holman highlighted several recent and upcoming community events, including Taste of Norman and the Art Walk on Friday, August 14, 2026. He reminded residents that storm cleanup updates are available on the City's website and through his social media page. He concluded by thanking the Council and City staff for their collaboration in planning and conducting a successful Council Retreat.

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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 2 through Item 17 be placed on the consent docket.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Items 2 through 17 were placed on the Consent Docket.

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APPROVAL OF MINUTES

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

   CITY COUNCIL SPECIAL MEETING AMENDED MINUTES OF AUGUST 15, 2025, AND AUGUST 16, 2025.

   CITY COUNCIL FINANCE COMMITTEE MEETING MINUTES OF JUNE 18, 2026.

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

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

   The minutes were Approved.

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First Reading Ordinance

3. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-64 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE NORTHRIDGE INDUSTRIAL PARK SECTION 7 LOT 8A AKA LOTS 8 AND 9 BLK 2, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3201 DESKIN DRIVE; WARD 8)

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

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

   Ordinance O-2526-64 was Adopted on First Reading by title.

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Appointments

4. CONSIDERATION OF CONFIRMATION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NOMINATIONS FOR THE 2026-2027 CITY OF NORMAN YOUTH COUNCIL

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

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

   The Appointments were approved.

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Reports/Communications

5. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION, AND/OR POSTPONEMENT OF RECEIPT OF THE FINANCE DIRECTOR'S INVESTMENT REPORT AS OF JUNE 30, 2026, AND DIRECTING THE FILING THEREOF.

Item 5, continued:

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

The Finance Director's Investment Report was Acknowledged.

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6. CONSIDERATION OF SUBMISSION, ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND/OR REJECTION OF RECEIPT OF THE CITY MANAGER'S CONTRACT AND CHANGE ORDER REPORT AND DIRECTING THE FILING THEREOF.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

The City Manager's Contract and Change Order Report was Acknowledged.

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7. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION, AND/OR POSTPONEMENT OF THE MONTHLY DEPARTMENTAL REPORT FOR THE MONTH OF JUNE 2026.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

The Monthly Departmental Report was Acknowledged.

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8. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, REJECTION AND/OR POSTPONEMENT OF THE SUBMISSION OF THE NORMAN REGIONAL HEALTH SYSTEM 2027 BUDGET.

Item 8, continued:

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

The Norman Regional Health System 2027 Budget was Acknowledged.

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Contracts

9. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2526-191: A PROJECT AGREEMENT WITH THE OKLAHOMA DEPARTMENT OF TRANSPORTATION (ODOT) FOR THE CONSTRUCTION OF A ROUNDABOUT AT THE INTERSECTION BETWEEN JAMES GARNER AVENUE AND ACRES STREET AND ADOPTION OF RESOLUTION R-2526-151 ADOPTING ODOT PROJECT AGREEMENT FOR THE ODOT PROJECT AND BUDGET TRANSFER AS OUTLINED IN THE STAFF REPORT. (WARD 4)

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

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

   Contract K-2526-191, budget transfer, were Approved and Resolution R-2526-151 was Adopted.

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Acting as the Norman Utilities Authority

10. CONSIDERATION OF APPROVING OR REJECTING RATIFICATION OF COUNCIL ACTION AWARDING BID-2627-04 AND CONTRACT K-2627-10: BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND TMI COATINGS, L.L.C., IN THE AMOUNT OF $532,200, PERFORMANCE BOND B-2627-11, STATUTORY BOND B-2627-12, AND MAINTENANCE BOND MB-2627-06 FOR THE LINDSEY TOWER RESURFACING, TWO LOGOS, AND BUDGET TRANSFER AS OUTLINED IN THE STAFF REPORT (WARD 7)

Item 10, continued:

Motion made by Trustee Ward 4 Grant, Seconded by Trustee Ward 7 Blodgett.

Voting Yea: Chairman Holman, Trustee Ward 1 Gandesbery, Trustee Ward 2 Deck, Trustee Ward 3 Bruce, Trustee Ward 4 Grant, Trustee Ward 5 Kirby, Trustee Ward 6 Steele, Trustee Ward 7 Blodgett, Trustee Ward 8 Dixon

The Ratification of Council action awarding Bid 2526-04, approving Contract K-2627-10, associated bonds, and budget transfer were Approved.

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Acting as the City Council and the Norman Utilities Authority

11. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CONTRACT K-2627-26: A CONTRACT BETWEEN THE CITY OF NORMAN, THE NORMAN UTILITIES AUTHORITY, AND DR. PEPPER/SEVEN UP, INC. FOR THE PURPOSE OF ESTABLISHING A LONG-TERM TOURISM, BRANDING, AND EVENT-ACTIVATION PARTNERSHIP IN RELATION TO THE LINDSEY STREET WATER TOWER. (WARD 7)

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Contract K-2627-26 was Approved.

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Acting as the City Council and the Norman Municipal Authority

12. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K2627-27: BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY, THE CITY OF NORMAN, AND FRANKFURT-SHORT-BRUZA, ASSOCIATES, D/B/A FSB, FOR THE AMOUNT OF $107,312 FOR THE DESIGN AND ENGINEERING OF THE HOMELESS SHELTER A.K.A THE NORMAN HOUSING HUB; AND BUDGET TRANSFERS. (WARD 4)

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Contract K-2627-27 and budget transfer were Approved.

Resolutions

13. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-8: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN AUTHORIZING THE CITY MANAGER OR THEIR DESIGNEE TO SUBMIT, EXECUTE, AND FILE AN APPLICATION ON BEHALF OF THE CITY OF NORMAN WITH THE US DEPARTMENT OF TRANSPORTATION TO AID IN THE FINANCING OF PLANNING, CAPITAL AND/OR ASSISTANCE PROJECTS PURSUANT TO 49 U.S.C. SECTION 5307 AND SECTION 5339 AND AUTHORIZING, THE CITY MANAGER OR THEIR DESIGNEE TO SET FORTH AND EXECUTE POLICIES IN CONNECTION WITH THE PROGRAM OF PROJECTS, BUDGETS, AND PROCUREMENT NEEDS.

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

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

    Resolution R-2627-8 was Adopted.

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14. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-10: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, PARTIALLY VACATING THE FINAL PLAT FOR VICKSBURG VILLAGE LOCATED AT 188 VICKSBURG AVE, CITY OF NORMAN, OKLAHOMA.

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

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

    Resolution R-2627-10 was Adopted.

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15. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/ OR POSTPONEMENT OF RESOLUTION R-2627-11: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, APPROPRIATING $2,488,500.00 FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) STORMWATER GRANT REIMBURSEMENT FUNDS TO THE FINDLAY DRIVE DRAINAGE PROJECT ACCOUNT.

Item 15, continued:

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Resolution R-2627-11 was Adopted.

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16. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-12: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, ADOPTING AN UPDATED PUBLIC TRANSPORTATION AGENCY SAFETY PLAN (PTASP) AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE(S) TO IMPLEMENT THE PLAN.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Resolution R-2627-12 was Adopted.

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17. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-17: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY, MORE PARTICULARLY HEREINAFTER DESCRIBED, ALL WITHIN THE CITY OF NORMAN, COUNTY OF CLEVELAND, STATE OF OKLAHOMA, FOR THE PURPOSE OF THE LINDSEY STREET SPECIAL CORRIDOR - PICKARD AVENUE TO ELM AVENUE 2019 BOND PROJECT IN THE CITY OF NORMAN; AND DECLARING THE NECESSITY FOR ACQUIRING SAID PROPERTY FOR ROADWAY, UTILITY AND DRAINAGE PURPOSES, AND AUTHORIZING INITIATION OF EMINENT DOMAIN PROCEEDINGS FOR THAT PURPOSE.

Item 17, continued:

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Resolution R-2627-17 was Adopted.

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NON-CONSENT ITEMS

Second Reading Ordinance

18. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-68 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO ADOPT A ZONING DESIGNATION FOR A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP NINE NORTH (T9N), RANGE TWO WEST (R2W), OF THE INDIAN MERIDIAN (I.M.), NORMAN, CLEVELAND COUNTY, OKLAHOMA, AND PLACE IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF REED AVENUE AND EUFAULA STREET. WARD 4)

Motion to adopt on Second Reading made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 7 Blodgett.

Participants in discussion:

1. Mr. Anthony Purinton, Assistant City Attorney
2. Mr. Shawn Lorg, FSB
3. Mr. Caleb McGee, Ward 4, made comments
4. Ms. Heidi Smith, Ward 5, proponent
5. Mr. Evan Taylor, Ward 4, proponent
6. Ms. Lisa Schmidt, Ward 2, proponent
7. Mr. Alex Lanphere, Ward 2, proponent
8. Ms. Marguerite Larson, Ward 6, proponent
9. Ms. Mayumi Windler, Ward 2, proponent
10. Mr. Dan Straughan, Ward 6, proponent
11. Mr. James Cramer, Ward 5, opponent
12. Mr. Rod Worster, Ward 4, opponent
13. Mr. Billy Jewell, Ward 5, opponent
14. Ms. Judy Moss, Ward 4, made comments
15. Mr. Jackson Foote, Ward 4, made comments
16. Mr. Russell Rice, Ward 4, made comments
17. Mr. Rodney Johnson, Ward 2, made comments

Item 18, continued:

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Voting Nay: Councilmember Ward 5 Kirby

Ordinance O-2526-68 was Adopted on Second Reading Section by Section.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Voting Nay: Councilmember Ward 5 Kirby

Ordinance O-2526-68 was Adopted upon Final Reading as a Whole.

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19. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-7 UPON FIRST, SECOND AND FINAL READING BY TITLE: AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA, ADDING SECTION 24-510 TO CHAPTER 24 OF THE CODE OF THE CITY OF NORMAN; PROHIBITING CAMPING AND THE ESTABLISHMENT OF ENCAMPMENTS ON PUBLIC PROPERTY; PROHIBITING OBSTRUCTION OF PUBLIC SIDEWALKS, TRAILS, EASEMENTS, AND ACCESS ROUTES; PROVIDING EXCEPTIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

Motion to postpone Ordinance O-2627-7 indefinitely made by Councilmember Ward 1 Gandesbery, Seconded by Councilmember Ward 6 Steele.

Participants in discussion:

1. Mr. Russell Rice, Ward 2, proponent
2. Ms. Ella Crenshaw, Ward 6, proponent
3. Ms. Marguerite Larson, Ward 6, proponent
4. Mr. Alex Lanphere, Ward 2, proponent
5. Mr. Evan Taylor, Ward 4, opponent
6. Mr. Rodney Johnson, Ward 2, opponent
7. Mr. Jackson Foote, Ward 4, opponent

Item 19, continued:

Motion to amend the indefinite postponement and place on the agenda on October 27, 2026, made by Councilmember Ward 8 Dixon, Seconded by Councilmember Ward 5 Kirby.

Councilmember Gandesbery and Councilmember Steele withdrew the motion to postpone indefinitely.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Ordinance O-2627-7 was postponed to October 27, 2026.

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20. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-8 UPON FIRST, SECOND, AND FINAL READING BY TITLE: AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 2-316 AND SECTION 24-507 OF THE CODE OF THE CITY OF NORMAN PROVIDING FOR OVERSIGHT; PROHIBITING CERTAIN ACTIVITIES IN PUBLIC PARKS; PROVIDING EXCEPTIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

Motion to postpone to October 27, 2026, made by Councilmember Ward 1 Gandesbery, Seconded by Councilmember Ward 6 Hinkle.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Voting Nay: Councilmember Ward 5 Kirby

Ordinance O-2627-8 was postponed to October 27, 2026.

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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 four minutes or less.

Lisa Schmidt – Ward 2

Ms. Schmidt thanked the City's Utility Services Department and debris removal crews for their prompt response and professionalism during storm recovery, sharing her appreciation for staff who quickly assisted with an emergency water meter issue.

*

Marguerite Larson – Ward 6
Ms. Larson encouraged the City to consider planting additional vegetation around the proposed shelter site to improve drainage and help reduce flooding.

*

Mayumi Windler – Ward 2
Ms. Windler commented on the June financial report, noting revenues were below budget while expenditures were also lower than projected, and encouraged continued monitoring of the City's finances.

*

Rodney Johnson – Ward 2
Mr. Johnson requested that Councilmembers speak louder and closer to their microphones to improve audio quality for residents attending meetings and watching online.

*

Billy Jewell – Ward 5
Mr. Jewell expressed frustration over the lack of follow-up regarding concerns with a development site plan and requested better communication and action from City staff.

*

Gary King – Ward 5
Mr. King reiterated concerns about drainage issues associated with the Western Farmers/OEC substation project, stating that construction has impacted his property and requested additional City oversight.

*

Jackson Foote – Ward 4
Mr. Foote had concerns about the public process surrounding the Dr. Pepper water tower agreement and encouraged Council to consider access to transportation when discussing future policies affecting unhoused residents.

*

Cross Ferguson – Ward 4
Mr. Ferguson expressed disappointment that there was limited public input regarding the Dr. Pepper water tower agreement and encouraged the City to seek greater public engagement on similar projects in the future.

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ADJOURNMENT

The Meeting was Adjourned at 9:06 p.m.

ATTEST:

City Clerk

Mayor Stephen T. Holman

CITY OF NORMAN, OK
CITY COUNCIL CONFERENCE

Municipal Building, Executive Conference Room, 201 West Gray, Norman, OK 73069
Tuesday, August 11, 2026, at 5:00 PM

MINUTES

The City Council Conference of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Executive Conference Room in the Municipal Building, on Tuesday, August 11, 2026, at 5:00 PM, and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

CALL TO ORDER

Mayor Holman called the meeting to order at 5:01 p.m.

PRESENT
Mayor Stephen Holman
Councilmember Ward 1 David Gandesbery
Councilmember Ward 2 Jacy Deck
Councilmember Ward 3 Robert Bruce
Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Trey Kirby
Councilmember Ward 6 Kyle Steele
Councilmember Ward 8 Scott Dixon

ABSENT
Councilmember Ward 7 Kimberly Blodgett

AGENDA ITEMS

1. DISCUSSION REGARDING POTENTIAL INTERCHANGE LOCATIONS WITHIN NORMAN FOR THE SOUTH EXTENSION TURNPIKE PLANNED FOR CONSTRUCTION BY THE OKLAHOMA TURNPIKE AUTHORITY.

   Mr. Trent January, Oklahoma Turnpike Authority, provided an update on the Toby Keith Expressway and Southern Extension projects, including the proposed additional interchanges. He explained that the Authority had engaged a third-party landscaping group to develop potential designs based on feedback received during public meetings.

   Mr. Joe Echelle, Oklahoma Turnpike Authority, discussed the Southern Extension's proposed alignment, interchanges, and emergency access. He explained that the Oklahoma Turnpike Authority receives its authority from the State Legislature and does not require City approval to construct the turnpike itself. Hel also discussed the Authority's existing agreement with the Oklahoma Highway Patrol and the potential for contracting with local fire departments, noting that additional emergency-response costs could ultimately affect toll rates. Mr. Echelle stated that, from a safety perspective, interchanges spaced approximately every five miles would provide additional access

Item 1, continued:

and turnaround opportunities, particularly as the area continues to grow. He also explained that future interchanges could potentially be considered after the turnpike is constructed, although doing so later could require additional right-of-way, utility, relocation, roadway improvements, and local funding.

Council questioned whether the City has authority over construction of the turnpike, the Authority's responsibility for emergency response, and whether local fire departments could be contracted to provide services. Councilmember Dixon expressed support for continuing to discuss the issue from a public safety perspective. Councilmember Bruce asked about other Oklahoma communities without turnpike interchanges and whether any state agency independently evaluates interchange spacing from a statewide safety perspective. Mr. Echelle explained that the Authority generally considers approximately five miles an appropriate spacing for safe access and emergency turnaround locations, although specific locations depend on engineering and other factors. Councilmember Gandesbery expressed support for an interchange near Alameda and Tecumseh based on public safety and hazardous-material response concerns, while emphasizing that his position depended on the Authority's information regarding affected properties. Councilmember Kirby expressed strong opposition, citing the City's existing shortage of firefighters and stating that the proposed interchange would provide limited additional emergency-response benefit compared with existing routes. Council discussed whether emergency access could instead be provided through a gate or other roadway connection without constructing a full interchange. Councilmember Grant requested that, if staff proceeds with a resolution, it includes information regarding a future fire station, noise studies and sound walls, natural landscaping, potential wetland mitigation, and assistance with fire equipment for hazardous-material response. Council also discussed the potential long-term liability and increased call volume that the Southern Extension could create for the Norman Fire Department, as well as the lack of a direct mechanism for compensating the City for those additional public-safety costs. Council questioned the timing for providing direction to staff. Staff explained that a resolution could be prepared for a future Council meeting and would be subject to Council consideration and a public hearing. Councilmember Hinkle indicated that he opposed the interchanges but wanted an opportunity to hear from Ward Six constituents before providing final input

Council also discussed whether declining the proposed interchanges now would prevent the City from requesting them in the future. Mr. Echelle explained that the City could potentially request an interchange later, but doing so could require additional property acquisition, utility relocation, and improvements to City streets, and the project would have to be reconsidered against the Authority's priorities at that time.

Council directed staff to continue developing resolution language regarding the proposed interchanges and incorporate the additional information requested by Council, including considerations related to a future fire station, noise mitigation, sound walls, natural landscaping, wetland mitigation, and fire equipment/public-safety needs.

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ADJOURNMENT

The meeting was adjourned at 6:29 p.m.

ATTEST:

City Clerk

Mayor Stephen T. Holman

CITY OF NORMAN, OK
CITY COUNCIL REGULAR MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Tuesday, August 11, 2026 at 6:30 PM

MINUTES

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers in the Municipal Building, on Tuesday, August 11, 2026, at 6:30 PM, and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

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

You are required to sign up in advance of the meeting on the City's webpage, by calling the City Clerk's Office (405-366-5406), or at the Council Chambers prior to the start of the meeting with your name, ward, and item you wish to speak to including whether you are a proponent or opponent. When the time comes for public comments, the Clerk will call your name and you can make your way to the podium. Comments may be limited on items of higher interest, if so, the Mayor will announce that at the beginning of the meeting. Participants may speak one time only up to 4 minutes per person per item. There will be no yielding of time to another person. Sign up does not guarantee you will get to speak if the allotted time for that item has already been exhausted. If there is time remaining after those registered to speak have spoken, persons not previously signed up may have the opportunity to speak. Comments received must be limited to the motion on the floor only.

CALL TO ORDER

Mayor Holman called the meeting to order at 6:38 p.m.

ROLL CALL

PRESENT
Mayor Stephen Holman
Councilmember Ward 1 David Gandesbery
Councilmember Ward 2 Jacy Deck
Councilmember Ward 3 Robert Bruce
Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Trey Kirby
Councilmember Ward 6 Kyle Steele
Councilmember Ward 7 Kimberly Blodgett
Councilmember Ward 8 Scott Dixon

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Holman.

AWARDS AND PRESENTATIONS

PROCLAMATIONS

1. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-5: PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING AUGUST 19TH, 2026, AS WORLD HUMANITARIAN DAY IN THE CITY OF NORMAN.

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

   Participants in discussion:
   1. Ms. Amberly Shroyer, student at LeMonde International School and owner of Sensational Celebrations, thanked Council and made comments.

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

   Receipt of Proclamation P-2627-5 was Acknowledged.

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COUNCIL ANNOUNCEMENTS

Ward 1 - Councilmember Gandesbery

Councilmember Gandesbery expressed appreciation to Council Member Blodgett for organizing a successful school supply drive benefiting Madison and Reagan Elementary Schools, noting the significant community support and donations received. Special thanks were given to those who contributed to the effort.

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Ward 2 - Councilmember Deck

Councilmember Deck thanked those responsible for clearing storm debris along Garrison near Alcott Middle School and around the elementary school in Ward 2. With school starting Thursday, the cleanup was appreciated to ensure students could safely access and leave school.

*

Council announcements continued:

Ward 4 - Councilmember Grant

Councilmember Grant acknowledged the passing of local musician Terry Buffalo, recognizing his contributions to Norman's creative and music community. Appreciation was expressed to Becca Bean for serving on the Public Safety Oversight Committee and to Victor Long and Tom Burke for serving on the Ward Four ADA Citizens Advisory Committee. She also highlighted the successful Taste of Downtown event and reminded residents to support the 2nd Friday Art Walk on August 14, 2026, from 6:00 to 9:00 p.m.

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Ward 5 Kirby – Councilmember

Councilmember Kirby thanked residents who have continued to work to protect their homes, property, and livelihoods, acknowledging the difficulties they have faced.

*

Ward 6 - Councilmember Steele

Councilmember Steele recognized Kelly Freeman and Romina Navarro Vega, who were being appointed to the ADA Citizens Advisory Committee and Human Rights Commission, respectively, and thanked them for their service. He also announced participation in the League of Women Voters booth at the Friday Art Walk from 6:00 to 8:00 p.m. and the first Ward Six quarterly meeting at the East Side Library on Saturday, August 15, at 1:00 p.m.

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Ward 7 – Councilmember Blodgett

Councilmember Blodgett thanked the Norman community for its support of a school supply drive benefiting Madison and Reagan Elementary Schools, organized in partnership with Alpha Gamma Delta. The drive received substantial donations, including backpacks from Crocs, with supplies scheduled to be delivered to the schools. She also reminded Cedar Lane, Cobblestone, and Sage residents of the Planning Commission meeting on Thursday at 5:30 p.m. regarding the proposed change to the Sage apartments from age-restricted (55+) housing to all-ages housing.

*

Mayor Holman

The Mayor provided updates on the proposed Public Safety Ad Hoc Committee, upcoming council committee meetings, local events, and the recognition of Al Eschbach's 50 years in sports radio. He also provided an update on storm debris cleanup, noting that approximately 47,000 cubic yards of debris—equivalent to more than 2,000 truckloads—had been collected since cleanup began July 9. He explained that the City must initially fund the cleanup before seeking Federal Emergency Management Agency (FEMA) reimbursement and encouraged residents to monitor the City's website and social media for daily progress updates. Mayor Holman asked residents to remain patient as crews continue working throughout the City.

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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 2 through Item 26 be placed on the consent docket.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Items 2 through 26 were placed on the Consent Docket.

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APPROVAL OF MINUTES

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

   CITY COUNCIL MEETING MINUTES OF MAY 26, 2026; JUNE 9, 2026; AND JULY 7, 2026.

   NORMAN UTILITIES AUTHORITY MEETING MINUTES OF MAY 26, 2026; JUNE 9, 2026; AND JULY 7, 2026.

   NORMAN MUNICIPAL AUTHORITY MEETING MINUTES OF MAY 26, 2026; JUNE 9, 2026; AND JULY 7, 2026.

   NORMAN TAX INCREMENT FINANCE AUTHORITY MEETING MINUTES OF MAY 26, 2026; JUNE 9, 2026; AND JULY 7, 2026.

   NORMAN PARKING AND TRANSIT AUTHORITY MEETING MINUTES OF MAY 26, 2026; JUNE 9, 2026; AND JULY 7, 2026.

   CITY COUNCIL SPECIAL MEETING MINUTES OF MAY 5, 2026; JUNE 2, 2026; JUNE 9, 2026, BUDGET ADOPTION; JUNE 9, 2026; AND JULY 7, 2026.

   CITY COUNCIL STUDY SESSION MEETING MINUTES OF MAY 19, 2026.

   CITY COUNCIL CONFERENCE MEETING MINUTES OF APRIL 28, 2026, AND MAY 26, 2026.

Item 2, continued:

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

The minutes were Approved.

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First Reading Ordinance

3. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-44 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, REPEALING ORDINANCE O-2122-10, AND AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A PART OF THE NORTH HALF (N/2) OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND REINSTATING THE A-2, RURAL AGRICULTUAL DISTRICT ZONING FOR THE SAME; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3766 EAST ROBINSON STREET; WARD 5)

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

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

   Ordinance O-2526-44 was Adopted on First Reading by Title.

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4. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-54 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR MINI-WAREHOUSE IN THE C-2, GENERAL COMMERCIAL DISTRICT, FOR THE TRACT OF LAND BEING A PART OF GOVERNMENT LOT 8 IN SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1 VAN BUREN STREET; WARD 2)

Item 4, continued:

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Ordinance O-2526-54 was Adopted on First Reading by Title.

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5. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-73 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE TRACT OF LAND BEING A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST AND THE WEST HALF (W/2) OF SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, AND A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST AND THE NORTHWEST QUARTER (NW/4) OF SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, AND A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, RM-6, MEDIUM DENSITY APARTMENT DISTRICT, AND A-1, GENERAL AGRICULTURAL DISTRICT, AND PLACE SAME IN THE A-2, RURAL AGRICULTURAL DISTRICT AND PROVIDING FOR THE SEVERABILITY THEREOF. (WEST OF I-35 AND SOUTH OF W LINDSEY ST AND 36TH AVE SW; WARD 3)

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Ordinance O-2526-73 was Adopted on First Reading by Title.

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6. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-74 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND IN THE WEST HALF OF SECTION SEVEN (7), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA AND BEING A PORTION OF LOT ONE (1), BLOCK ONE (1) OF CANADIAN TRAILS ADDITION AS RECORDED IN BOOK 15, PAGES 39 AND 40, PLAT RECORDS OF CLEVELAND COUNTY, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (801 S CANADIAN TRAILS DRIVE; WARD 2)

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Ordinance O-2526-74 was Adopted on First Reading by Title.

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7. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-75 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE HIGHLAND LOTS 5-13 BLK 4, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM R-3, MULTI-FAMILY DWELLING DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (314 E. HAYES STREET; WARD 4)

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Ordinance O-2526-75 was Adopted on First Reading by Title.

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Appointments

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

ADA CITIZEN'S ADVISORY COMMITTEE
TERM: 06-23-26 TO 05-28-29, KELLI FREEMAN - WARD 6
TERM: 06-23-26 TO 05-28-29, VICTOR LONG - WARD 4
TERM: 06-23-26 TO 05-28-29, TOM BURKE - WARD 4
TERM: 06-23-26 TO 05-28-29, CHRIS NANNY - WARD 1
TERM: 06-23-26 TO 05-28-29, SARAH HALL - WARD 3

HUMAN RIGHTS COMMISSION
TERM: 06-23-26 TO 07-13-29, POLLY HENDERSON- WARD 1
TERM: 06-23-26 TO 07-13-29, AISHA ALI, WARD 3
TERM: 06-23-26 TO 07-13-29, ROMINA NAVARRO VEGA - WARD 6

PUBLIC SAFETY OVERSIGHT COMMITTEE
TERM: 08-11-26 TO 02-10-27, REBECCA BEAN - WARD 4

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

The Appointments were Approved.

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Reports/Communications

9. CONSIDERATION OF SUBMISSION, ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND/OR REJECTION OF RECEIPT OF THE CITY MANAGER'S CONTRACT AND CHANGE ORDER REPORT AND DIRECTING THE FILING THEREOF.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

The City Manager's Contract and Change Order Report was Acknowledged.

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Surplus

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

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

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

    The Declaration of Surplus was Approved, and the sale thereof was Authorized.

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Easement

11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASMENT E-2627-6 THROUGH E-2627-19: TEMPORARY DRIVEWAY EASEMENTS E-2627-8, E-2627-9, E-2627-11, E-2627-13, E-2627-14, E-2627-18 AND E-2627-19; TEMPORARY CONSTRUCTION EASEMENTS E-2627-10, E-2627-12, E-2627-16, AND E-2627-17; PERMANENT EASEMENTS E-2627-6, E-2627-7, AND E-2627-15; AND THE FILING THEREOF IN THE AMOUNT OF $8,475.00 FOR THE LINDSEY STREET SPECIAL CORRIDOR PROJECT FROM PICKARD AVENUE TO ELM AVENUE AS OUTLINED IN THE STAFF REPORT. (WARD 4 AND 7)

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

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

    Easements E-2627-6 through E-2627-19 were Accepted and the filing thereof with the Cleveland County Clerk was Directed.

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Certificate of Survey

12. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2627-1: FOR NUGENT ESTATES, EASEMENT E-2627-5 AND A VARIANCE IN THE WIDTH OF A PRIVATE ROAD FROM TWENTY-FEET TO TWELVE-FEET, (GENERALLY LOCATED ON THE EAST SIDE OF 84TH AVENUE S.E. AND ONE-QUARTER OF A MILE NORTH OF STATE HIGHWAY 9 (WARD 5).

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

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

    Norman Rural Certificate of Survey for Nugent Estates was Approved, Easement E-2627-5, and variance were Accepted, and the filing thereof with the Cleveland County Clerk was directed.

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Conveyance of Deed

13. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF TRANSFER OF 0.67 ACRES FROM THE OKLAHOMA DEPARTMENT OF TRANSPORTATION TO THE CITY OF NORMAN, FOR REAL PROPERTY TO BE USED AS PARK LAND IN CONJUNCTION AT ADKINS CROSSING PARK AND THE POTENTIAL NORMAN FORWARD RIVER PARK.

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

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

    Conveyance of Deed from the Oklahoma Department of Transportation to the City of Norman was Approved.

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Certificate of Plat Correction

14. CONSIDERATION FOR APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CERTIFICATE OF PLAT CORRECTION CPC-2627-1: FOR VILLAS AT ASHTON GROVE, SECTION ONE, A PLANNED UNIT DEVELOPMENT, (GENERALLY LOCATED ON THE EAST SIDE OF 48TH AVENUE N.W. AND ONE-QUARTER MILE NORTH OF WEST ROCK CREEK ROAD) (WARD 8).

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

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

    Certificate of Plat Correction CPC-2627-1 for Villas at Ashton Grove was Approved.

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Contracts

15. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT THREE TO CONTRACT K-1213-125 WITH TYLER TECHNOLOGIES IN THE AMOUNT OF $259,650 AND ADDITIONAL RECURRING COST OF $67,000 ANNUALLY, FOR THE POLICE DEPARTMENT TO MIGRATE/UPGRADE TO THE TYLER ENTERPRISE RECORDS MANAGEMENT SYSTEM PLATFORM / APPLICATIONS WHICH WAS APPROVED IN THE FYE 2027 BUDGET AS OUTLINED IN THE STAFF REPORT.

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

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

    Amendment Three to Contract K-1213-125 was Approved.

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16. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT TWO TO CONTRACT K-1718-51: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND GARVER ENGINEERS IN THE AMOUNT OF $65,585 FOR DESIGN SERVICES FOR A TRAFFIC SIGNAL AT THE INTERSECTION OF 36TH AVENUE NW AND BART CONNER DRIVE AS OUTLINED IN THE STAFF REPORT. (WARD 8)

Item 16, continued:

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Amendment Two to Contract K-1718-51 was Approved.

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17. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE FINAL ACCEPTANCE OF CONTRACT K-2526-151: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND GAMETIME, FOR THE BLUESTEM PARK PLAYGROUND PROJECT AND FINAL PAYMENT OF $224,999.94.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Final Acceptance and Final Payment of Contract K-2526-151 were Approved.

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18. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2627-28: AN ENTERPRISE AGREEMENT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC., (ESRI) TO PROVIDE SOFTWARE AND SOFTWARE MAINTENANCE AND SUPPORT FOR THE CITY OF NORMAN'S ENTERPRISE GEOGRAPHIC INFORMATION SYSTEM (GIS) IN THE AMOUNT OF $120,300 PER YEAR FOR A PERIOD OF THREE YEARS.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Contract K-2627-28 was Approved.

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Acting as the City of Norman and the Norman Utilities Authority

19. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2627-39 BY AND BETWEEN THE CITY OF NORMAN/NORMAN UTILITIES AUTHORITY AND BURLINGTON NORTHERN SANTA FE (BNSF) RAILWAY COMPANY IN THE AMOUNT OF $7,400 FOR THE MAIN STREET RAILROAD CROSSING ASSOCIATED WITH THE JAMES GARNER WATER LINE REPLACEMENT FROM DUFFY TO MAIN PROJECT. (WARD 4)

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Contract K-2627-39 was Approved.

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Acting as the City of Norman and the Norman Utilities Authority

20. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2627-40 BY AND BETWEEN THE CITY OF NORMAN/NORMAN UTILITIES AUTHORITY AND BURLINGTON NORTHER SANTA FE (BNSF) RAILWAY COMPANY IN THE AMOUNT OF $7,400 FOR THE RAILROAD CROSSING BETWEEN APACHE AND LINN ASSOCIATED WITH THE JAMES GARNER WATER LINE REPLACEMENT FROM DUFFY TO MAIN. (WARD 4)

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Contract K-2627-40 was Approved.

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21. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2627-42: A GRANT FROM THE OKLAHOMA HIGHWAY SAFETY OFFICE (OHSO) IN THE AMOUNT OF $67,967.00 TO BE USED BY THE POLICE DEPARTMENT TO CONDUCT HIGH-VISIBILITY ENFORCEMENT, SATURATION PATROLS, INFORMATION/EDUCATION CAMPAIGNS DIRECTED TOWARD TRAFFIC SAFETY, AND PARTICIPATE IN OHSO MOBILIZATIONS; AND BUDGET APPROPRIATION AS OUTLINED IN THE STAFF REPORT.

Item 21, continued:

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

The grant from the Oklahoma Highway Safety Office (OHSO) was Accepted, Contract K-2627-42 and Budget Appropriation were Approved.

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22. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2627-43: A PROJECT AGREEMENT WITH THE OKLAHOMA DEPARTMENT OF TRANSPORTATION (ODOT) FOR THE CONSTRUCTION OF THE LINDSEY STREET SPECIAL CORRIDOR PROJECT FROM PICKARD AVENUE TO ELM AVENUE AND ADOPTION OF RESOLUTION R-2627-22 ADOPTING THE ODOT PROJECT AGREEMENT; AND APPROPRIATION OF FUNDS. (WARD 4 AND 7)

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Contract K-2627-43 and Budget Appropriation were Approved and Project Resolution R-2627-22 was Adopted.

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Resolutions

23. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-9: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, APPROPRIATING $29,728.40 FROM REFUNDS / REIMBURSEMENTS MISCELLANEOUS ACCOUNTS TO PAY FOR REPAIRS TO CITY OF NORMAN PROPERTY DAMAGED BY OTHER DRIVERS IN TRAFFIC COLLISIONS.

Item 23, continued:

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Resolution R-2627-9 was Adopted.

*****

24. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-18: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AND THE NORMAN MUNICIPAL AUTHORITY APPROPRIATING $411,814 FROM THE STREET MAINTENANCE BOND FUND BALANCE TO THE BOND ARBITRAGE PROJECT TO REPAY THE REBATE LIABILITY TO THE UNITED STATES TREASURY, INTERNAL REVENUE SERVICE (IRS), AS OUTLINED IN THE STAFF REPORT.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Resolution R-2627-18 was Adopted.

*****

25. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF R-2627-20: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, TRANSFERRING $19,468 FROM THE CAPITAL FUND, GENERAL OBLIGATION BOND BALANCE TO THE 24TH AVENUE NE BRIDGE REPLACEMENT PROJECT DESIGN ACCOUNT FOR THE DESIGN OF THE 24TH AVENUE NE BRIDGE OVER UNNAMED TRIBUTARY TO ROCK CREEK BOND PROJECT. (WARD 6)

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Resolution R-2627-20 was Adopted.

26. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RESOLUTION R-2627-21: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ADOPTING THE FISCAL YEAR ENDING 2027 CITY COUNCIL HANDBOOK.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Resolution R-2627-21 was Adopted.

*****

NON-CONSENT ITEMS

Second Reading Ordinance

27. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-64 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE NORTHRIDGE INDUSTRIAL PARK SECTION 7 LOT 8A AKA LOTS 8 AND 9 BLK 2, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3201 DESKIN DRIVE; WARD 8)

Item 27 was postponed to October 13, 2026, by the applicant.

*****

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 four minutes or less.

Amy Cerato – Ward 5

Ms. Cerato spoke in opposition to the proposed Southern Extension turnpike interchanges, citing concerns about property rights, environmental impacts, and the conduct of the Oklahoma Turnpike Authority (OTA). She urged for more studies to be required before approving the project.

*

Miscellaneous Comments, continued:

Tiffany Stephens - Ward 5
Ms. Stephens expressed opposition to the turnpike project and questioned the City's continued cooperation with OTA. Ahe urged Council to uphold its previous resolution requiring environmental and feasibility studies and consideration of alternative transportation options.

*

Sheryl Hoggatt - Ward 5
Ms. Hoggatt urged Council to consider the impact of the proposed turnpike on affected families, property owners, wildlife, and water resources. She encouraged Council members to speak directly with residents whose properties may be affected.

*

Tracy Williamson - Ward 5
Ms. Williamson opposed the proposed interchanges, expressing concerns about development, environmental impacts, and the loss of rural property. She encouraged Council to carefully consider residents' concerns before moving forward.

*

Rick Sondag - Ward 5
Mr. Sondag encouraged Council to represent Norman residents and remain engaged with those affected by the turnpike project. He emphasized the importance of public participation and communication with residents.

*

Julie Sondag - Ward 5
Ms. Sondag opposed the proposed turnpike and interchanges, citing concerns about development, wildlife, flooding, and impacts on residents. She encouraged consideration of commuter rail and other transportation alternatives.

*

Tassie Hirschfeld - Ward 5
Ms. Hirshfeld expressed continued opposition to the OTA and raised concerns about property acquisition, environmental impacts, and the history of the turnpike project.

*

Kelly Wilson - Ward 6
Ms. Wilson questioned the need for additional interchanges and expressed concerns about traffic accidents and the strain they could place on Norman's emergency services. She urged Council to protect residents from additional impacts.

*

Dan Munson - Ward 7
Mr. Munson encouraged the City to strengthen its contracts and raised concerns about emergency response resources and the potential impact of turnpike accidents on public safety

Miscellaneous Comments, continued:

Pam Post - Ward 5
Ms. Post urged Council to continue opposing additional turnpike interchanges and expressed concerns about development, environmental impacts, and the potential effects on Lake Thunderbird.

*

Geoffrey Arce - Ward 5
Mr. Arce questioned whether the City Manager's reports adequately meet City Charter requirements and encouraged more detailed information regarding City operations, public safety, water resources, and departmental performance.

*

Amanda
Ms. Amanda expressed disappointment with Councilmembers' attentiveness during public comments and encouraged them to give residents their full attention and respect.

*****

COUNCIL COMMENTS

Councilmember Ward 3 – Bruce
Councilmember Bruce clarified that the city does not have a partnership agreement with the Oklahoma Turnpike Authority (OTA), and that OTA's authority comes from state legislation and Supreme Court approval. He noted that resolutions express Council's position and are not binding, while contracts would establish enforceable obligations. Councilmember Bruce also thanked Mr. Pyle for his responsiveness to Council's requests.

*

Councilmember Ward 4 – Grant
Councilmember Grant supported public transit but acknowledged that the City cannot stop the turnpike project. They supported pursuing mitigation measures and addressing public safety, environmental, and emergency response concerns. Councilmember Grant also discussed future public safety funding needs and emphasized that resident concerns will help shape future contracts and resolutions with OTA.

*

Councilmember Ward 5 – Kirby
Councilmember Kirby explained that he uses his phone during meetings to respond to Ward 5 residents. He opposed continued negotiations with OTA, stating that the City should prioritize residents and expressing concerns about past agreements not being honored.

*

Councilmember Ward 6 – Steele
Councilmember Steele thanked residents, particularly Ms. Wilson, for speaking on the issue and invited her to continue the conversation after the meeting.

Council Comments, continued:

Councilmember Ward 7 – Blodgett
Councilmember Blodgett thanked residents reiterated her opposition to OTA and support for Ward 5, including previously voting against the substations, and expressed her intent to continue supporting Ward 5 residents.

*****

ADJOURNMENT

The Meeting was Adjourned at 8:04 p.m.

ATTEST:

City Clerk

Mayor Stephen T. Holman

CITY OF NORMAN, OK
CITY COUNCIL CONFERENCE

Municipal Building, Executive Conference Room, 201 West Gray, Norman, OK 73069
Tuesday, August 25, 2026 at 5:00 PM

MINUTES

The City Council Conference of the City of Norman, Cleveland County, State of Oklahoma, met in conference in the Executive Conference Room in the Municipal Building, on Tuesday, August 25, 2026 at 5:00 PM, and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

CALL TO ORDER

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

PRESENT
Mayor Stephen Holman
Councilmember Ward 1 David Gandesbery
Councilmember Ward 2 Jacy Deck
Councilmember Ward 3 Robert Bruce
Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Trey Kirby
Councilmember Ward 6 Kyle Steele
Councilmember Ward 7 Kimberly Blodgett
Councilmember Ward 8 Scott Dixon

AGENDA ITEMS

1. CONTINUED DISCUSSION REGARDING A RESIDENTIAL OUTDOOR LIGHTING ORDINANCE.

   Presenter: Rick Knighton, City Attorney

   Mr. Knighton presented a proposed approach to address residential light trespass. He reviewed previous residential lighting proposals and the City's existing commercial lighting ordinance, noting that enforcement of a residential ordinance through Code Compliance would require nighttime staffing and additional resources. Staff recommended amending the existing Disturbing the Peace Ordinance to prohibit light trespass that substantially interferes with the peace, comfort, or reasonable use and enjoyment of neighboring property. The proposed approach would allow law enforcement to issue citations that could be referred to mediation, providing a faster and more collaborative way for neighbors to resolve disputes. Mr. Knighton emphasized that mediation could address underlying conflicts between neighbors while reducing the need for continued police involvement.

Item 1, continued:

Councilmembers discussed whether the Ordinance would apply to private roads and residential construction, the treatment of apartments under the existing commercial lighting Ordinance, anonymous complaints, and resolving neighbor disputes and the potential need to evaluate enforcement resources if complaints increase. Staff explained the limitations on anonymous complaints and noted that certain City employees are available after hours, while streetlight complaints are generally forwarded to the appropriate utility provider.

Councilmembers expressed support for the proposed approach of addressing residential light trespass through the existing Disturbing the Peace Ordinance and using mediation as a preferred means of resolving disputes. Staff will prepare the proposed Ordinance for consideration on a future Council agenda, with enforcement and resource impacts to be evaluated after implementation. Councilmembers also encouraged residents to attempt to resolve lighting disputes with their neighbors before involving police or the City.

*****

ADJOURNMENT

The Meeting was Adjourned at 5:26 p.m.

ATTEST:

City Clerk

Mayor Stephen T. Holman

CITY OF NORMAN, OK
CITY COUNCIL REGULAR MEETING
Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Tuesday, August 25, 2026, at 6:30 PM

MINUTES

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers in the Municipal Building, on Tuesday, August 25, 2026, at 6:30 PM, and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

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

You are required to sign up in advance of the meeting on the City's webpage, by calling the City Clerk's Office (405-366-5406), or at the Council Chambers prior to the start of the meeting with your name, ward, and item you wish to speak to including whether you are a proponent or opponent. When the time comes for public comments, the Clerk will call your name and you can make your way to the podium. Comments may be limited on items of higher interest, if so, the Mayor will announce that at the beginning of the meeting. Participants may speak one time only up to 4 minutes per person per item. There will be no yielding of time to another person. Sign up does not guarantee you will get to speak if the allotted time for that item has already been exhausted. If there is time remaining after those registered to speak have spoken, persons not previously signed up may have the opportunity to speak. Comments received must be limited to the motion on the floor only.

CALL TO ORDER

Mayor Holman called the meeting to order at 6:30 p.m.

ROLL CALL

PRESENT
Mayor Stephen Holman
Councilmember Ward 1 David Gandesbery
Councilmember Ward 2 Jacy Deck
Councilmember Ward 3 Robert Bruce
Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Trey Kirby
Councilmember Ward 6 Kyle Steele
Councilmember Ward 7 Kimberly Blodgett
Councilmember Ward 8 Scott Dixon

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Holman.

COUNCIL ANNOUNCEMENTS

Ward 1 - Councilmember Gandesbery

Councilmember Gandesbery provided an update regarding storm debris limb removal in Ward One, noting that Utilities staff had been contacted to ensure the area was identified and would be addressed after other wards were completed. He also welcomed the temporary Spirit Halloween location inside the Homeland store on Alameda Street.

*

Ward 3 - Councilmember Bruce

Councilmember Bruce thanked residents for their calls, texts, emails, and in-person discussions regarding storm debris pickup and assured residents in Fountain Gate and Cambridge Place that their areas remained on the cleanup list and would be addressed shortly.

*

Ward 4 - Councilmember Grant

Councilmember Grant recognized Haley Hopper for her reappointment to the Economic Development Advisory Board and former Councilmember Elizabeth Foreman for joining the board. She highlighted opportunities for incremental development in Ward Four, including potential mixed-use development at 916 and 920 Monnet Avenue, and encouraged developers to participate in an upcoming development boot camp. Councilmember Grant also congratulated the organizers of the Spark event benefiting the Firehouse Art Center and recognized its arts, veteran, and pottery programs; she also highlighted the City's social services office and thanked staff and community partners for helping residents experiencing homelessness connect with available services.

*

Ward 5 - Councilmember Kirby

Councilmember Kirby thanked residents who volunteered for the ad hoc and other City committees, attended the meeting, provided public comment, and contacted Council regarding community concerns. He also thanked former Councilmember Elizabeth Foreman for joining the Economic Development Advisory.

*

Ward 6 - Councilmember Steele

Councilmember Steele encouraged Ward Six residents to reach out by phone or email regarding items on the evening's agenda. He additionally suggested that items receiving the greatest public interest be placed toward the top of the non-consent agenda when possible.

*

Ward 8 - Councilmember Dixon

Councilmember Dixon highlighted several Ward Eight projects on the agenda, including street resurfacing, a proposed traffic signal at 36th Avenue and Rock Creek Road, and resurfacing and engineering work along 48th Avenue and Rock Creek Road toward Tecumseh.

*

Council announcements, continued:

Mayor Holman

Mayor Holman reminded residents to be patient around school pick up and drop-off areas as school resumes. He also noted record enrollment at the University of Oklahoma and discussed the resulting need for student housing and its impact on housing availability and affordability. Upcoming local sporting events were highlighted; an update was provided on storm debris cleanup, encouraging residents to monitor the City's daily debris map and website for progress and to remain patient as crews work extended hours. Mayor Holman also explained that the City must initially fund cleanup and seek reimbursement through FEMA and other assistance, and thanked City crews and a resident who provided property for debris disposal. Finally, residents were encouraged to attend or watch committee meetings on Thursdays.

*****

APPROVAL OF MINUTES

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

   CITY COUNCIL STUDY SESSION MEETING MINUTES OF JUNE 16, 2026.

   CITY COUNCIL BUSINESS AND COMMUNITY AFFAIRS COMMITTEE MEETING MINUTES OF MAY 7, 2026.

   CITY COUNCIL OVERSIGHT COMMITTEE MEETING MINUTES OF MAY 14, 2026, AND JUNE 11, 2026.

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

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

   The Minutes were Approved.

*****

CONSENT DOCKET

This item is placed on the agenda so that the City Council, by unanimous consent, can designate those routine agenda items that they wish to be approved or acknowledged by one motion. If any item proposed does not meet with approval of all Councilmembers, that item will be heard in regular order. Staff recommends that Item 2 through Item 21 be placed on the consent docket.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Items 2 through 21 were placed on the Consent Docket.

*****

Appointments

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

   ECONOMIC DEVELOPMENT ADVISORY BOARD
   TERM: 08-13-26 TO 08-13-29, HAILEY HOPPER - WARD 4
   TERM: 08-25-26 TO 08-13-29, ELIZABETH FOREMAN - WARD 6

   ANIMAL WELFARE OVERSIGHT COMMITTEE
   TERM: 08-25-26 TO 05-27-29, RACHEL HOPKIN - WARD 5

   DEVELOPMENT OVERSIGHT COMMITTEE FOR TIF DISTRICT 2
   TERM: 04-10-26 TO 04-10-29, STEVEN MCDANIEL - WARD 3

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

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

   The Appointments were Approved.

*****

Reports/Communications

3. CONSIDERATION OF SUBMISSION, ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND/OR REJECTION OF RECEIPT OF THE CITY MANAGER'S CONTRACT AND CHANGE ORDER REPORT AND DIRECTING THE FILING THEREOF.

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

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

   The City Manager's Contract and Change Order Report was Acknowledged.

   *****

4. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION, AND/OR POSTPONEMENT OF RECEIPT OF THE FINANCE DIRECTOR'S INVESTMENT REPORT AS OF JULY 31, 2026, AND DIRECTING THE FILING THEREOF.

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

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

   The Finance Director's Investment Report was Acknowledged.

   *****

5. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION, AND/OR POSTPONEMENT OF THE MONTHLY DEPARTMENTAL REPORT FOR THE MONTH OF JULY 2026.

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

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

   The Monthly Departmental Report was Acknowledged.

   *****

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CITY'S APPLICATION FOR PERMISSION TO CARRY ITS OWN RISK WITHOUT WORKERS' COMPENSATION INSURANCE IN THE AMOUNT OF $1,000.

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

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

   The Application was Approved.

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Certificate of Survey

7. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2526-3: FOR ROADRUNNER ESTATES, A VARIANCE IN THE MINIMUM FRONT SETBACK WIDTH REQUIREMENT FROM 330' TO 275.98' FOR TRACTS 1 AND 2 AND A VARIANCE IN THE TEN ACRES REQUIREMENT FROM 10 ACRES TO 9.61 ACRES FOR TRACTS 1 AND 2 (GENERALLY LOCATED ONE-HALF MILE EAST OF 48TH AVENEUE N.E. ON THE NORTH SIDE OF ALAMEDA STREET). (WARD 5)

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

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

   The Certificate of Survey COS-2526-3 for Roadrunner Estates was Approved.

*****

Release of Easement

8. CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE RELEASE OF EASEMENT R-2627-20, FOUND IN BOOK 316, PAGE 188 (WATER) AND THE RELEASE OF EASEMENT RE-2627-21 FOUND IN BOOK 404, PAGE 290 (WATER) WITHIN THE PROPERTY PLATTED AS BLOCK 1, THE SECOND STATE UNIVERSITY ADDITION (LOCATED AT 310 EAST BOYD STREET) (WARD 4).

Item 8, continued:

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

The Release of Easements RE-2627-20 and RE-2627-21 were Accepted and the filing thereof with the Cleveland County Clerk was Directed.

*****

Final Plat

9. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FP-2627-2: FINAL PLAT FOR BELLATONA ADDITION, SECTION 5. (GENERALLY LOCATED ON THE NORTH SIDE OF STATE HIGHWAY 9 AND EAST OF 36TH AVENUE SE) (WARD 5).

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Final Plat FP-2627-2 for Bellatona Addition was Approved.

*****

10. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FP-2627-3: FINAL PLAT/FINAL SITE DEVELOPMENT PLAN FOR ST. JAMES PARK SECTION 7 ADDITION, A PLANNED UNIT DEVELOPMENT, (GENERALLY LOCATED ON THE NORTH SIDE OF CEDAR LANE ROAD AND ONE-HALF MILE EAST OF CLASSEN BOULEVARD (WARD 5).

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Final Plat FP-2627-3 and Site Development Plan for St. James Park Section 7 Addition were Approved.

*****

Contracts

11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RATIFICATION OF CONTRACT TASK ORDER NUMBER ONE, TWO AND THREE TO CONTRACT K-2425-79: TO COLLECT STORM DEBRIS BETWEEN THE CITY OF NORMAN OKLAHOMA AND T.F.R ENTERPRISES, INC., AND BUDGET TRANSFER AS OUTLINED IN THE STAFF REPORT.

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

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

    The Ratification of Contract Task Orders One, Two, and Three to Contract K-2425-79 and Budget Transfer were Approved.

    *****

12. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER ONE TO CONTRACT K-2526-63: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA AND ELLSWORTH CONSTRUCTION OKC, L.L.C., REDUCING THE CONTRACT AMOUNT BY $71,794.78 FOR A REVISED AMOUNT OF $661,071.62, THE FINAL ACCEPTANCE OF CONTRACT AND FINAL PAYMENT OF $33,053.58 FOR THE STREET MAINTENANCE BOND PROGRAM - FYE 2026 URBAN RECONSTRUCTION PROJECT (WARDS 2 AND 3).

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

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

    Change Order One to Contract K-2526-63, Final Acceptance, and Final Payment were Approved.

    *****

13. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF WORK ORDER PW1 TO ON-CALL CONTRACT K-2526-71: BY AND BETWEEN THE CITY OF NORMAN AND COWAN GROUP ENGINEERING, L.L.C., IN THE AMOUNT OF $194,500 FOR THE PRELIMINARY STUDY AND CONCEPTUAL DESIGN REPORT FOR THE MAIN STREET TWO-WAY PROJECT AND BUDGET TRANSFERS AS OUTLINED IN THE STAFF REPORT. (WARD 4)

Item 13, continued:

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Work Order PW1 to Contract K-2526-71 and Budget Transfers were Approved.

*****

14. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2627-4: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND INNOVATIVE ROADWAY SOLUTIONS, L.L.C., IN THE AMOUNT OF $538,180.62 FOR THE FYE 2027 STREET MAINTENANCE BOND - PREVENTATIVE MAINTENANCE PROJECT, PERFORMANCE BOND B-2627-7; STATUTORY BOND B-2627-8; MAINTENANCE BOND MB-2627-4, AND ADOPTION OF RESOLUTION R-2627-2 GRANTING TAX-EXEMPT STATUS (WARDS 8 AND 3).

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Contract K-2627-4, associated Bonds were Approved, and Resolution R-2627-2 was Adopted.

*****

15. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CONTRACT K-2627-25: BY AND BETWEEN THE CITY OF NORMAN AND THE NORMAN FIREHOUSE ART CENTER, LOCATED AT 444 SOUTH FLOOD AVENUE, FOR THE USE OF THE FIREHOUSE ART CENTER IN LIONS PARK FOR AN INITIAL ONE (1) YEAR TERM WITH AN OPTION OF FIVE (5) FIVE (5) YEAR RENEWAL TERMS FOR A MAXIMUM TERM OF TWENTY-FIVE (25) YEARS FROM THE INITIAL TERM.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Contract K-2627-25 was Approved.

16. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2627-32: BY AND BETWEEN THE CITY OF NORMAN AND THE PERFORMING ARTS STUDIO, INC. D/B/A THE DEPOT FOR THE USE OF THE SANTA FE TRAIN STATION, LOCATED AT 200 SOUTH JONES AVE., FOR AN INITIAL ONE (1) YEAR TERM WITH AN OPTION OF FIVE (5) FIVE (5) YEAR RENEWAL TERMS FOR A MAXIMUM TERM OF TWENTY-FIVE (25) YEARS FROM THE INITIAL TERM.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Contract K-2526-32 Approved.

*****

17. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2627-36: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND BECK DESIGN, IN THE AMOUNT OF $92,000 FOR THE SOONER THEATRE MASTER PLAN PROJECT.

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Contract K-2526-36 Approved.

*****

18. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2627-37: A SUPPLEMENTAL PROJECT MAINTENANCE, FINANCING, AND RIGHT-OF-WAY AGREEMENT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE OKLAHOMA DEPARTMENT OF TRANSPORTATION (ODOT), FOR THE INSTALLATION OF A TRAFFIC SIGNAL AT 36TH AVENUE NW WITH BART CONNER DRIVE PROJECT AND ADOPTION OF RESOLUTION R-2627-19 (Ward 8).

Item 18, continued:

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Contract K-2526-37 was Approved and Resolution R-2627-19 was Adopted.

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19. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2627-45: BY AND BETWEEN THE CITY OF NORMAN AND COWAN GROUP ENGINEERING, L.L.C., FOR DESIGN ENGINEERING OF THE 48TH AVENUE NW PHASE 2 PROJECT – ROCK CREEK ROAD TO TECUMSEH ROAD IN THE AMOUNT OF $503,750 FOR THE 2019 BOND PROJECT. (WARD 3, WARD 8)

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Contract K-2526-45 was Approved.

*****

Resolutions

20. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-16: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA REQUESTING $18,797.31 APPROPRIATION OF FUNDS FROM RISK MANAGEMENT MISCELLANEOUS REIMBURSEMENTS/REFUNDS ACCOUNT TO REPAIR AND REPLACE TRAFFIC SIGNAL EQUIPMENT OR TRAFFIC SIGNS DAMAGED IN TRAFFIC COLLISIONS (CITYWIDE).

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Resolution R-2627-16 was Adopted.

21. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF R-2627-23: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO SUPPORT A JOINT GRANT APPLICATION WITH THE CENTRAL OKLAHOMA TRANSPORTATION AND PARKING AUTHORITY, DBA EMBARK, AND THE CITY OF EDMOND TO THE UNITED STATES DEPARTMENT OF TRANSPORTATION'S FFY2026 INNOVATIVE COORDINATED ACCESS AND MOBILITY PILOT PROGRAM (ICAM) FOR PLANNING FOR REGIONAL PARATRANSIT SERVICE; AND EXPRESSING ITS COMMITMENT TO SEEK FUNDING FOR THE LOCAL MATCH ($10,000) IF SUCH A GRANT IS AWARDED AND PROJECT APPROVED.

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

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

    Resolution R-2627-23 was Adopted.

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NON-CONSENT ITEMS

Public Hearings

22. PUBLIC HEARING REGARDING ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A GRANT IN THE AMOUNT OF $55,456 TO THE CITY OF NORMAN, THE MOORE POLICE DEPARTMENT, AND THE CLEVELAND COUNTY SHERIFF'S OFFICE FROM THE UNITED STATES DEPARTMENT OF JUSTICE/BUREAU OF JUSTICE ASSISTANCE (DOJ/BJA) THROUGH THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM WITH NORMAN'S PORTION OF $35,325 TO BE USED BY THE NORMAN POLICE DEPARTMENT FOR FORENSIC EQUIPMENT REPAIR/RECALIBRATION, ADVANCED SPECIALTY TRAINING (AND ASSOCIATED TRAVEL) AND DIGITAL SIGNAGE; CONTRACT K-2627-47; AND BUDGET APPROPRIATION FROM THE SPECIAL GRANT FUND BALANCE AS OUTLINED IN THE STAFF REPORT.

    Motion to open the Public Hearing made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 7 Blodgett.

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

    The Public Hearing was Opened.

Item 22, continued:

Participants in Discussion:

1. Mr. John Stege, Standards Administrator
2. Mr. Stephen Ellis, Ward 4, asked questions.
3. Major Chad Vincent, Norman Police Department

Motion to Close the Public Hearing made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 7 Blodgett.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

The Public Hearing Was Closed.

Motion to Accept the Grant and Approve Contract K-2627-47 and Budget Appropriation made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 7 Blodgett.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

The Grant was Accepted, Contract K-2627-47 and Budget Appropriation were Approved.

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Second Reading Ordinance

23. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-44 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, REPEALING ORDINANCE O-2122-10, AND AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A PART OF THE NORTH HALF (N/2) OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND REINSTATING THE A-2, RURAL AGRICULTUAL DISTRICT ZONING FOR THE SAME; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3766 EAST ROBINSON STREET; WARD 5)

Item 23, continued:

Motion to adopt on Second Reading made by Councilmember Ward 5 Kirby, Seconded by Councilmember Ward 6 Steele.

Participants in discussion:
1. Mr. Geoffrey Arce, presenter
2. Mr. Rick Knighton, City Attorney

Motion to postpone to November 24, 2026, made by Councilmember Ward 5 Kirby, Seconded by Councilmember Ward 1 Gandesbery.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett

Voting Nay: Councilmember Ward 8 Dixon

Ordinance O-2526-44 was postponed to November 24, 2026.

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24. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-54 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR MINI-WAREHOUSE IN THE C-2, GENERAL COMMERCIAL DISTRICT, FOR THE TRACT OF LAND BEING A PART OF GOVERNMENT LOT 8 IN SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1 VAN BUREN STREET; WARD 2)

Motion to adpot on Second Reading made by Councilmember Ward 2 Deck, Seconded by Councilmember Ward 7 Blodgett.

Participants in discussion:
1. Mr. Brandon McDonald, Barefoot Land Co.
2. Mr. Braden Shaffer, Crafton Tull

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Ordinance O-2526-54 was Adopted on Second Reading Section by Section.

Item 24, continued:

Motion to adopt on Final Reading made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 7 Blodgett.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Ordinance O-2526-54 was Adopted on Final Reading as a whole.

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25. CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-1: PRELIMINARY PLAT FOR VAN BUREN SELF-STORAGE, GENERALLY LOCATED SOUTH AND WEST OF THE INTERSECTION OF 24TH AVENUE S.W. AND VAN BUREN STREET (WARD 2).

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

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Preliminary Plat PP-2627-1 for Van Buren Self-Storage was Approved.

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26. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-73 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE TRACT OF LAND BEING A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST AND THE WEST HALF (W/2) OF SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, AND A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST AND THE NORTHWEST QUARTER (NW/4) OF SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, AND A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, RM-6, MEDIUM DENSITY APARTMENT DISTRICT, AND A-1, GENERAL AGRICULTURAL DISTRICT, AND PLACE SAME IN THE A-2, RURAL AGRICULTURAL DISTRICT AND PROVIDING FOR THE SEVERABILITY THEREOF. (WEST OF I-35 AND SOUTH OF W LINDSEY ST AND 36TH AVE SW; WARD 3)

Motion to adopt on Second Reading made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 7 Blodgett.

Participants in discussion:

1. Mr. Armando Rosell, Representative of the applicant.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Ordinance O-2627-73 was Adopted on Second Reading Section by Section.

Motion to adopt on Final Reading made by Councilmember Ward 2 Deck, Seconded by Councilmember Ward 7 Blodgett.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Ordinance O-2627-73 was Adopted on Final Reading as a whole.

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27. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-74 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND IN THE WEST HALF OF SECTION SEVEN (7), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA AND BEING A PORTION OF LOT ONE (1), BLOCK ONE (1) OF CANADIAN TRAILS ADDITION AS RECORDED IN BOOK 15, PAGES 39 AND 40, PLAT RECORDS OF CLEVELAND COUNTY, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (801 S CANADIAN TRAILS DRIVE; WARD 2)

Motion to adopt on Second Reading made by Councilmember Ward 2 Deck, Seconded by Councilmember Ward 7 Blodgett.

Participants in discussion:

1. Mr. Sean Rieger, Rieger Sadler Joyce
2. Ms. Beth Muckala, Assistant City Attorney
3. Mr. Rick McKinney, McKinney Partnership Architects
4. Ms. Lora Hoggatt, Planning Services Manager
5. Ms. Ellen Feaver, Ward 2, opponent
6. Mr. Stephen Ellis, Ward 4, opponent
7. Ms. Maurine Garton Ward 2, opponent
8. Ms. Kathy Blakely, Ward 2, opponent
9. Ms. Pamela Wallace, Ward 2, opponent
10. Mr. Jim Jenkins, Ward 2, opponent
11. Ms. Marguerite Larson, Ward 6, opponent
12. Mr. Joseph Grzybowski, Ward 4, opponent
13. Mr. Stephen Long, Ward 2, opponent
14. Mr. A.C. Raines, Ward 2, opponent
15. Ms. Ruth Mojica, Ward 2, opponent
16. Ms. Steffanie Allen, Ward 2, opponent
17. Mr. Rodney Johnson, Ward 2, opponent
18. Mr. Jackson Foote, Ward 4, made comments

Motion to postpone to September 8, 2026, made by Councilmember Ward 8 Dixon, Seconded by Councilmember Ward 7 Blodgett.

Voting Yea: Mayor Holman, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Voting Nay: Councilmember Ward 1 Gandesbery, Councilmember Ward 6 Steele

Ordinance O-2526-74 was postponed to September 8, 2026.

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28. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-75 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE HIGHLAND LOTS 5-13 BLK 4, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM R-3, MULTI-FAMILY DWELLING DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (314 E. HAYES STREET; WARD 4)

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

Participants in discussion:

1. Major Paul Ryerson, Area Commander - Salvation Army
2. Mr. Rob Norman, Ward 3, proponent

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Ordinance O-2526-75 was Adopted on Second Reading Section by Section.

Motion to Adopt on Final Reading made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 7 Blodgett.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Ordinance O-2526-75 was Adopted on Final Reading as a whole.

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The Council took a break from 10:44 p.m. to 10:59 p.m.

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Resolutions

29. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-31: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA EXPRESSING SUPPORT FOR THE OKLAHOMA TURNPIKE AUTHORITY'S CONSTRUCTION OF INTERCHANGES ALONG THE SOUTH EXTENSION TURNPIKE LIMITED TO LOCATIONS AT TECUMSEH ROAD, ALAMEDA STREET, AND ETOWAH ROAD, AND REQUESTING ADDITIONAL COMMUNITY-FOCUSED ENHANCEMENTS INCLUDING SOUND BARRIERS, ENHANCED LANDSCAPING, AND LAND, FUNDING, AND/OR EQUIPMENT TO ASSIST FIRST RESPONDERS IN THE PROTECTION OF RESIDENTS, PROPERTY AND TRAVELERS.

Motion made by Councilmember Ward 8 Dixon, Seconded by Councilmember Ward 1 Gandesbery.

Participants in discussion:

1. Mr. Clint Mercer, Finance Director
2. Mr. Rick Knighton, City Attorney
3. Mr. Darrel Pyle, City Manager
4. Mr. Scott Sturtz, Director of Public Works
5. Mr. Collin O'Leary, Poe and Associates
6. Ms. Jane Hudson, Planning and Community Development Director
7. Mr. Travis King, Fire Chief
8. Ms. Amy Cerato, Ward 5, opponent
9. Ms. Julie Sondag, Ward 5, made comments
10. Mr. Rick Sondag, Ward 5, made comments
11. Mr. Jessie Matlock, Ward 5, opponent
12. Mr. Dave Moore, Ward 3, made comments
13. Ms. Tracey Williamson, Ward 5, opponent
14. Ms. Tiffany Stephens, Ward 5, opponent
15. Ms. Marguerite Larson, Ward 6, opponent
16. Ms. Cindy Rogers, Ward 4, opponent
17. Ms. Kelly Wilson, Ward 6, opponent
18. Ms. Tassie Hirschfeld, Ward 5, opponent
19. Ms. Mayumi Windler, Ward 2, opponent
20. Mr. Bob Post, Ward 5, opponent
21. Mr. Rob Norman, Ward 3, opponent
22. Ms.Pam Post, Ward 5, opponent
23. Mr. Jim Adair, Ward 8, opponent
24. Mr. Greg Fitter, Ward 5, opponent
25. Ms. Kate Contreras, Ward 5, opponent
26. Mr. Rodney Johnson, Ward 2, made comments

Voting Yea: Councilmember Ward 1 Gandesbery, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 8 Dixon

Voting Nay: Mayor Holman, Councilmember Ward 2 Deck, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett

Motion Failed and Resolution R-2627-31 was Rejected.

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 four minutes or less.

Amy Cerato – Ward 5
Ms. Cerato thanked the Council for its decision regarding the Oklahoma Turnpike Authority (OTA). She expressed concerns about OTAA's environmental review process and traffic noise impacts, particularly the decision not to construct a sound wall due to cost.

*

Dave Moore - Ward 3
Mr. Moore expressed concern about a speaker being interrupted and emphasized the importance of respecting free speech and allowing citizens to fully share their comments.

*

Tracey Williamson - Ward 5
Ms. Williamson thanked the Mayor and Councilmembers for listening to residents and opposing the OTA proposal.

*

Marguerite Larson - Ward 6
Mr. Larson thanked Councilmembers and Mayor Holman for considering the broader impacts of the issue and expressed appreciation for their support of residents.

*

Kelly Wilson - Ward 6
Ms. Wilson expressed disappointment that she was initially unable to share information she believed was relevant to Council's questions. She ultimately shared the information regarding an Oklahoma County agreement with OTA and concerns about costs related to road damage.

*

Tassie Hirschfeld - Ward 5
Ms. Hirschfeld thanked the Council for its decision and specifically commended Mayor Holman for his thoughtful consideration of the issue. She also encouraged Council to listen to information provided by Kelly Wilson.

*

Mayumi Windler - Ward 2
Ms. Windler asked about ethical and conflict-of-interest requirements applicable to City staff and whether staff are subject to standards like those governing elected officials.

*

Miscellaneous Comments, continued:

Rob Norman – Ward 3
Mr. Norman raised concerns about OTA's mitigation commitments and urged Council to carefully scrutinize information from the agency. He encouraged residents to use elections and citizen initiatives to influence major decisions affecting the community.

*

Pam Post – Ward 5
Ms. Post expressed concerns about unequal access to City staff and thanked the Council for representing Norman residents in its decision regarding OTA.

*

Jackson Foote – Ward 4
Mr. Foote expressed concern about potential compromises on the OTA issue and urged Council to remain accountable to residents and prioritize the public interest.

*

Tanner Naher – Ward 5
Mr. Naher thanked the Council for allowing him to speak and encouraged Councilmembers to communicate with affected landowners and consider the impacts of the proposed turnpike on local families.

*

Mike Bruehl – Ward 5
Ms. Bruehl opposed the use of eminent domain to take family property and discussed Knox gate systems as an alternative for providing emergency access without a turnpike interchange.

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COUNCIL COMMENTS

Mayor Holman
The Mayor emphasized that every vote counts, noting that approximately 400,000 people voted in the Governor's runoff, which was decided by a margin of only 2,000 votes. He thanked everyone for attending.

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ADJOURNMENT

The Meeting was Adjourned at 2:13 a.m.

ATTEST:

City Clerk

Mayor Stephen T. Holman

CITY OF NORMAN, OK
CITY COUNCIL REGULAR MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Tuesday, September 08, 2026, at 6:30 PM

MINUTES

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers in the Municipal Building, on Tuesday, September 08, 2026, at 6:30 PM, and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

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

You are required to sign up in advance of the meeting on the City's webpage, by calling the City Clerk's Office (405-366-5406), or at the Council Chambers prior to the start of the meeting with your name, ward, and item you wish to speak to including whether you are a proponent or opponent. When the time comes for public comments, the Clerk will call your name and you can make your way to the podium. Comments may be limited on items of higher interest, if so, the Mayor will announce that at the beginning of the meeting. Participants may speak one time only up to 4 minutes per person per item. There will be no yielding of time to another person. Sign up does not guarantee you will get to speak if the allotted time for that item has already been exhausted. If there is time remaining after those registered to speak have spoken, persons not previously signed up may have the opportunity to speak. Comments received must be limited to the motion on the floor only.

CALL TO ORDER

Mayor Holman called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Holman.

ROLL CALL

PRESENT
Mayor Stephen Holman
Councilmember Ward 1 David Gandesbery
Councilmember Ward 2 Jacy Deck
Councilmember Ward 3 Robert Bruce
Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Trey Kirby
Councilmember Ward 6 Kyle Steele
Councilmember Ward 7 Kimberly Blodgett
Councilmember Ward 8 Scott Dixon

PROCLAMATIONS

1. CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-7: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING SUNDAY, SEPTEMBER 27, 2026, AS MONARCHS IN THE PARK DAY IN THE CITY OF NORMAN, AND CELEBRATING THE PATHWAYS FOR POLLINATORS AND PEOPLE PARTNERSHIP, THE ACCOMPANYING CONSERVATION GRANT PROGRAM, AND THE NEW CITY HALL POLLINATOR GARDENS AND MURAL.

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

   Participants in discussion:
   1. Michele Loudenback, Environmental and Sustainability Manager, thanked Council and made comments.
   2. Katie Hawk, Executive Director of the Oklahoma Monarch Society, thanked Council and made comments.

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

   Receipt of Proclamation P-2627-7 was Acknowledged.

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2. CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-8: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF SEPTEMBER 2026, AS HEALTHY AGING MONTH IN THE CITY OF NORMAN.

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

   Participants in discussion:
   1. Lynn Miller, Board President with Healthy Living Norman, thanked Council and made comments.
   2. Katherine Liedy, Executive Director with Healthy Living Norman, thanked Council and made comments.

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

   Receipt of Proclamation P-2627-8 was Acknowledged.

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3. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND OR POSTPONEMENT OF PROCLAMATION P-2627-9: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING SEPTEMBER 15, 2026, THROUGH OCTOBER 15, 2026, AS HISPANIC HERITAGE MONTH IN THE CITY OF NORMAN.

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

Participants in discussion:

1. Robert Ruiz, Superintendent of Puentes y Puertas Dual Language Community School, thanked Council and made comments.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Receipt of Proclamation P-2627-9 was Acknowledged.

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4. CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-10: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF SEPTEMBER 2026, AS SUICIDE PREVENTION MONTH IN THE CITY OF NORMAN.

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

Participants in discussion:

1. Connie Eckstein thanked Council and made comments.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Receipt of Proclamation P-2627-10 was Acknowledged.

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5. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2627-11: PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE WEEK OF SEPTEMBER 17 THROUGH 23, 2026, AS CONSTITUTION WEEK IN THE CITY OF NORMAN.

Item 5, continued:

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

Participants in discussion:

1. Lana Beerhalter and members of the Daughters of the American Revolution thanked Council and made comments.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Receipt of Proclamation P-2627-11 was Acknowledged.

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COUNCIL ANNOUNCEMENTS

Ward 1 - Councilmember Gandesbery

Councilmember Gandesbery thanked residents for their engagement regarding the billboard issue and announced a new convenience store/deli planned near Lindsay and Biloxi Drive. He also discussed collaboration with the County on mental health services and recognized National 9/11 Day and Suicide Awareness Week and encouraged participation in the Norman Out of the Darkness Walk on September 27, 2026, at Ruby Grant Park.

*

Ward 2 - Councilmember Deck

Councilmember Deck thanked constituents for their continued engagement regarding issues affecting them. She announced the Second Friday Art Walk on Friday September 11, 2026, and noted she would be participating with the League of Women Voters.

*

Ward 3 - Councilmember Bruce

Councilmember Bruce thanked residents for their input on e-bike regulations, turnpike exits, and potential Ward 5 de annexation, noting that these issues remain under review and discussion.

*

Ward 4 - Councilmember Grant

Councilmember Grant announced the City Council Oversight Committee Meeting scheduled for September 10, 2026, at 5:00 p.m., which will include updates on homelessness, social services, opioid abatement programs, and noise ordinance enforcement. They also recognized the passing of Barbara Henderson and highlighted her significant contributions to Norman's human rights efforts.

*

Council Announcements, continued:

Ward 6 - Councilmember Steele

Councilmember Steele encouraged residents to provide input regarding billboards generally, noting that a first reading on sign regulations was included on the consent agenda. He also announced a community meeting at Beanstalk Coffee 867 12th Avenue NE on September 12, 2026, from 11:00 a.m. to 1:00 p.m.

*

Ward 8 - Councilmember Dixon

Councilmember Dixon noted that the Brookhaven 5K begins and ends in Ward 8 and suggested discussing a possible name change. He also announced that the City successfully defended all five claims in a district court case, with motions to dismiss granted on three claims and summary judgement granted for the defendants on the remaining claims.

*

Mayor Holman

Mayor Holman encouraged residents to attend the downtown Norman Art Walk and support local businesses. He provided an update on storm debris cleanup, noting that more than 100,000 cubic yards had been collected, with crews continuing to work seven days a week and encouraged residents to be patient and report missed pickups. Mayor Holman thanked City staff and cleanup crews for their continued efforts. He also reminded residents that Council committee meetings are held each Thursday and are livestreamed on the City's YouTube channel, with opportunities to attend in person.

*****

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 6 through Item 28 be placed on the consent docket.

Motion to place item 6 through 28 on the Consent Docket made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Motion to postpone item 8 to November 10, 2026, made by Councilmember Ward 7 Blodgett, Seconded by Councilmember Ward 4 Grant

Participants in discussion:

1. Joseph Krodel, Fellers Snider Blankenship Bailey and Tippens, P.C.
2. Lori Mouse, Ward 7, opponent

Motion withdrawn by Councilmember Ward 7 Blodgett and Councilmember Ward 4 Grant with the understanding that item 8 will be placed on the agenda on November 24, 2026.

Back to the main motion on the floor.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Item 6 through 28 were placed on the Consent Docket.

*****

APPROVAL OF MINUTES

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

   CITY COUNCIL COMMUNITY PLANNING AND TRANSPORTATION COMMITTEE MEETING MINUTES OF MAY 28, 2026, JUNE 25, 2026, AND MARCH 25, 2021.

   CITY COUNCIL STUDY SESSION MEETING MINUTES OF JULY 20, 2021.

   CITY COUNCIL BUSINESS AND COMMUNITY AFFAIRS COMMITTEE MEETING MNUTES OF FEBRUARY 2, 2023.

   Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

   The minutes were Approved.

First Reading Ordinance

7. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF ORDINANCE O-2526-72 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 28-601 ("STANDARDS") OF ARTICLE 28-VI ("OFF-PREMISES SIGNS") WITHIN CHAPTER 28 ("SIGN REGULATIONS") OF THE CODE OF THE CITY OF NORMAN TO ADOPT CORRECTED LANGUAGE FULLY IMPLEMENTING PREVIOUSLY-APPROVED STANDARDS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Ordinance O-2526-72 was Adopted on First Reading by Title.

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8. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-2 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST, OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A PUD, PLANNED UNIT DEVELOPMENT AND PLACE THE SAME IN A PUD, PLANNED UNIT DEVELOPMENT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (4403 12th AVE S.E.; WARD 7)

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Ordinance O-2627-2 was Adopted on First Reading by Title and will be placed on the November 24, 2026 agenda for Second and Final Reading.

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9. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-3 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE TRACT OF LAND IN THE NORTHEAST 2.78 FEET OF LOT 5 AND ALL OF LOT 6, BLOCK 29, OF THE ORIGINAL TOWN OF THE CITY OF NORMAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE R-3, MULTIFAMILY DWELLING DISTRICT, AND PROVIDING FOR THE SEVERABILITY THEREOF. (404 E SYMMES; WARD 4)

   Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

   Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

   Ordinance O-2627-3 was Adopted on First Reading by Title.

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10. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-9 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, AMENDING SECTION 24-403 OF THE CODE OF ORDINANCES OF THE CITY OF NORMAN TO FORBID DISTURBING THE PEACE OF ANOTHER BY LIGHT TRESPASS AS DEFINED THEREIN; AND PROVIDING FOR THE SEVERABILITY THEREOF.

    Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

    Ordinance O-2627-9 was Adopted on First Reading by Title.

*****

Reports/Communications

11. CONSIDERATION OF SUBMISSION, ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND/OR REJECTION OF RECEIPT OF THE CITY MANAGER'S CONTRACT AND CHANGE ORDER REPORT AND DIRECTING THE FILING THEREOF.

Item 11, continued:

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Receipt of the City Manager's Contract and Change Order Report was Acknowledged.

*****

12. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION, AND/OR POSTPONEMENT OF THE RECEIPT OF THE ANNUAL REPORT FROM FIREHOUSE ART CENTER TO THE BOARD OF PARK COMMISSIONERS

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Receipt of the Report was Acknowledged.

*****

13. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION, AND/OR POSTPONEMENT OF RECEIPT OF THE ANNUAL REPORT FROM THE NORMAN OPTIMIST CLUB TO THE BOARD OF PARK COMMISSIONERS

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Receipt of the Report was Acknowledged.

*****

14. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION, AND/OR POSTPONEMENT OF RECEIPT OF THE ANNUAL REPORT FROM WESTWOOD GOLF AND GOLF MAINTENANCE TO THE BOARD OF PARK COMMISSIONERS

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Receipt of the Report was Acknowledged.

*****

Court Order

15. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A COURT ORDER: A RECOMMENDATION FOR APPROVAL OF A COURT ORDER IN THE AMOUNT OF $115,710.00 REGARDING SPENCER ALAN STEELE VS. THE CITY OF NORMAN, OKLAHOMA WORKERS' COMPENSATION COMMISSION CASE 2025-06683 Q.

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

The Court Order was Approved.

*****

Settlement

16. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-35: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AUTHORIZING JOINT PETITION SETTLEMENT OF THE CLAIM FILED BY DONALD PACZOSA UNDER THE PROVISIONS OF THE WORKERS' COMPENSATION STATUTES OF THE STATE OF OKLAHOMA IN THE CASES OF *DONALD PACZOSA V. THE CITY OF NORMAN,* WORKERS' COMPENSATION COMMISSION CASE 2026-00253 K; DIRECTING THE LEGAL DEPARTMENT TO THEN FILE SUCH SETTLEMENT AND ALL ATTENDANT COSTS IN THE WORKERS' COMPENSATION COMMISSION, OKLAHOMA CITY, OKLAHOMA; AND AUTHORIZING AND DIRECTING THE FINANCE DIRECTOR TO SUBSEQUENTLY PURCHASE SUCH WORKERS' COMPENSATION COMMISSION JUDGMENT FROM THE RISK MANAGEMENT INSURANCE FUND.

    Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

    Resolution R-2627-35 was Adopted.

*****

Donation

17. CONSIDERATION OF ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A DONATION IN THE AMOUNT OF $1,500.00 FROM BEST FRIENDS ANIMAL SOCIETY TO BE USED AT THE NORMAN ANIMAL WELFARE CENTER AND BUDGET APPROPRIATION.

    Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

    The Donation to the Norman Animal Welfare Center was Accepted and the Budget Appropriation was Approved.

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18. CONSIDERATION OF ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A DONATION IN THE AMOUNT OF $500.00 FROM LINDA ESGAR TO BE USED AT THE NORMAN ANIMAL WELFARE CENTER.

    Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

    The Donation to the Norman Animal Welfare Center was Accepted.

    *****

19. CONSIDERATION OF ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A DONATION IN THE AMOUNT OF $1,520.00 FROM CHICKASAW DEPARTMENT OF COMMERCE TO BE USED AT THE NORMAN ANIMAL WELFARE CENTER.

    Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

    The Donation to the Norman Animal Welfare Center was Accepted.

    *****

Final Plat

20. CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FP-2627-4: APPROVAL OF THE FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT, A REPLAT FOR LOT 4, BLOCK 1, UNIVERSITY NORTH PARK, SECTION XXI, A PLANNED UNIT DEVELOPMENT, (GENERALLY LOCATED 240-FEET SOUTH OF ROCK CREEK ROAD ON THE EAST SIDE OF 24TH AVENUE N.W. (WARD 8).

    Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

    Final Plat FP-2627-4 and Site Development Plan was Accepted.

Contracts

21. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF AMENDMENT ONE TO CONTRACT K-1011-158: BY AND BETWEEN THE CITY OF NORMAN AND NEW CINGULAR WIRELESS PCS, L.L.C., FOR PARTIAL LEASE OF THE ROBINSON MONOPOLE COMMUNICATION TOWER LOCATED ON STREETS/STORMWATER FACILITY GROUNDS AT 668 E LINDSEY. (Ward 7)

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Amendment One to Contract K-1011-158 was Approved.

*****

22. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AUTHORIZATION OF WORK ORDER ONE FOR ON-CALL CONTRACT K-2526-73: A CONTRACT BY AND BETWEEN THE CITY OF NORMAN AND GARVER L.L.C., IN THE AMOUNT OF $305,951.00 TO PROVIDE ENGINEERING DESIGN SERVICES FOR THE FRANKLIN ROAD AND PORTER AVENUE ROUNDABOUT PROJECT AND BUDGET TRANSFER. (WARD 6)

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Work Order One to Contract K-2526-73 and Budget Transfer were Approved.

*****

23. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2627-53: A PROJECT AGREEMENT WITH THE OKLAHOMA DEPARTMENT OF TRANSPORTATION (ODOT) FOR THE CONSTRUCTION OF THE TECUMSEH ROAD-24TH AVENUE NW AND FLOOD AVENUE INTERSECTIONS PROJECT AND ADOPTION OF RESOLUTION R-2627-33 ADOPTING THE ODOT PROJECT AGREEMENT; AND APPROPRIATION OF FUNDS. (WARD 8)

Item 23, continued:

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Resolution R-2627-33 was Adopted, Contract K-2627-53 and Appropriation of Funds were Approved.

*****

24. CONSIDERATION OF THE APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CONTRACT K-2627-56: CERTIFIED LOCAL GOVERNMENTS GRANT FUNDING IN THE AMOUNT OF $8,875 TO BE USED FOR THE DEVELOPMENT AND SUPPORT OF LOCAL HISTORIC PROGRAMS, APPROVAL OF CONTRACT K- 2627-56 WITH THE OKLAHOMA HISTORICAL SOCIETY, STATE HISTORIC PRESERVATION OFFICE, AND BUDGET APPROPRIATION AS OUTLINED IN THE STAFF REPORT.

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

The Grant was Accepted and Contract K-2627-56 and Budget Appropriation were Approved.

*****

25. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RATIFICATION OF CONTRACT TASK ORDER NUMBER FOUR TO CONTRACT K-2425-79: TO COLLECT STORM DEBRIS BETWEEN THE CITY OF NORMAN OKLAHOMA AND T.F.R ENTERPRISES, INC., AND BUDGET TRANSFER AS OUTLINED IN THE STAFF REPORT.

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Ratification of Task Order Four to Contract K-2425-79 and Budget Transfer were Approved.

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Resolutions

26. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF R-2627-29: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO SUBMIT A GRANT APPLICATION TO THE FEDERAL TRANSIT ADMINISTRATION'S FISCAL YEAR 2026 BUS AND BUS FACILITIES GRANT PROGRAM (5339b) TO UPGRADE CAD-AVL SOFTWARE FOR THE TRANSIT FLEET; AND EXPRESSING ITS COMMITMENT TO SEEK FUNDING FOR THE LOCAL MATCH IF SUCH GRANT IS AWARDED AND PROJECT APPROVED.

    Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

    Resolution R-2627-29 was Adopted.

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27. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF R-2627-30: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO SUBMIT A GRANT APPLICATION TO THE FEDERAL TRANSIT ADMINISTRATION'S FISCAL YEAR 2026 BUS AND BUS FACILITIES 5339c PROGRAM FOR THE PURCHASE OF THREE 24-FOOT CNG CUTAWAY BUSES; AND EXPRESSING ITS COMMITMENT TO SEEK FUNDING FOR THE LOCAL MATCH IF SUCH GRANT IS AWARDED AND PROJECT APPROVED.

    Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

    Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

    Resolution R-2627-30 was Adopted.

*****

28. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-32: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, REQUESTING THE APPROPRIATION OF DONATED FUNDS IN THE AMOUNT OF $15,000 FROM THE ANIMAL WELFARE DONATIONS ACCOUNT THE ANIMAL WELFARE ACCOUNT MINOR EQUIPMENT AND TOOLS-OTHER ACCOUNT FOR THE PURCHASE OF TWO NEW STORAGE SHEDS FOR THE NORMAN ANIMAL WELFARE CENTER.

Item 28, continued:

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Deck, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Steele, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

Resolution R-2627-32 was Adopted.

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NON-CONSENT ITEMS

Second Reading Ordinance

29. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-74 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND IN THE WEST HALF OF SECTION SEVEN (7), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA AND BEING A PORTION OF LOT ONE (1), BLOCK ONE (1) OF CANADIAN TRAILS ADDITION AS RECORDED IN BOOK 15, PAGES 39 AND 40, PLAT RECORDS OF CLEVELAND COUNTY, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (801 S CANADIAN TRAILS DRIVE; WARD 2)

Ordinance O-2526-74 was withdrawn by the applicant.

*****

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 four minutes or less.

Lori Mouse – Ward 7
Ms. Mouse, a Sage Cobblestone resident and retired Certified Public Accountant asked Council to require written information and projections regarding the proposed change from a 55-plus to an all-ages community.

*

Eldie Morris - Ward 7
Ms. Morris, a Sage Cobblestone resident opposed the change to an all-ages community, citing occupancy and parking concerns.

Miscellaneous Comments, continued:

Bonnie Holmes - Ward 7
Ms. Holmes, a Sage Cobblestone resident expressed concerns about inadequate parking and the impact of allowing families with children.

*

Karen Nicholson - Ward 7
Ms. Nicholson, a Sage Cobblestone resident opposed the change, emphasizing that residents chose the community for its 55-plus designation and senior-oriented environment.

*

Gloria Burris - Ward 7
Ms. Burris, a Sage Cobblestone resident questioned the property's ability to accommodate children and asked Council to consider the impacts of the proposed change.

*

Karlinda Gravel - Ward 4
Ms. Gravel raised concerns about deteriorating streets, increased commercial traffic, and annexation, deannexation, noise, and animal control issues.

*

Rodney Johnson - Ward 2
Mr. Johnson discussed the City's financial condition and supported economic development and expanding the sales tax base throughout Norman.

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COUNCIL COMMENTS

Ward 3 - Councilmember Bruce
Councilmember Bruce emphasized the importance of reviewing the details of the proposed Cobblestone changes and expressed hope that increased marketing and occupancy ocer the next two months could help the property reach financial stability.

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Ward 4 – Councilmember Grant
Councilmember Grant clarified that Fall Fest will return to downtown this year, with the Downtowners organizing the event in October.

*

Ward 5 – Councilmember Kirby
Councilmember Kirby supported allowing Ward 5 residents to pursue deannexation through the established petition process rather than having the matter determined by a Councilmember outside the ward.

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ADJOURNMENT

The Meeting was Adjourned at 8:18 p.m.

ATTEST:

City Clerk

Mayor Stephen T. Holman

File Attachments for Item:

8. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-65 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A PUD, PLANNED UNIT DEVELOPMENT AND PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM A-2, RURAL AGRICULTURAL DISTRICT, AND THE NORTHWEST QUARTER (NW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM PL, PARK LAND DISTRICT, AND PLACE THE SAME IN THE R-1, SINGLE-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR 12TH AVE SE AND CEDAR LANE RD; WARD 7)

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 9/22/2026

REQUESTER: Cedar Lane, L.L.C.

PRESENTER: Jane Hudson, Planning and Community Development Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-65 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A PUD, PLANNED UNIT DEVELOPMENT AND PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM A-2, RURAL AGRICULTURAL DISTRICT, AND THE NORTHWEST QUARTER (NW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM PL, PARK LAND DISTRICT, AND PLACE THE SAME IN THE R-1, SINGLE-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR 12TH AVE SE AND CEDAR LANE RD; WARD 7)

APPLICANT/REPRESENTATIVE	Cedar Lane, L.L.C./Steve Rollins, Arc Engineering Consultants, L.L.C.
LOCATION	Near 12th Ave SE and Cedar Lane Rd
WARD	7
CORE AREA	No

EXISTING ZONING	A-2, Rural Agricultural District, PL, Park Land District, and PUD, Planned Unit Development
EXISTING LAND USE DESIGNATIONS	Urban Low and Urban High
CHARACTER AREA	Suburban Neighborhood
PROPOSED ZONING	R-1, Single-Family Dwelling District
PROPOSED LAND USE	No Change

SUMMARY:

The applicant, Cedar Lane, L.L.C., is requesting to zone the subject properties to R-1, Single-Family Dwelling District. The proposed zoning will allow for the development of single-family homes. There is a companion preliminary plat request associated with this zoning application.

EXISTING CONDITIONS:

SIZE OF SITE: 56.9 acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	A-2/PL/PUD	R-1/PL	R-1/BNSF Railway	R-1/RE/City of Noble	R-1/PL/RE
Land Use	Urban Low/Urban High	Urban Low/Park	Urban Low/BNSF Railway	Urban Low/City of Noble	Urban Low
Current Use	Vacant	Songbird Park/Single-Family Dwellings/ Vacant	Single-Family Dwellings/ Vacant	Single-Family Dwellings/City of Noble	Single-Family Dwellings/ Vacant

ZONING DESIGNATIONS

A-2, Rural Agricultural District

This district is intended to provide a zoning classification for land situated relatively remote from the urban area which is used for agricultural and related purposes and will not be undergoing urbanization in the immediate future. The types of uses, the area and the intensity of use of land which is authorized in this district is designed to encourage and protect all agricultural uses until urbanization is warranted and the appropriate change in district classification is made. Areas included within this district are considered to be

sufficiently remote from developed urban areas that exploration for and production of oil and gas will not be hazardous or detrimental to persons and property within the developed portions of the City. Further, the purpose of the following regulations for properties within the Ten Mile Flat Conservation Area, is to:

- Address unique conditions in the area commonly known as Ten Mile Flat, much of which land lies within the historical floodplain of Ten Mile Creek and the South Canadian River;
- To protect exceptional and irreplaceable natural resources located in the Ten Mile Flat area; and
- To protect against flood damage in the 100-year floodplain and other floodprone areas within the Ten Mile Flat area.

PL, Park Land District

The PL, Park Land District is intended to provide a special zoning district to accomplish the reservation and later use of land for park and open space purposes.

PUD, Planned Unit Development

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 the comprehensive plan of record. The PUD, Planned Unit Development District herein established is intended to provide for greater flexibility in the design of buildings, yards, courts, circulation, and open space than would otherwise be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit, and which are not now required by other regulations. By permitting and encouraging the use of such procedures, the Planning Commission and City Council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety, and welfare of the City. Specifically, the purposes of this section are to encourage:

- A maximum choice in the types of environment and living units available to the public.
- Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.
- Maximum enhancement and minimal disruption of existing natural features and amenities.
- Comprehensive and innovative planning and design of diversified developments which are consistent with the City's long-range plan and remain compatible with surrounding developments.
- More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
- Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use. The PUD, Planned Unit Development regulations are designed to provide for

small- and large-scale developments incorporating a single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites. Private or public common land and open space must be an essential, major element of the development, which is related to, and affects, the long-term value of the homes and other development. A planned unit development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

LAND USE DESIGNATION
Urban Low and Urban High
See attached Urban Low and Urban High Land Use documents.

CHARACTER AREA DESIGNATION
Suburban Neighborhood Areas
See attached Suburban Neighborhood Character Area document.

NEAREST PUBLIC PARK
Songbird Park is the nearest park to the subject property and is accessible via sidewalks within the development.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT: PD26-12 May 28, 2026
This request required a Pre-Development meeting due to the size of the rezoning acreage and the companion preliminary plat application. The applicant attended the May 28 Pre-Development meeting. Please see the attached summary.

BOARD OF PARKS COMMISSIONERS: September 3, 2026
The applicant requested fee-in-lieu of land for this project, with the collected fees assigned to the Songbird Park development account. The Board of Parks Commissioners voted to approve the fee-in-lieu decision with a vote of 6-0.

REVIEW COMMENTS:

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk (*****) indicates that the agency, department, and/or division responded with review comments “inconsistent” with AIM Norman Plan. Items blue in these sections represent City Staff analysis.

CITY DEPARTMENTS
1. Fire Department
2. Building Review
3. Public Works/Engineering
4. Transportation Engineer
5. Planning*
6. Utilities

FIRE DEPARTMENT

Any code items will be addressed during the building permit stage. For code details, view the City of Norman Ordinances and adopted 2018 ICC codes as amended by OUBCC including IFC Appendices B, C, and D.

BUILDING REVIEW

Building codes and all applicable trades will be addressed at the building permit stage.

PUBLIC WORKS/ENGINEERING

Please see the attached preliminary plat report from Engineering.

TRANSPORTATION ENGINEER

Please see the attached reports from the Transportation Engineer for the associated preliminary plat.

PLANNING*

ZONING CONSIDERATIONS

R-1, Single-Family Dwelling District

This residential district is intended for single-family detached development, including accessory dwelling units and other accessory structures. Other uses compatible with single-family residential development are also allowed. Developments in this zoning district should have access to City services and be located in the urbanized area.

The applicant will meet all R-1 requirements. Please see attached Section 36-514 R-1, Single-Family Dwelling District regulations. Single-family dwellings are required to provide two parking spaces per unit. There are no applicable zoning requirements for landscaping, lighting, or exterior materials for single-family dwellings.

AIM NORMAN LAND USE CONSIDERATIONS

Please see the attached descriptions from the AIM Norman Land Use Plan.

Overarching General and Non-Residential Policies

The proposal is generally **consistent** with the Overarching General and Residential Character Area policies, as the proposed development blends with the existing housing in the area. The proposed development is an extension of the existing Cedar Lane neighborhood to the north; however, the new streets follow more of a grid system design than the existing streets. While the proposed density is not varied within the development, it is a higher density than the existing PUD on the south end of the development where the minimum lot size is 0.75 acres.

Suburban Neighborhood Policies

The proposal is **consistent** with the Suburban Neighborhood policies, as it features a single-family housing typology that is supported by the corresponding Urban Low Land

Use designation. The proposed development will also connect to existing City water and sewer services, as called for in the Suburban Neighborhood policies.

Urban Low (UL) Land Use Policies

The proposal is **consistent** with the following UL Land Use policies:

- **Building Types**
- **Site Design**
- **Transportation**
- **Utility Access**
- **Public Space**

Approximately 25% of the preliminary plat area is designated as Urban Low. The applicant is proposing a single-family residential development at a density of 3.5 units per acre. Under the provisions of the R-1, Single-Family Dwelling District, attached or detached accessory dwelling units may be allowed, with the potential to further increase the overall density within the development up to 7 units per acre. The development will connect to existing City water and sewer services. Sidewalks and roadways will connect to the currently developed sections of Cedar Lane to the north, improving connection and circulation. These sidewalks will connect to the greater pedestrian infrastructure network via Cedar Lane Rd. to the north. The proposed development will have pedestrian access to Songbird Park.

Urban High (UH) Land Use Policies

The proposal is **consistent** with the following UH Land Use policies:

- **Utility Access**

A full range of utilities are available and serve the subject property.

The proposal is **inconsistent** with the following UH Land Use policies:

- **Building Types**
- **Site Design**
- **Transportation**
- **Public Space**

Approximately 75% of the preliminary plat area is designated as Urban High. The proposed development is inconsistent with several of the UH Land Use policies. The proposed density of 3.5 units per acre falls below the desired 12 units per acre, with a housing typology of single-family dwellings as opposed to multi-unit, midrise residential and mixed-use buildings called for in the UH Land Use policies. As stated above, attached or detached accessory dwelling units developed in the R-1, Single-Family Dwelling District, could potentially raise the overall density to 7 units per acre. Additionally, it should be noted that the proposal allows for higher single-family densities than is allowed under the PUD, Planned Unit Development, that governs the southern portion of the subject property. The existing PUD requires a minimum lot size of 0.75 acres with a gross density of 0.64 units per acre. When compared to the UH Land Use Policies, the site design is

not conducive to walking; while the development includes sidewalks and pedestrian connectivity, the scale of separation between uses inhibits the walkability of the area.

Neighborhood and/or Special Area Plans

This location **is not** within a Neighborhood or Special Planning Area.

UTILITIES

AIM NORMAN PLAN CONFORMANCE

Proposed development is in accordance with AIM Water and Wastewater Utility Master Plans.

SOLID WASTE MANAGEMENT

Proposed development meets requirements for City streets and provides access for solid waste services.

WATER/WASTEWATER AVAILABILITY

Water Availability

Adequate capacity within the water system exists to serve the proposed development.

Wastewater Availability

Adequate capacity within the wastewater system exists to serve the proposed development.

DISCUSSION:

The proposed development meets the Urban Low Land Use policies but generally does not meet the Urban High Land Use policies. However, this proposal is a continuation of an existing single-family development, and the proposal allows for greater densities and a design that is closer to the intent of the UH Land Use policies than the current PUD zoning district. Cedar Lane Addition was developed 20 years before the AIM Norman Plan was adopted. When the PUD was adopted in 2005, access to City services was not available, requiring individual sewer solutions, which necessitated a larger lot design. With access in place for City services, increasing the density is appropriate at this time. The proposed rezoning and accompanying preliminary plat is intended to continue the existing Cedar Lane subdivision. The proposal will increase automobile and pedestrian connectivity and augment Norman's housing stock in a fast-growing area of the city.

CONCLUSION:

Staff forwards this request for zoning to R-1, Single-Family Dwelling District, and Ordinance O-2526-65 to the Planning Commission for consideration and recommendation to City Council.

ATTACHMENT(S):

Section 36-514, R-1, Single-Family Dwelling District

Cedar Lane AIM Supporting Documents

PLANNING COMMISSION RESULTS:

At their meeting on September 10, 2026, the Planning Commission recommended approval of Ordinance O-2526-65, by a vote of 5-1.

O-2526-65

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A PUD, PLANNED UNIT DEVELOPMENT AND PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM A-2, RURAL AGRICULTUAL DISTRICT, AND THE NORTHWEST QUARTER (NW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM PL, PARK LAND DISTRICT AND PLACE THE SAME IN THE R-1, SINGLE-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR 12TH AVE S.E. AND CEDAR LANE ROAD; WARD 7)

§ 1. WHEREAS, Cedar Lane, Inc. has made application to have the properties described below removed from a PUD, Planned Unit Development, A-2, Rural Agricultural District, and PL, Park Land District, and to have the same placed in the R-1, Single-Family Dwelling 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 on September 10, 2026 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 36-201 of the Code of the City of Norman, Oklahoma, is hereby amended so as to remove the following described properties from a

PUD, Planned Unit Development, A-2, Rural Agricultural District, and PL, Park Land District, and place the same in the R-1, Single-Family Dwelling District to wit:

PUD to R-1:
A tract of land lying in the Southeast Quarter (SE/4) of Section Sixteen (16), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:
BEGINNING at the Southwest corner of the Southeast Quarter (SE/4) of Section 16;
THENCE North 00°00’34” West, along the West line of said Section 16, a distance of 1160.51 feet;
THENCE North 89°17’13” East a distance of 1585.23 feet;
THENCE South 21°11’15” East a distance of 1255.10 feet;
THENCE South 89°43’11” West, along the South line of said Section 16, a distance of 2038.56 feet to the POINT OF BEGINNING.
Said tract of land contains 2,114,842 square feet or 48.5501 acres, more or less

A-2 to R-1:
Part of the East Half (E/2) of the Southwest Quarter (SW/4) of Section Sixteen (16), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, described as follows:
BEGINNING at the Northeast corner of said East Half (E/2) of the Southwest Quarter (SW/4) which is 2643.64 feet North of the Southeast corner of said East half (E/2) of the Southwest Quarter (SW/4); Thence South 89°14'30" West along the North line of said East Half (E/2) of the Southwest Quarter (SW/4) a distance of 1327.97 feet to the Northwest Quarter corner of said East Half (E/2) of the Southwest Quarter (SW/4); Thence South 00°07'43" East along the West line of said East Half (E/2) of the Southwest Quarter (SW/4) a distance of 329.94 feet; Thence North 89°15'48" East a distance of 891.79 feet; Thence North a distance of 177.30 feet; Thence North 89°15'48" East a distance of 435.44 feet; Thence North a distance of 153.15 feet to the Point of Beginning.

PL to R-1
Basis of bearing used N 89°16'55" E along the South line of said Northwest Quarter (NW/4) of Section Sixteen (16), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma. State Plane Coordinate System, Oklahoma South Zone, City of Norman survey control network.

A tract of land in Section Sixteen (16), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Southwest corner of said Northwest Quarter (NW/4) of said Section Sixteen (16);
Thence N 89°16'55" E along the South line of said Northwest Quarter (NW/4), a distance of 1,426.82 feet;
Thence N 00°12'17" W a distance of 488.66 feet to the Southwest corner of Common Area "C" of the recorded plat of Cedar Lane Section 1;
Thence N 89°21'41" E along the South line of said Common Area "C", a distance of 239.89 feet to the Southeast corner of said Common Area "C";
Said point also being the POINT OF BEGINNING;
Thence N 00°38'23" W along the East line of said Common Area "C", a distance of 122.59 feet to the Southwest corner of Lot 1, Block 14 of the recorded plat of Cedar Lane Section 3;
Thence N 89°21'37" E along the South line of said Lot 1 a distance of 65.00 feet;
Thence S 00°38'23" E a distance of 126.95 feet;
Thence S 89°21'37" W a distance of 65.00 feet;
Thence N 00°38'23" W a distance of 4.36 feet to the POINT OF BEGINNING;
Said tract having an area of 8251.9430 Square Feet, 0.189 Acres, more or less.

§ 5. 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 _____, 2026.

_____
(Mayor)

NOT ADOPTED this _____day of _____, 2026.

_____
(Mayor)

ATTEST:

_____
(City Clerk)

36-514 R-1, Single-Family Dwelling District

(a) *Uses permitted*. Property and buildings in an R-1, Single-Family Dwelling District shall be used only for the following purposes:

(1) Detached one-family dwelling.

(2) Family day care home.

(3) General purpose farm or garden.

(4) Home occupation.

(5) Municipal recreation or water supply.

(6) Accessory buildings.

(7) One accessory dwelling unit with a total area of no more than six hundred fifty square feet (650 SF) ("ADU"), except that this use shall not be adopted by reference into the uses allowed in R-2 ("Two-Family Dwelling District"), RM-2 ("Low-Density Apartment District"), and R-3 ("Multifamily Dwelling District").

(8) Commercial parking only on days when the University of Oklahoma football team plays at home, subject to the following restrictions and conditions:

a. On all sides of the parking area abutting other property a barrier shall be erected so as to prevent vehicles from damaging fences, trees, shrubs or other improvements on the adjoining property, such barrier to be at least two feet within the property line of the property used for parking. All vehicles shall be parked within the property line of such property.

b. An attendant over 18 years of age shall be on duty at all times when vehicles are parked on the property.

c. All papers, containers and other trash shall be removed from the premises immediately after the vehicles have been removed.

d. No vehicle shall ever be parked between the property line and any adjoining street.

e. Unless a driveway is provided, a wooden or metal incline shall be placed in the gutter next to the curb on any street where there is a concrete curb, and the same shall be removed immediately after the last parked vehicle has departed. Such incline shall not exceed 25 feet in length or 12 inches in width.

f. Any violation of the foregoing restrictions, whether by the owner of the property, driver of a vehicle, or other person, shall constitute an offense, and in addition to the other penalties provided by law, the owner or operator of such property so used for parking, upon conviction of such offense, shall not use said property for such purpose for the remainder of the year during which such violation occurs.

(9) Model home, subject to an annual permit, as defined in NCC 36-101, for no more than four years.

(10) Short-term rentals.

(b) *Special use*. The following uses may be permitted, after review, in accordance with provisions contained in NCC 36-560:

(1) Municipal use, public building and public utility.

(2) Public or private golf courses including any country clubs, club houses, or any acce commercial enterprises.

(3) Church, temple or other place of worship.

(4) School offering general educational courses the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping.

(5) Type I bed and breakfast establishment.

(6) Model home accessory parking lot, with the following conditions:

a. The parking lot must be adjacent to a permitted model home. The parking lot must be completely removed when the model home reverts to residential use.

b. The lot must be designed and built to City standards, including surface material and drainage approved by the City Engineer, and striped or curbed (or bumper blocks installed) to safely allow its use.

c. The rear and side abutting other residences should be screened with a six-foot opaque fence, which may not extend beyond the front of the model home.

d. Sidewalks must be installed across both the model home and the parking lot.

e. A ten-foot landscape strip must be installed between the public sidewalk and parking area, and a five-foot strip along the side and rear of the lot. The lot should be landscaped with trees and shrubs.

f. No lighting is allowed other than low-voltage landscape fixtures.

(c) *Area regulations*.

(1) *Front yard*. All buildings shall be set back from street right-of-way lines to comply with the following front yard requirements:

a. The minimum depth of the front yard shall be 25 feet.

b. When a lot has double frontage, the front yard requirements shall be provided on both streets, unless a limits of no access has been established across the rear of the lot.

(2) *Side yard*.

a. Except as hereinafter provided in NCC 36-515 and 36-544, there shall be a side yard on each side of a principal building which shall have a width of not less than five feet; unattached, one-story buildings of accessory use, including ADUs, shall be set back five feet from any side lot line; provided, however, that accessory buildings shall not be required to set back more than three feet from the interior side lot line when all parts of said building are located not more than 50 feet from the rear property line or rear utility easement line.

b. On any corner lot a main building shall set back from the right-of-way line of the intersecting street a distance of 15 feet in case such lot is back-to-back with another corner lot, and 20 feet in every other case. Accessory buildings, including ADUs, shall be set back from the right-of-way line of the intersecting street ten feet in case such lot is back-to-back with another corner lot, and 20 feet in every other case.

c. In no case shall a garage which faces a street be located closer than 20 feet to that street property line.

(3) *Rear yard*. There shall be a rear yard having a depth of not less than 20 feet percent of the depth of the lot, whichever amount is smaller; unattached one-story buildings of accessory use, including ADUs, shall set back one foot from the utility easement or alley line.

(4) *Lot width*. There shall be a minimum lot width of 50 feet at the building line, and such lot shall abut on a street for a distance of not less than 35 feet.

(5) *Intensity of use*. There shall be a lot area of not less than 6,000 square feet, except that where a lot has less area than herein required, either in existence on the effective date of the ordinance from which this section derived, July 13, 1954, or by subdivision complying with NCC 30-605 and all the boundary lines of that lot touch lands under other ownership that lot may be used for any of the uses permitted by this section.

(6) *Impervious area*. The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than 65 percent of a lot. Paving for parking as required in NCC 36-548, including other impervious surfaces, shall not cover more than 50 percent of the required 25-foot front yard, and comply with NCC 36-550(a)(3). Total impervious area of the front yard can be increased to 70 percent when one or more of the following circumstances occur:

a. The driveway is needed to access a garage for three or more cars;

b. The driveway is part of a circular driveway that includes a landscaped separation from the sidewalk; or

c. The driveway is located on a cul-de-sac lot with lot frontage of less than 40 feet.

(7) *Limit on buildings*. Not more than one principal dwelling and one ADU shall be constructed on any one lot.

(d) *Height regulations*.

(1) Except, as provided in NCC 36-546, no building shall exceed two stories in height. A three-story building may be constructed if the side yards are increased an additional five feet.

(2) Any accessory building, including an ADU, shall not exceed a wall height of ten feet unless the required side and rear yard setbacks are increased by one foot for each additional foot of wall height above ten feet; provided, however, that no accessory building shall exceed the height of the principal building to which it is accessory.

(Ord. No. O-7778-22, 11-1-1977; Ord. No. O-7778-60, 5-2-1978; Ord. No. O-7778-68, 10-3-1978; Ord. No. O-7980-27, 2-5-1980; Ord. No. O-8485-91, 7-9-1985; Ord. No. O-8990-42, 7-24-1990; Ord. No. O-9091-40, 7-23-1991; Ord. No. O-9293-38, 8-24-1993; Ord. No. O-9596-19, 12-12-1995; Ord. No. O-9697-7, 8-27-1996; Ord. No. O-9900-21, 1-11-2000; Ord. No. O-0102-27, 3-26-2002; Ord. No. O-0708-36, 4-22-2008)

HISTORY
Amended by Ord. O-1920-56 on 7/28/2020
Amended by Ord. 8-27-2020 § 421.1 on 8/27/2020
Adopted by Ord. O-2223-23 on 2/28/2023
Amended by Ord. O-2324-40 on 3/26/2024
Amended by Ord. O-2324-39 on 3/26/2024
Amended by Ord. O-2324-54 on 7/23/2024

OVERARCHING POLICIES

These policies are designed for all Character Areas throughout Norman, as applicable.

GENERAL

- Based upon the recommendations of the most recent Stormwater Management Plan (SWMP), improve stormwater management for all development projects.
  - *Improve stormwater and floodplain management with all infill development.*
- Based on the most recent Transportation Plan and Complete Streets Policy, City projects and new development should establish a network of complete streets (see glossary).
- Appropriately regulate development within the floodplains and Stream Planning Corridors via the Floodplain and Water Quality Protection Zones (WQPZ) ordinances.
- Create and uphold quality build and site design standards to bolster community identity and pride.
- Where feasible, new streets and internal streets should follow a grid pattern of small blocks for a more condensed form of development.
- Improve pedestrian and bicycle connectivity, especially between public transit stops and destinations with new projects, redevelopments, or reconfiguration of existing development.
- Amenities such as, but not limited to, seating, public art, natural green space, fountains and other outdoor landscape elements should be included within each development. These amenities should be conscious and considerate of impacts on the natural environment.
- Develop buildings that meet or exceed Universal Design principles.
- Promote building principles such as energy efficiency and renewable energy sources, indoor environmental quality, water conservation, and minimizing impacts on wildlife through space and material optimization and building with resilient design.
- Coordinate all capital improvement projects between all necessary City departments (e.g. transportation, water, wastewater, stormwater, parks).
- Strengthen programming for disseminating information on the City's Fertilizer Ordinance and other pollution prevention initiatives.

RESIDENTIAL

- New residential development should blend with existing housing, incorporating tools such as buffering requirements and right-sized public spaces as defined in land use categories.
- Accommodate a variety of housing styles, sizes, densities, and price points to suit diverse housing needs.
- New residential development should use a variety of techniques to avoid the appearance of identical homes, increasing vibrancy and diversity in the built environment.

NON-RESIDENTIAL

- New non-residential development should use high quality building materials such as glass, brick, stone, wood or cementitious siding.
- Require that loading areas be located to the rear and sides of buildings and screened from view.
- Ensure that all sides of a parking garage that are visible from public view are architecturally consistent with the buildings it serves.
- Buildings in a corporate campus setting should have an internal pedestrian network between buildings.

SUBURBAN NEIGHBORHOOD AREAS

CHARACTERISTICS & INTENT

Suburban Neighborhood Areas are where suburban residential subdivision development has or is likely to occur (due to availability of water and sewer service). This area is characterized by low pedestrian orientation, existing but limited public transit access, high to moderate degree of building and use separation, predominantly residential with scattered civic buildings and varied street patterns, often curvilinear.

In the future, the neighborhoods with good trail access and connections to surrounding services will likely continue to be highly attractive neighborhoods. Future development should elevate connectivity and traditional neighborhood design (TND).

GOALS

- Encourage areas with new development to have greater housing variety and a higher overall density.
- Provide for medium- to high-intensity residential development near the Core and major streets, transitioning to lower density, single-unit uses further from arterial streets.
- Foster retrofitting of these areas to promote moderate to high density where appropriate, and expand options for multi-modal transportation.
- Promote balanced commercial and business/industry uses with appropriate mixed-use development and locally serving commercial establishments.

OPPORTUNITIES

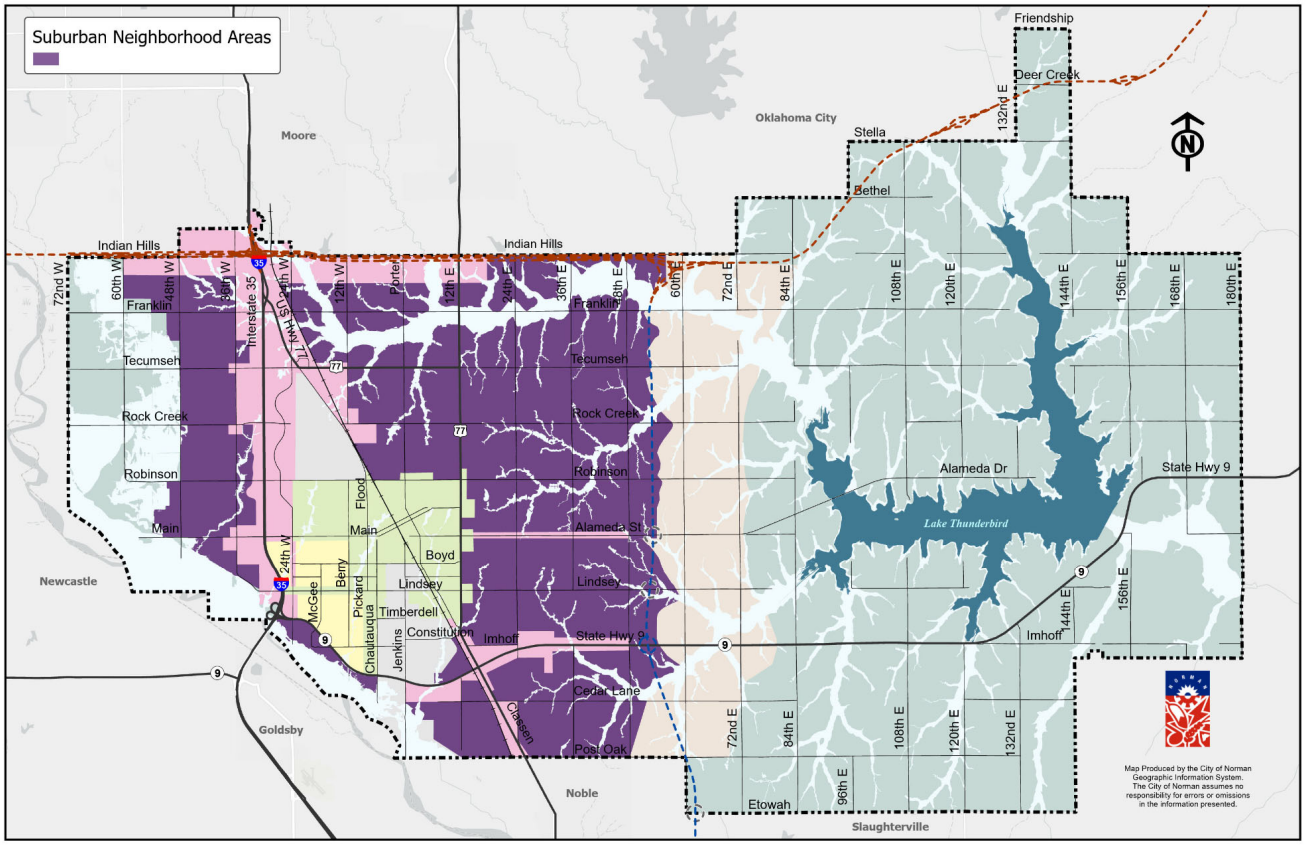
- Naturally occurring affordable housing options near Core, Classic, and Corridor Character Areas.
- Trail network connection possibilities.
- Greenfield development opportunities for efficient, compact subdivision design.

CHALLENGES

- Lack of a seamless multi-modal transportation network including safe, convenient, active and public transportation options results in an over-reliance on personal vehicles.

POLICIES

- Infrastructure extensions should occur incrementally, and new developments must connect to City water and sewer, which may require extension of lines.
- Protect drainageways in accordance with WQPZ ordinance within new development and expand their use for public trail access.
  - *Treat water quality volume from runoff for volume recommended in stormwater master plan and in accordance with EDC Section 7000.*
  - *The open spaces created around drainageways should be connected when feasible to create wildlife corridors.*
- Reduce the impact of higher intensity uses to



adjacent lower intensity uses with screening and landscaping. Native landscaping is encouraged.
  - *Prioritize preservation of existing mature street trees.*
- Promote a mix of housing types, including accessory dwelling units, and new, well-designed similarly scaled multi-unit residences to increase neighborhood density and income diversity.
  - *Priority for higher density, mixed-income, and affordable housing opportunities should be assigned to locations with multi-modal transportation access and capacity.*
  - *Based on associated Land Use, housing typologies of all intensity levels are appropriate within the Suburban Character area.*
- Encourage:
  - *More mixing of uses, including neighborhood services, job centers, and residential uses of similar intensities.*
  - *Retrofitting existing commercial and retail strip development in areas that are likely to undergo renovation or potential demolition in the life of this plan.*
  - *Civic, cultural uses, entertainment establishments that will promote community interaction and public open space.*
- As streets move further from the center of the Core Neighborhood Character Area and parcel sizes and development patterns work against pedestrian circulation, focus should shift to vehicular safety, corridor appearance and traffic speeds while still providing basic access and safety for pedestrians and bicyclists. Transportation accommodations should:
  - *Ensure interconnectivity between developments for local and collector streets.*
  - *Provide access to trails with all new development, when feasible to integrate trail plans outlined in the Transportation and Park Master Plans into developments.*
  - *Connect streets between land uses and include complete street approaches for undeveloped sites.*
  - *Use the most recent Transportation Master Plan to fill pedestrian system gaps along streets, to trails, and within developments.*
  - *Encourage network of multi-modal transportation options to neighborhood centers and local mixed-use developments.*
  - *Use building and site design as transitions between commercial centers and adjacent residential areas, as opposed to distance.*
  - *Promote pedestrian access between buildings.*
  - *New, transformative housing developments must have multiple access points onto the road network to ensure adequate external connections to the larger neighborhood community.*
  - *Create incentives for establishing natural, undeveloped spaces for ecological conservation and interconnectedness of these areas across multiple developments (i.e. wildlife habitat corridors).*
  - *Protect and/or preserve wetlands when developing east towards the 2045 Reserve.*

ACTION ITEMS

- Continue to work with developers on dedication of park land for neighborhood parks.
- Based on the most recent Transportation Plan, expand access to public transit.
- Update regulations to:

LAND USE

Land Use Category Descriptions

The following attributes for each land use category help guide rezoning, site plan approvals, and other site development decisions.

BUILDING TYPES

The scale and transparency of buildings dictate the feel and intensity of the areas. Larger commercial spaces or buildings with more residential units generate more trips, impacting factors like parking demand. Scale also influences the feel of an area, such as the difference between a block of one- and two-story structures versus structures with fiver or more stories. Transparency, or the ability to see into or out of a structure (often with windows), can make an area feel more comfortable, safe, and interesting for pedestrians. The recommendations in this section guide how to regulate and administer building types and uses in the adopted Development Codes.

SITE DESIGN

The area and shape of lots, streets, sidewalks, parking, landscaping, design of open spaces, and access all influence the feel of a development and should be handled differently based on the intensity of the use. Site design can often mitigate the effects of higher intensity uses on less intense neighboring uses. The recommendations in this section guide how to regulate and administer site design standards through the adopted Development Codes.

TRANSPORTATION NETWORK, CIRCULATION & ACCESS

Transportation accommodations vary depending on the intensity of the use. For example, commercial uses that generate more traffic will require access to arterial and collector streets. Site design will guide circulation and access within a site, but projects also need to consider how circulation and access are addressed between sites and future developments. The recommendations in this section guide how to regulate and administer access and circulation standards through the adopted Development Codes.

UTILITY ACCESS

Access to public services - water, wastewater, and regional stormwater management - may be required depending on the location and/or intensity of a development. Utility access recommendations in this section are strict to ensure services can support the development.

PUBLIC SPACE TYPES

Public spaces are open and accessible to anyone in the community. These spaces can include plazas, parks, courtyards, natural areas, and more. They create a sense of community and a way for residents to interact with their neighbors. The recommendations in this section guide where public spaces are needed and guide standards through the adopted Development Codes.

DRAFT

LOCATIONAL CRITERIA

Location Criteria considers the influence of a use on adjacent properties and land uses. The recommendations in this section guide how to administer compatibility of adjacent land uses and their influence on one another through the adopted Development Codes.

ZONING DISTRICTS

This section identifies the most appropriate zoning districts (based upon the current code) for each land use designation. For properties within an Overlay Zoning District, the base Zoning District will apply.

ZONING DISTRICTS IN GREEN ARE TYPICALLY APPROPRIATE IN THE DESIGNATED LAND USE

ZONING DISTRICTS IN YELLOW MAY BE APPROPRIATE IN THE DESIGNATED LAND USE, BUT REQUIRE INTENSE REVIEW

ZONING DISTRICTS IN RED ARE TYPICALLY NOT APPROPRIATE IN THE DESIGNATED LAND USE

Norman's Current Zoning Districts are:

- PUD: Planned Unit Development
- SPUD: Simple Planned Unit Development
- A-1: General Agricultural
- A-2: Rural Agricultural
- RE: Residential Estate Dwelling
- R-1: Single-Family Dwelling
- R-1-A: Single-Family Attached Dwelling
- R-2: Two-Family Dwelling
- RM-2: Low Density Apartment
- RM-4: Mobile Home Park
- RM-6: Medium Density Apartment
- R-3: Multi-Family Dwelling
- RO: Residence-Office
- O-1: Office-Institutional
- CO: Suburban Office Commercial
- C-1: Local Commercial
- C-2: General Commercial
- TC: Tourist Commercial
- CR: Rural Commercial
- C-3: Intensive Commercial
- I-1: Light Industrial
- I-2 Heavy Industrial
- M-1: Restricted Industrial
- MUD: Mixed-Use Development
- FH: Flood Hazard
- PL: Park Land
- CCFBC: Center City Form-Based Code

More information on Zoning and Overlay Districts may be found in Section 36-505 of the City of Norman Municipal Code.

LAND USE CATEGORY

Urban Low (UL)

DESCRIPTION & CONTEXT

An efficient, walkable pattern of lower-density urban development. Moderate to high building spacing and separation of uses, with further distances between destinations and fewer shared amenities.

- Low-intensity areas will be predominately residential over non-residential uses at compatible densities and scales.
- Gross densities in any single development should be greater than 3 units per acre.

BUILDING TYPES

Existing: All types of residential structures, primarily 1 or 2 story; single-story commercial, often with large parking lots, civic/institutional uses such as fire stations and schools are in close proximity.

New Development:

- Varied types of residential structures.
  - *Emphasis on single-unit detached and attached residential developments, including small-, standard, and large-lot single-unit detached, duplexes, and townhomes.*
- Attached housing may transition to higher intensities along collector and arterial streets, or adjacent to higher intensity uses.
  - *Attached housing may be allowed throughout a development to create variety.*
  - *Higher intensity multi-unit residential housing would be allowed when parcels are located along and with direct access to an arterial street.*
- 2 or 3 story commercial and higher density residential on arterials with limited parking areas.

SITE DESIGN

- It is critical that these locations take every opportunity to improve connectivity and help mitigate missing connections to nearby developed areas in order to strengthen neighborhood connectivity.
- The variety and diversity of housing stock should be improved as should the functionality of these areas, such as extensive street and sidewalk connections, a wider variety of lot sizes, and integration of and access to open spaces and other nearby activities should be incorporated into the design of new areas.

TRANSPORTATION NETWORK, CIRCULATION & ACCESS

Existing: The type and arrangement of streets means that almost all trips require a private vehicle to use at least one arterial road. Some of these areas have connections, or potential connections, to the regional trail network. Few of these areas have easy access to transit at this time.

Projected: A highly connected multi-modal network is required to support the current and future needs of these important areas. Improving access for pedestrians and bicyclists will be a priority, including modernizing multi-modal infrastructure.

UTILITY ACCESS

A full range of utilities should be available. If services are not already in place, they must be extended by the developer during the platting process to be suitable for development. If development occurs adjacent to existing facilities that are determined to be insufficient to meet the demands of the proposed development, the developer must upgrade the existing facilities to enhance the capacity of the utility systems.

PUBLIC SPACE TYPES

This UL Land Use supports a variety of public spaces including parks of various sizes, regional trails, natural areas including wildlife corridor, and walking paths.

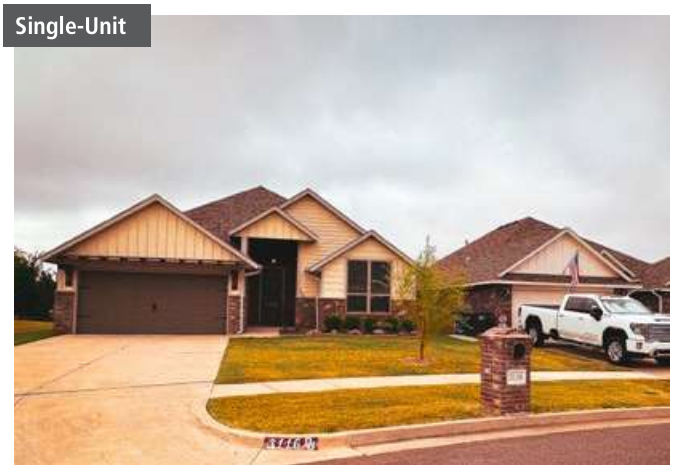
LOCATIONAL CRITERIA

- Low intensity residential uses shall be adequately buffered or spaced from intensities posing adverse effects including noise, odors, air and light pollution, and heavy traffic.
- Lower intensity residential uses are not appropriate along arterial streets and should be located behind higher intensity residential, commercial, or mixed-use developments along arterial streets.
- Non-residential development is appropriate along arterial and collector streets, primarily at intersections.
- Urban Low is most compatible adjacent to: UM, RR, AR, UR, LCC, TOD, and OP.
- Urban Low is least compatible adjacent to: ULC, CBD, and C and requires additional buffering from uses that generate more noise, odors, air and light pollution, and heavy traffic.

ZONING DISTRICTS

R-1	R-1-A	R-2	RO	O-1	CO	C-1				
MUD	PUD	SPUD	RM-4	C-2						
A-1	A-2	RE	RM-6	R-3	TC	CR	C-3	I-1	I-2	M-1

Single-Unit



Small Lot Single-Unit



LAND USE CATEGORY

Urban High (UH)

DESCRIPTION & CONTEXT

Highly compact, walkable pattern of urban development prioritizing alternative means of transportation. Low to no building spacing and separation of uses. This area is intended to create opportunities for economic activities attracting a city-wide audience, and place residents closer to services and jobs.

- High-intensity areas strive for more residential than non-residential uses with frequent master-planned mixed-use development nodes. Non-residential uses may be more common in UH than in UM or UL due to higher concentrations of population.
- Gross densities in any single development should be greater than 12 units per acre.

BUILDING TYPES

- Medium and Small-scale 3- to 5-story buildings are common. Within existing developed areas, buildings may go up to 2-stories higher than surrounding properties.
- Multi-unit structures are the priority, but a variety of housing types from townhomes to apartments are expected.
- Mixed-use buildings including retail, work-spaces, and residences are most common.
- Public and private spaces (i.e. balconies, recreational roof decks, outdoor dining, etc.) are clearly defined and cultivate a sense of place.
- New developments that are single-use developments or predominantly single-unit or garden apartments are not appropriate.

SITE DESIGN

- The scale and layout of the built environment are conducive to walking. Trails and pathways are integrated throughout developments to connect to parks, neighborhoods, and community destinations.
- Multi-unit developments without connections to neighboring properties and uses weakens the development pattern and should be limited or avoided altogether.
- Street trees should form a continuous urban canopy over public areas and rights-of-way.
- Stormwater to be addressed at the project level, but designed as part of a larger neighborhood or sub-basin system.
- Site layout should take every opportunity to maximize the public infrastructure available in this area.

TRANSPORTATION NETWORK, CIRCULATION & ACCESS

This area features a relatively dense grid of streets and sidewalks. A full street hierarchy provides a variety of connections and route choices to people moving to, through, and within the area. Parking is a secondary use and should be as small as possible due to character and value of land in the area. Most of these areas have, or will have, easy access to public transportation (less than one half-mile walk of a stop). Improving access for pedestrians and bicyclists will continue to be a priority, including modernizing multi-modal infrastructure.

UTILITY ACCESS

A full range of utilities should be available. If services are not already in place, they must be extended by the developer during the platting process to be suitable for development. If development occurs adjacent to existing facilities that are determined to be insufficient to meet the demands of the proposed development, the developer must upgrade the existing facilities to enhance the capacity of the utility systems.

PUBLIC SPACE TYPES

Consisting of appropriately scaled public spaces including small parks, plazas, parklets, regional trail connections, and walking paths. Pedestrian amenities should commonly integrated into public and private projects.

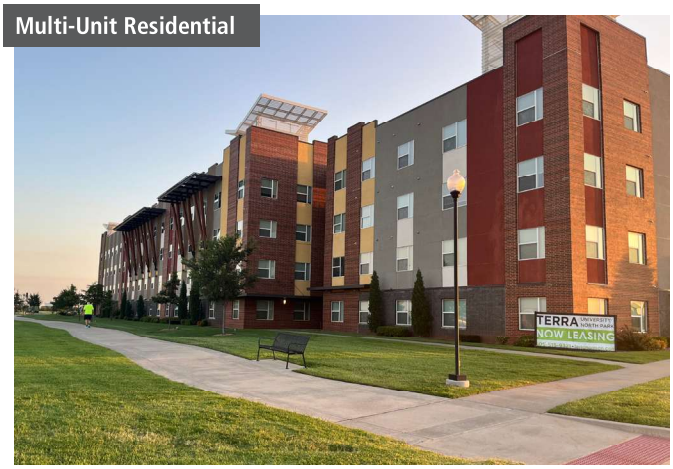
LOCATIONAL CRITERIA

- Large building footprints (>12,500 SF) compromise the development pattern and are not appropriate, except along arterials and at arterial intersections.
- Medium intensity residential uses should be discouraged along arterial streets and should be located behind higher intensity residential, commercial, or mixed-use developments along arterial streets.
- Medium intensity residential uses shall be adequately buffered or spaced from intensities posing adverse effects including noise, odors, air and light pollution, and heavy traffic.
- High Urban is most compatible adjacent to: UM, ULC, MX, IMX, CBD, LCC, C, JC, TOD, and OP.
- High Urban is least compatible adjacent to: AR and UR and requires additional buffering from uses that generate more noise, odors, air and light pollution, and heavy traffic.

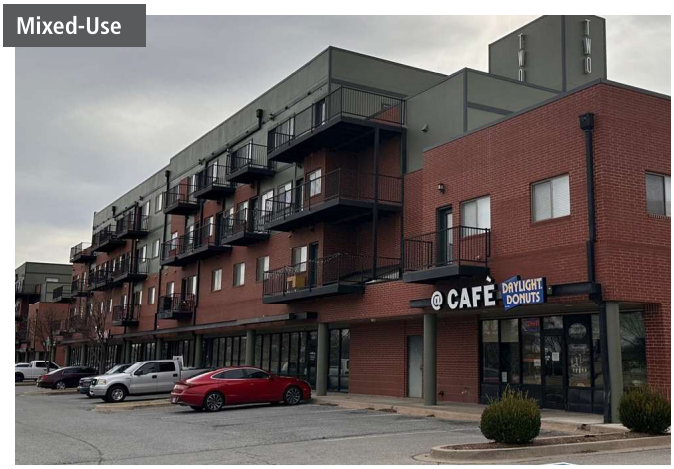
ZONING DISTRICTS

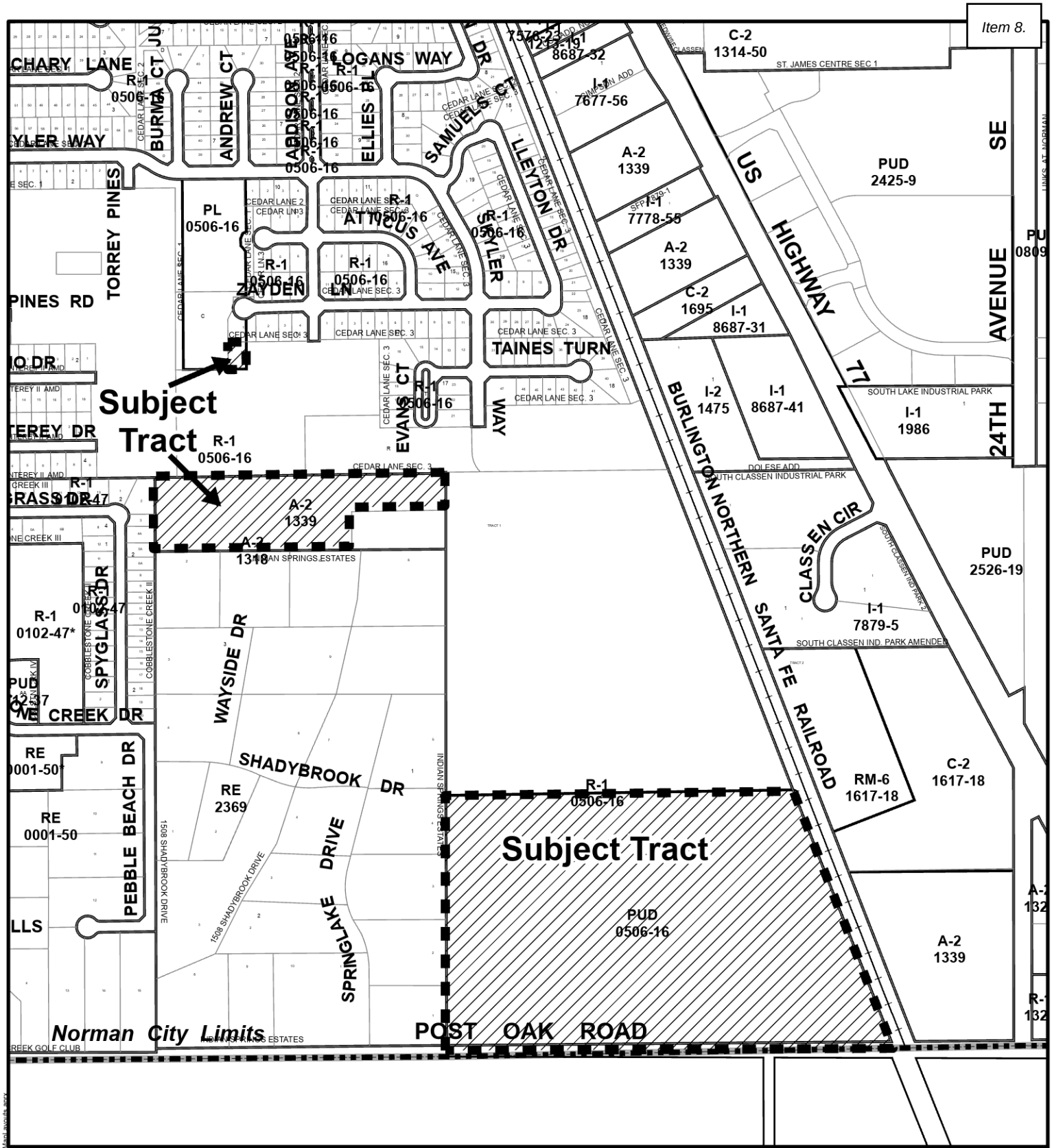
RM-2	RM-6	R-3	RO	O-1	CO	C-1	C-2	C-3	MUD		
PUD	SPUD										
A-1	A-2	RE	R-1	R-1-A	R-2	RM-4	TC	CR	I-1	I-2	M-1

Multi-Unit Residential



Mixed-Use





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.

N W E S

June 3, 2026

0 300 600 Ft.

Subject Tract

Applicant: Cedar Lane, LLC

Project Location: Generally located at 12th Ave SE & Post Oak Rd

Case Number: PD 26-12

Time: 5:30 P.M.

Applicant Representative:
Steve Rollins, ARC Engineering
BJ Hawkins

Attendees:
Ron Musgrave
Erica Bird

City Staff:
Lora Hoggatt, Planning Services Manager
Landon Gum, Subdivision Development Coordinator

Application Summary:
Cedar Lane, LLC, is requesting a preliminary plat and rezoning from PL, Park Land District, A-2, Rural Agricultural District, and PUD, Planned Unit Development, to R-1, Single-Family Dwelling District.

Neighbors' Comments/Concerns/Responses:
There was one neighbor in attendance. There were questions about the phasing plan for the project. The applicant representative stated they believe the project will continue developing on the north end, near the existing neighborhood, and move south over a period of a few years. The neighbor asked whether Post Oak Rd. will be improved on the north and south sides of the right-of-way. The applicant representative stated they will be required to improve the north side of Post Oak Rd.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 9/10/2026

REQUESTER: Cedar Lane, LLC

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-65: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A PUD, PLANNED UNIT DEVELOPMENT AND PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM A-2, RURAL AGRICULTURAL DISTRICT, AND THE NORTHWEST QUARTER (NW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM PL, PARK LAND DISTRICT, AND PLACE THE SAME IN THE R-1, SINGLE-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR 12TH AVE SE AND CEDAR LANE RD; WARD 7)

APPLICANT/REPRESENTATIVE	Cedar Lane, LLC/Steve Rollins, Arc Engineering Consultants, LLC
LOCATION	Near 12th Ave SE and Cedar Lane Rd
WARD	7
CORE AREA	No

EXISTING ZONING	A-2, Rural Agricultural District, PL, Park Land District, and PUD, Planned Unit Development
EXISTING LAND USE DESIGNATIONS	Urban Low and Urban High
CHARACTER AREA	Suburban Neighborhood
PROPOSED ZONING	R-1, Single-Family Dwelling District
PROPOSED LAND USE	No Change

SUMMARY:

The applicant, Cedar Lane, LLC, is requesting to zone the subject properties to R-1, Single-Family Dwelling District. The proposed zoning will allow for the development of single-family homes. There is a companion preliminary plat request associated with this zoning application.

EXISTING CONDITIONS:

SIZE OF SITE: 56.9 acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	A-2/PL/PUD	R-1/PL	R-1/BNSF Railway	R-1/RE/City of Noble	R-1/PL/RE
Land Use	Urban Low/Urban High	Urban Low/Park	Urban Low/BNSF Railway	Urban Low/City of Noble	Urban Low
Current Use	Vacant	Songbird Park/Single-Family Dwellings/ Vacant	Single-Family Dwellings/ Vacant	Single-Family Dwellings/City of Noble	Single-Family Dwellings/ Vacant

ZONING DESIGNATIONS

A-2, Rural Agricultural District

This district is intended to provide a zoning classification for land situated relatively remote from the urban area which is used for agricultural and related purposes and will not be undergoing urbanization in the immediate future. The types of uses, the area and the intensity of use of land which is authorized in this district is designed to encourage and protect all agricultural uses until urbanization is warranted and the appropriate change in district classification is made. Areas included within this district are

considered to be sufficiently remote from developed urban areas that exploration for and production of oil and gas will not be hazardous or detrimental to persons and property within the developed portions of the City. Further, the purpose of the following regulations for properties within the Ten Mile Flat Conservation Area, is to:

- Address unique conditions in the area commonly known as Ten Mile Flat, much of which land lies within the historical floodplain of Ten Mile Creek and the South Canadian River;
- To protect exceptional and irreplaceable natural resources located in the Ten Mile Flat area; and
- To protect against flood damage in the 100-year floodplain and other floodprone areas within the Ten Mile Flat area.

PL, Park Land District

The PL, Park Land District is intended to provide a special zoning district to accomplish the reservation and later use of land for park and open space purposes.

PUD, Planned Unit Development

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 the comprehensive plan of record. The PUD, Planned Unit Development District herein established is intended to provide for greater flexibility in the design of buildings, yards, courts, circulation, and open space than would otherwise be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit, and which are not now required by other regulations. By permitting and encouraging the use of such procedures, the Planning Commission and City Council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety, and welfare of the City. Specifically, the purposes of this section are to encourage:

- A maximum choice in the types of environment and living units available to the public.
- Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.
- Maximum enhancement and minimal disruption of existing natural features and amenities.
- Comprehensive and innovative planning and design of diversified developments which are consistent with the City's long-range plan and remain compatible with surrounding developments.
- More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
- Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use. The PUD, Planned Unit Development regulations are designed to provide

for small- and large-scale developments incorporating a single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites. Private or public common land and open space must be an essential, major element of the development, which is related to, and affects, the long-term value of the homes and other development. A planned unit development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

LAND USE DESIGNATION
Urban Low and Urban High
See attached Urban Low and Urban High Land Use documents.

CHARACTER AREA DESIGNATION
Suburban Neighborhood Areas
See attached Suburban Neighborhood Character Area document.

NEAREST PUBLIC PARK
Songbird Park is the nearest park to the subject property and is accessible via sidewalks within the development.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT: PD26-12 May 28, 2026
This request required a Pre-Development meeting due to the size of the rezoning acreage and the companion preliminary plat application. The applicant attended the May 28 Pre-Development meeting. Please see the attached summary.

BOARD OF PARKS COMMISSIONERS: September 3, 2026
The applicant requested fee-in-lieu of land for this project, with the collected fees assigned to the Songbird Park development account. The Board of Parks Commissioners voted to approve the fee-in-lieu decision with a vote of 6-0.

REVIEW COMMENTS:

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk (*****) indicates that the agency, department, and/or division responded with review comments “inconsistent” with AIM Norman Plan. Items blue in these sections represent City Staff analysis.

CITY DEPARTMENTS
1. Fire Department
2. Building Review
3. Public Works/Engineering
4. Transportation Engineer
5. Planning*
6. Utilities

FIRE DEPARTMENT

Any code items will be addressed during the building permit stage. For code details, view the City of Norman Ordinances and adopted 2018 ICC codes as amended by OUBCC including IFC Appendices B, C, and D.

BUILDING REVIEW

Building codes and all applicable trades will be addressed at the building permit stage.

PUBLIC WORKS/ENGINEERING

Please see the attached preliminary plat report from Engineering.

TRANSPORTATION ENGINEER

Please see the attached reports from the Transportation Engineer for the associated preliminary plat.

PLANNING*

ZONING CONSIDERATIONS

R-1, Single-Family Dwelling District

This residential district is intended for single-family detached development, including accessory dwelling units and other accessory structures. Other uses compatible with single-family residential development are also allowed. Developments in this zoning district should have access to City services and be located in the urbanized area.

The applicant will meet all R-1 requirements. Please see attached Section 36-514 R-1, Single-Family Dwelling District regulations. Single-family dwellings are required to provide two parking spaces per unit. There are no applicable zoning requirements for landscaping, lighting, or exterior materials for single-family dwellings.

AIM NORMAN LAND USE CONSIDERATIONS

Please see the attached descriptions from the AIM Norman Land Use Plan.

Overarching General and Non-Residential Policies

The proposal is generally **consistent** with the Overarching General and Residential Character Area policies, as the proposed development blends with the existing housing in the area. The proposed development is an extension of the existing Cedar Lane neighborhood to the north; however, the new streets follow more of a grid system design than the existing streets. While the proposed density is not varied within the development, it is a higher density than the existing PUD on the south end of the development where the minimum lot size is 0.75 acres.

Suburban Neighborhood Policies

The proposal is **consistent** with the Suburban Neighborhood policies, as it features a single-family housing typology that is supported by the corresponding Urban Low Land

Use designation. The proposed development will also connect to existing City water and sewer services, as called for in the Suburban Neighborhood policies.

Urban Low (UL) Land Use Policies

The proposal is **consistent** with the following UL Land Use policies:

- **Building Types**
- **Site Design**
- **Transportation**
- **Utility Access**
- **Public Space**

Approximately 25% of the preliminary plat area is designated as Urban Low. The applicant is proposing a single-family residential development at a density of 3.5 units per acre. Under the provisions of the R-1, Single-Family Dwelling District, attached or detached accessory dwelling units may be allowed, with the potential to further increase the overall density within the development up to 7 units per acre. The development will connect to existing City water and sewer services. Sidewalks and roadways will connect to the currently developed sections of Cedar Lane to the north, improving connection and circulation. These sidewalks will connect to the greater pedestrian infrastructure network via Cedar Lane Rd. to the north. The proposed development will have pedestrian access to Songbird Park.

Urban High (UH) Land Use Policies

The proposal is **consistent** with the following UH Land Use policies:

- **Utility Access**

A full range of utilities are available and serve the subject property.

The proposal is **inconsistent** with the following UH Land Use policies:

- **Building Types**
- **Site Design**
- **Transportation**
- **Public Space**

Approximately 75% of the preliminary plat area is designated as Urban High. The proposed development is inconsistent with several of the UH Land Use policies. The proposed density of 3.5 units per acre falls below the desired 12 units per acre, with a housing typology of single-family dwellings as opposed to multi-unit, midrise residential and mixed-use buildings called for in the UH Land Use policies. As stated above, attached or detached accessory dwelling units developed in the R-1, Single-Family Dwelling District, could potentially raise the overall density to 7 units per acre. Additionally, it should be noted that the proposal allows for higher single-family densities than is allowed under the PUD, Planned Unit Development, that governs the southern portion of the subject property. The existing PUD requires a minimum lot size of 0.75 acres with a gross density of 0.64 units per acre. When compared to the UH Land Use

Policies, the site design is not conducive to walking; while the development includes sidewalks and pedestrian connectivity, the scale of separation between uses inhibits the walkability of the area.

Neighborhood and/or Special Area Plans

This location **is not** within a Neighborhood or Special Planning Area.

UTILITIES

AIM NORMAN PLAN CONFORMANCE

Proposed development is in accordance with AIM Water and Wastewater Utility Master Plans.

SOLID WASTE MANAGEMENT

Proposed development meets requirements for City streets and provides access for solid waste services.

WATER/WASTEWATER AVAILABILITY

Water Availability

Adequate capacity within the water system exists to serve the proposed development.

Wastewater Availability

Adequate capacity within the wastewater system exists to serve the proposed development.

DISCUSSION:

The proposed development meets the Urban Low Land Use policies but generally does not meet the Urban High Land Use policies. However, this proposal is a continuation of an existing single-family development, and the proposal allows for greater densities and a design that is closer to the intent of the UH Land Use policies than the current PUD zoning district. Cedar Lane Addition was developed 20 years before the AIM Norman Plan was adopted. When the PUD was adopted in 2005, access to City services was not available, requiring individual sewer solutions, which necessitated a larger lot design. With access in place for City services, increasing the density is appropriate at this time. The proposed rezoning and accompanying preliminary plat is intended to continue the existing Cedar Lane subdivision. The proposal will increase automobile and pedestrian connectivity and augment Norman's housing stock in a fast-growing area of the city.

CONCLUSION:

Staff forwards this request for zoning to R-1, Single-Family Dwelling District, and Ordinance O-2526-65 to the Planning Commission for consideration and recommendation to City Council.

ATTACHMENT(S):

Section 36-514, R-1, Single-Family Dwelling District
Cedar Lane AIM Supporting Documents

File Attachments for Item:

9. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-14 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ADDING SECTION 32-208 TO ALLOW BICYCLISTS TO SAFELY PROCEED THROUGH A STOP SIGN OR RED SIGNAL LIGHT; AND PROVIDING FOR THE SEVERABILITY THEREOF.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 9/22/2026

REQUESTER: JEANNE SNIDER

PRESENTER: JEANNE SNIDER, ASSISTANT CITY ATTORNEY

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-14 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ADDING SECTION 32-208 TO ALLOW BICYCLISTS TO SAFELY PROCEED THROUGH A STOP SIGN OR RED SIGNAL LIGHT; AND PROVIDING FOR THE SEVERABILITY THEREOF.

BACKGROUND:

The Norman Bicycle Advisory Committee assists in implementation of recommendations to encourage and support biking, both recreational and transportation. The Committee also consults with and forwards recommendations to the Community Planning and Transportation Committee. On August 10, 2026, the Norman Bicycle Advisory Committee unanimously recommended adoption of the ordinance commonly referred to as the “Idaho Rule” and was presented to City Council Community Planning and Transportation Committee on August 27,2026.

DISCUSSION:

The Idaho Rule” was adopted by the State of Idaho in 1982 and is currently codified in Oklahoma State Statutes in Title 47 § 11-202.1. The Idaho Rule allows cyclists to safely proceed through a stop sign or red signal light to maintain some momentum and reduce exposure time in intersections, which are the most common locations for bicycle-vehicle collisions.

Under the proposed ordinance, a bicyclist would be required to slow when approaching a stop sign and, when necessary to avoid an “immediate hazard,” stop before entering the intersection. If the bicyclist determines there is no immediate hazard, the bicyclist may cautiously enter the intersection and yield the right-of-way to pedestrians and other traffic lawfully using the intersection. An “immediate hazard” is defined as a vehicle approaching a person operating a bicycle at a proximity and rate of speed sufficient to indicate to a reasonably careful person that there is a danger of collision or accident.

The proposed ordinance does not give bicyclists an unrestricted right to proceed through intersections. The bicyclist remains responsible for slowing, stopping when necessary to avoid an immediate hazard, yielding the right-of-way, and proceeding cautiously. The ordinance's

definition of “immediate hazard” focuses on whether approaching traffic presents a danger of collision or accident to a reasonably careful person.

The proposed ordinance mirrors the provisions of Oklahoma state law governing the operation of bicycles at stop signs and steady red traffic-control signals. The ordinance adopts the same requirements and standards contained in state law, including the provisions addressing an “immediate hazard,” yielding the right-of-way, and the circumstances under which a bicyclist may proceed through an intersection without stopping.

RECOMMENDATION:

Staff recommends adoption of O-2627-14 to conform with the provisions of Oklahoma state law governing bicyclist’s’ movement through intersections and provides a clear reference for bicyclists at stop signs and steady red traffic signals.

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ADDING SECTION 32-208 TO ALLOW BICYCLISTS TO SAFELY PROCEED THROUGH A STOP SIGN OR RED SIGNAL LIGHT; AND PROVIDING FOR THE SEVERABILITY THEREOF.

§ 1. WHEREAS, on August 10, 2026, the members of the Norman Bicycle Advisory Committee voted unanimously to recommend adoption of an ordinance commonly referred to as the "Idaho Rule", which was adopted by the State of Idaho in 1982; and

§ 2. WHEREAS, the commonly referred to "Idaho Rule" allows cyclists to safely proceed through a stop sign or red signal light to maintain some momentum and reduce exposure time in intersections, which are the most common locations for bicycle-vehicle collisions; and

§ 3. WHEREAS, cyclists often naturally slow and yield rather than come to a full stop when intersections are clear and allowing cyclists to clear intersections more quickly thereby reducing opportunities for collisions; and

§ 4. WHEREAS, policies making cycling more convenient and efficient may encourage greater use of bicycles, reducing traffic congestion and environmental benefits; and

§ 5. WHEREAS, the "Idaho Rule" is currently codified in Oklahoma State Statutes in Title 47 § 11-202.1, and adoption of this Ordinance would ensure the City's municipal code remains consistent with State law.

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

§ 6. THAT, Section 32-208 of the Code of the City of Norman, Oklahoma shall be added to read as follows:

32-208 Operating a Bicycle

A. For the purposes of this section:

1. Bicycle means a vehicle having two or more wheels propelled solely by human power, upon which any person or persons may ride as defined in Sec. 32-101.

2. "Immediate hazard" means a vehicle approaching a person operating a bicycle at a proximity and rate of speed sufficient to indicate to a reasonably careful person that there is a danger of collision or accident.

B. 1. A person operating a bicycle approaching a stop sign shall:

a. slow down,

b. if required to avoid an immediate hazard, stop at the stop sign before entering the intersection, and

c. cautiously enter the intersection and yield the right-of-way to pedestrians lawfully within an adjacent crosswalk and to other traffic lawfully using the intersection.

2. If a person operating a bicycle determines there is no immediate hazard, he or she may cautiously make a right or left turn, or proceed through the intersection without stopping at the stop sign.

C. 1. A person operating a bicycle approaching a steady red traffic-control signal shall:

a. make a complete stop at the steady red traffic-control signal before entering the intersection, and

b. yield the right-of-way to all oncoming traffic that constitutes an immediate hazard during the time that he or she is moving across or within the intersection.

2. If a person operating a bicycle determines there is no immediate hazard, he or she may proceed through the steady red traffic-control signal with caution.

3. A person operating a bicycle may make a:

a. right-hand turn at a steady red traffic-control signal without stopping after slowing to a reasonable speed and yielding the right-of-way, if required, to oncoming traffic that constitutes an immediate hazard, or

b. left-hand turn onto a one-way street at a steady red traffic-control signal after stopping and yielding to oncoming traffic that constitutes an immediate hazard.

§ 8. **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, except, that the effective date provision shall not be severable from the operative provisions of the ordinance.

ADOPTED this _____ day of _____, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

NOT ADOPTED this _____ day of _____, 2026.

_____
Mayor

File Attachments for Item:

10. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION, AND/OR POSTPONEMENT OF RECEIPT OF THE FINANCE DIRECTOR'S INVESTMENT REPORT AS OF AUGUST 31, 2026, AND DIRECTING THE FILING THEREOF.

CITY OF NORMAN, OK
STAFF REPORT

MEETING DATE: 09/22/2026

REQUESTER: Kim Coffman, Budget Manager

PRESENTER: Kim Coffman, Budget Manager

ITEM TITLE: CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION, AND/OR POSTPONEMENT OF RECEIPT OF THE FINANCE DIRECTOR'S INVESTMENT REPORT AS OF AUGUST 31, 2026, AND DIRECTING THE FILING THEREOF.

DATE: September 10, 2026

TO: City Council

FROM: Clint Mercer, Finance Director

REVIEWED BY: Kim Coffman, Chief Accountant / Assistant Finance Director

PREPARED BY: Debbie Whitaker, Municipal Accountant III

SUBJECT: Finance Director's Investment Report

	MONTHLY COMPARISON						ANNUAL COMPARISON			
FUND	MONTHLY BUDGETED INTEREST EARNINGS FYE 27	MONTHLY INTEREST EARNINGS August 2026	MONTHLY % INCREASE (DECREASE)	MONTHLY INTEREST % OF PORTFOLIO HOLDINGS	MONTH-END BALANCE August 2026	MONTHLY % OF PORTFOLIO HOLDINGS	ANNUAL BUDGETED INTEREST EARNINGS FYE27-YTD	INTEREST EARNINGS YTD FYE 27	YTD % INCREASE (DECREASE)	YTD % PORTFOLIO HOLDINGS
GENERAL FUND	$31,620	$31,656	0.11%	4.66%	9,876,603	3.86%	$379,440	$63,667	-83.22%	5.07%
NET REVENUE STABILIZATION	$4,167	$15,476	271.42%	2.28%	5,695,724	2.23%	$50,000	$29,815	-40.37%	2.37%
PUBLIC SAFETY SALES TAX FUND	$4,167	$5,827	39.86%	0.86%	(1,140,455)	-0.45%	$50,000	$5,827	-88.35%	0.46%
HOUSING	N/A	$0	100.00%	0.00%	4,670,463	1.83%	$0	$0	100.00%	0.00%
SPECIAL GRANTS FUND	N/A	$6,237	100.00%	0.92%	9,111,067	3.56%	$0	$13,625	100.00%	1.08%
ROOM TAX FUND	$208	$340	63.19%	0.05%	74,122	0.03%	$2,500	$3,060	22.42%	0.24%
YFAC FUND	$0	$294	0.00%	0.04%	(340,098)	-0.13%	$0	$703	0.00%	0.06%
SEIZURES	$42	$3,772	8951.70%	0.56%	123,758	0.05%	$500	$8,298	1559.56%	0.66%
CLEET FUND	N/A	$6	100.00%	0.00%	1,201	0.00%	$0	$9	100.00%	0.00%
TRANSIT & PARKING FUND	$0	$5,118	0.00%	0.75%	2,495,724	0.98%	$0	$11,171	0.00%	0.89%
ART IN PUBLIC PLACES FUND	N/A	$7	100.00%	0.00%	2,529	0.00%	$0	$13	100.00%	0.00%
WESTWOOD FUND	$625	$403	-35.52%	0.06%	1,048,795	0.41%	$7,500	$838	-88.82%	0.07%
WATER FUND	$10,000	$191,269	1812.69%	28.16%	72,586,105	28.39%	$120,000	$355,529	196.27%	28.30%
WASTEWATER FUND	$4,167	$23,902	473.65%	3.52%	8,747,533	3.42%	$50,000	$43,670	-12.66%	3.48%
SEWER MAINTENANCE FUND	N/A	$57,019	100.00%	8.39%	(1,677,822)	-0.66%	$0	$109,135	100.00%	8.69%
DEVELOPMENT EXCISE	$5,833	$4,761	-18.38%	0.70%	2,052,350	0.80%	$70,000	$8,133	-88.38%	0.65%
SANITATION FUND	$25,000	$33,994	35.98%	5.00%	11,855,239	4.64%	$300,000	$63,585	-78.80%	5.06%
RISK MANAGEMENT FUND	N/A	$0	100.00%	0.00%	(3,744,552)	-1.46%	$0	$0	100.00%	0.00%
CAPITAL PROJECTS FUND	$58,333	$172,834	196.29%	25.44%	92,987,061	36.37%	$700,000	$337,431	-51.80%	26.86%
NORMAN FORWARD SALES TAX	$1,250	$34,202	2636.19%	5.04%	13,807,281	5.40%	$15,000	$53,785	258.57%	4.28%
PARKLAND FUND	$833	$3,051	266.13%	0.45%	1,099,552	0.43%	$10,000	$5,814	-41.86%	0.46%
UNP TAX INCREMENT DISTRICT	$0	$33,686	100.00%	4.96%	5,995,426	2.35%	$0	$34,670	100.00%	2.76%
CENTER CITY TAX INCREMENT DIST	$167	$22,683	0.00%	3.34%	8,334,708	3.26%	$2,000	$43,627	100.00%	3.47%
SINKING FUND	$2,083	$28,790	1281.93%	4.24%	10,532,950	4.12%	$25,000	$56,146	124.59%	4.47%
SITE IMPROVEMENT FUND	N/A	$175	100.00%	0.03%	64,286	0.03%	$0	$337	100.00%	0.03%
TRUST & AGENCY FUNDS	N/A	$34	100.00%	0.00%	12,389	0.00%	$0	$65	100.00%	0.01%
ARTERIAL ROAD FUND	N/A	$3,722	100.00%	0.55%	1,369,843	0.54%	$0	$7,171	100.00%	0.57%
	$148,495	$679,257	357.43%	100.00%	255,641,780	100.00%	$1,781,940	$1,256,125	-29.51%	100.00%

City funds are invested in interest bearing accounts and investment securities, as directed by the City's Investment Policy. Rates of return on these investments relate directly to current Treasury and Money Market rates. Total funds on deposit of $259.42 million as of 08/31/26 are represented by working capital cash balances of all City funds of approximately $109.5 million, outstanding encumbrances of $57.62 million, General Obligation Bond proceeds of $73.04 million, NUA revenue bond proceeds of 8.9 million, NMA bond proceeds of $4.75 million, and UNP TIF reserve amounts of $5.61 million.

INVESTMENT BY TYPE

August 31, 2026

LIST BY TYPE	SEC. NO.	PURCHASED	MATURITY	YIELD	EARNED INTEREST	COST	MARKET
**Checking							
BANK OF OKLAHOMA	GEN'L DEP.			1.96%	$27,768.86	$20,729,346.18	$20,729,346.18
BANK OF OKLAHOMA	WARRANTS PAYABLE					($1,368,642.31)	($1,368,642.31)
BANK OF OKLAHOMA	PAYROLL					($4,242,778.48)	($4,242,778.48)
BANK OF OKLAHOMA	COURT BOND REFUNDS					$212,976.12	$212,976.12
BANK OF OKLAHOMA	INSURANCE CLAIMS					$152,085.90	$152,085.90
BANK OF OKLAHOMA	LOCK BOX					$1,733,978.35	$1,733,978.35
BANK OF OKLAHOMA	RETURN CHECKS					($24,036.89)	($24,036.89)
BANK OF OKLAHOMA	PARKS					$0.00	$0.00
BANK OF OKLAHOMA	FLEXIBLE SPENDING					$2,809.60	$2,809.60
BANK OF OKLAHOMA	WORKERS COMP					($278,496.98)	($278,496.98)
**Subtotal					$27,768.86	$16,917,241.49	$16,917,241.49
**Money Market							
BANCFIRST-NUA	MONEY MKT.			3.50%	$1,447.52	$1,022,015.12	$1,022,015.12
BANCFIRST-NMA Room Tax	MONEY MKT.			3.50%	$339.97	$218,361.87	$218,361.87
BANCFIRST-NUA Water	MONEY MKT.			3.50%	$15,712.56	$7,003,768.18	$7,003,768.18
BANCFIRST-NUA Clean Water	MONEY MKT.			3.50%	$1,244.07	$869,067.34	$869,067.34
BANCFIRST-NMA PSST	MONEY MKT.			3.50%	$5,827.37	$2,694,175.91	$2,694,175.91
BANCFIRST-NMA Norman Forward	MONEY MKT.			3.50%	$12,397.83	$1,833,171.81	$1,833,171.81
BANK OF OKLAHOMA UNP TIF	MONEY MKT.			3.51%	$32,656.36	$5,609,128.11	$5,609,128.11
BANK OF OKLAHOMA ARPA	MONEY MKT.			1.99%	$4,454.21	$2,614,372.40	$2,614,372.40
BANK OF OKLAHOMA-Westwood	MONEY MKT.			1.99%	$403.01	$0.00	$0.00
BANK OF OKLAHOMA-CW	MONEY MKT.			1.99%	$22.62	$13,678.81	$13,678.81
BANK OF OKLAHOMA	MONEY MKT.			1.99%	$140.98	$85,262.35	$85,262.35
BANK OF OKLAHOMA	MONEY MKT.			1.99%	$137.09	$82,910.61	$82,910.61
BANK OF OKLAHOMA-SW	MONEY MKT.			1.99%	$26.30	$15,908.81	$15,908.81
BANK OF OKLAHOMA-Opioid Abt	MONEY MKT.			1.99%	$1,641.39	$821,205.86	$821,205.86
BANK OF OKLAHOMA-Misty Lake	MONEY MKT.			1.99%	$1,083.64	$655,388.02	$655,388.02
BANK OF OKLAHOMA-Parks	MONEY MKT.			1.99%	$294.40	$174,229.42	$174,229.42
BANK OF OKLAHOMA-2023A	MONEY MKT.			1.99%	$38,796.16	$23,416,590.74	$23,416,590.74
BANK OF OKLAHOMA-2023B	MONEY MKT.			1.99%	$20,161.09	$11,986,747.76	$11,986,747.76
BANK OF OKLAHOMA-2024A	MONEY MKT.			1.99%	$17,794.88	$10,743,722.57	$10,743,722.57
BANK OF OKLAHOMA-2026A	MONEY MKT.			1.99%	$16,458.84	$9,954,354.61	$9,954,354.61
BANK OF OKLAHOMA-2026B	MONEY MKT.			1.99%	$28,001.11	$16,935,178.44	$16,935,178.44
BANK OF OKLAHOMA-2026C	MONEY MKT.			1.99%	$0.32	$165.59	$165.59
**Subtotal					$199,041.72	$96,749,404.33	$96,749,404.33
**Sweep/Overnight							
BANK OF OKLAHOMA PORTFOLIO	SHORT TERM			3.55%	$153,030.42	$59,520,298.20	$59,520,298.20
OKLAHOMA CLASS	OK-01-0019-0001			3.70%	$32,500.48	$10,155,880.46	$10,155,880.46
BANK OF OKLAHOMA	ICS ACCT			3.77%	$34,217.55	$10,906,548.76	$10,906,548.76
**Certificate of Deposit							
FIRST FIDELITY BANK	CD	03/31/26	09/30/26	3.02%	$629.17	$250,000.00	$250,000.00
GREAT NATIONS BANK	CD	09/30/25	09/30/26	4.22%	$879.17	$250,000.00	$250,000.00
VALLIANCE BANK	CD	11/30/25	11/30/26	3.75%	$781.25	$250,000.00	$250,000.00
FIRST NATIONAL BANK	CD	12/28/25	12/28/26	3.19%	$656.25	$250,000.00	$250,000.00
**Subtotal					$2,945.84	$1,000,000.00	$1,000,000.00
**U.S. Treasury Securities/Agency Securities							
US T-Notes	91282CLH2	06/30/25	08/31/26	3.91%	26,088.99		
US T-Bills	912797RS8	12/24/25	09/03/26	3.46%	14,380.56	5,000,000.00	$4,999,000.00
FFCB	3133ERP96	12/31/24	09/24/26	4.24%	26,488.92	7,500,000.00	$7,501,650.00
US T-Bills	912797SK4	12/30/25	10/29/26	3.47%	14,380.56	5,000,000.00	$4,969,800.00
US T-Bills	912797SU2	12/30/25	11/28/26	3.45%	14,251.52	5,000,000.00	$4,954,750.00
TVA Note	880591EU2	11/26/25	02/01/27	3.58%	33,244.85	11,175,000.00	$11,120,242.50
US T-Notes	91282CMH1	05/19/26	01/31/27	3.78%	25,276.02	8,000,000.00	$8,002,500.00
FFCB	3133ET4Y0	01/07/26	09/22/28	3.52%	21,976.09	7,500,000.00	$7,373,025.00
FHLB	3130B0TY5	07/27/26	04/09/27	4.10%	17,228.18	5,000,000.00	$5,018,021.40
FNMA	3136GDMM2	07/31/26	07/31/31	4.68%	19,500.00	5,000,000.00	$4,979,100.00
FHLMC	3134HC5S4	08/04/26	08/04/31	4.69%	16,936.11	5,000,000.00	$5,018,021.40
					229,751.80	64,175,000.00	$48,920,967.50
TOTAL					679,256.67	259,424,373.24	$223,107,911.52

The Governmental Accounting Standards Board requires the reporting of market values of investment securities. These market values represent the amount of money the security would sell for on the open market, if cash flow demands were such that the security had to be sold. The City of Norman purchases investment securities with the intent of holding them to maturity, as stated in the City's Investment Policy. Only in exceptional circumstances would securities be sold before their maturity, due to cash flow demands or favorable market conditions.

File Attachments for Item:

11. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF THE MONTHLY DEPARTMENTAL REPORT FOR THE MONTH OF AUGUST 2026.

CITY OF NORMAN, OK
STAFF REPORT

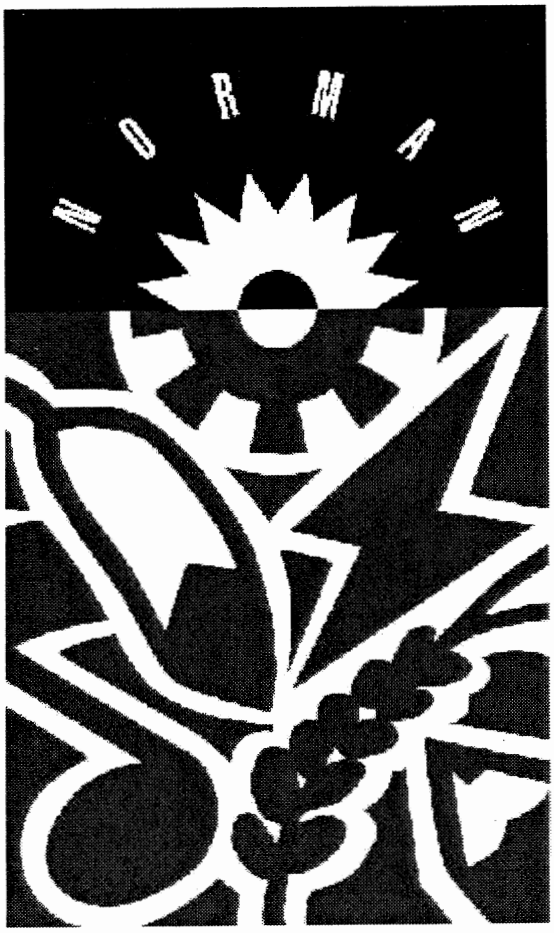
MEETING DATE: 09/22/2026

REQUESTER: Stacey Parker, Executive Assistant

PRESENTER: Stacey Parker, Executive Assistant

ITEM TITLE: CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF THE MONTHLY DEPARTMENTAL REPORT FOR THE MONTH OF AUGUST 2026.

City of Norman



Monthly Departmental Report

August 2026

MONTHLY PROGRESS

TABLE OF CONTENTS
MONTHLY PROGRESS REPORTS

City Clerk	1
City Manager	2
Finance	3
Accounting	3A
City Revenue Reports	3B
Utility	3C
Fire	4
Human Resources	5
Information Technology	6
Legal	7
Municipal Court	8
Parks	9
Young Family Athetic Center	9A
Westwood/Norman Municipal Authority	9B
Facility Maintenance	9C
Accessibility & Culture	9D
Planning & Community Development	10
Police	11
Animal Control	11A
Public Works	12
Utilities	13

CITY CLERK 1

CITY CLERK

MONTHLY PROGRESS REPORT
August 2026

ACTION CENTER				
DEPARTMENT	CALLS	CALLS YTD	ADDITIONAL CONTACTS	ADDITIONAL CONTACTS YTD
Animal Welfare	25	47	0	1
Bus Service	0	6	0	0
CDBG	1	4	0	0
City Clerk	116	240	4	10
City Manager/Mayor	8	23	2	4
City Wide Garage Sale	0	0	0	0
Code Enforcement	74	219	7	19
Finance	4	9	0	0
Fire/Civil Defense	3	5	0	1
Human Resources	15	35	1	1
I.T.	2	16	0	0
Legal	17	29	1	6
Line Maintenance	39	86	0	1
Municipal Court	14	32	0	0
Noise Complaint	0	0	0	0
Outreach	8	15	1	1
Parks & Recreation	27	66	3	7
Permits/Inspections	132	264	3	3
Planning	18	41	0	0
Police/Parking	39	62	2	2
Public Works	17	34	3	4
Recycling	0	0	0	0
Sanitation	83	195	4	8
Sidewalks	0	1	0	0
Storm Debris	260	749	0	0
Storm Water	17	66	6	9
Streets	101	255	29	46
Streets Lights	0	0	0	0
Traffic	31	75	0	3
Utilities	153	353	3	6
August 2026 Total: 1,273	**1,204**	**2,926**	**69**	**132**

LICENSES

12 new business licenses and **13** Renewed licenses. Additionally, **6 Special Event permits** were issued during the month of August. The following is a list of types of business licenses issued in August and YTD totals:

LICENSE TYPE	NUMBER ISSUED	FYE YTD	LICENSE TYPE	NUMBER ISSUED	FYE YTD
Beekeeper	0	0	Retail Beer	0	0
Brewer	0	0	Retail Spirits Store	0	0
Coin-Operated Devices	0	1	Retail Wine	0	0
Distiller	0	0	Salvage Yard	0	0
Food	8	17	Sidewalk Dining	0	0
Game Machines	0	0	Solicitor/Peddler (30 day-Door to Door)	2	2
Impoundment Yard	0	0	Solicitor/Peddler (60 day-Door to Door)	0	26
Kennel	0	0	Solicitor/Peddler (one day)	0	0
Massage Therapy/Bodywork Solutions	0	1	Solicitor Peddler (30 Day-Outdoor Fixed)	0	0
Medical Marijuana Dispensary	0	0	**Special Event**	**6**	**8**
Medical Marijuana Grower	0	1	Strong Beer & Wine/Winemaker	0	0
Medical Marijuana Processor	0	0	Taxi/Motorbus/Limousine	0	2
Medical Marijuana Testing Laboratory	0	0	Transient Amusement	0	0
Mixed Beverage	2	3	Mobile Food (one day)	2	2
Mixed Beverage/Caterer	1	3	Mobile Food (30 day)	1	1
Pawnbroker	0	0	Mobile Food (180 day)	0	0
Pedicab	5	5	Mobile Food (Annual)	2	2
			Temporary Food (Fixed) 30 Days	2	2
Totals	**16**	**31**	**Totals (not including Special Events)**	**9**	**39**

NEW ESTABLISHMENT LICENSES		
NAME	ADDRESS	LICENSE TYPE(S)
Mooney's at Hollywood Corners (New Ownership)	4712 N. Porter Ave.	Food Service & Mixed Beverage/Caterer
Magic Noodle (New Ownership)	1915 Classen Blvd, Suite 119	Food Service
Native Blends Nutrition	920 W. Main Street	Food Service
Epic Next Level Nutrition (New Ownership)	516 N. Porter Ave.	Food Service
Hickory Farms	3301 W Main Street	Temporary Food Service (Fixed) 30 Day x 2

MOBILE FOOD SERVICE LICENSES			
Annual	180 DAY	30 DAY	ONE DAY
Midway Food Truck		Homestead Steaks	Cool Cups
Oh Sugar Honey Iced Tea			Mad Hatter Grilled Cheese

SOLICITOR/PEDDLER LICENSES		
One Day	30 Day	60 Day
	Southwestern Advantage – 2 ppl	

RECORD REQUESTS RECEIVED

MONTH	NUMBER RECEIVED	YEAR-TO-DATE
July	60	60
August	66	126
September		
October		
November		
December		
January		
February		
March		
April		
May		
June		

CLAIMS FILED

DATE FILED	NAME	JUSTIFICATION	AMOUNT
08/05/2026	Elisabeth Muckala	On 7/21/2026 at 804 Heatherhill Court claimant's vehicle was allegedly hit by a city vehicle while legally parked on the street causing damage.	$3,184.18
08/06/2026	Erin Thomas	On 07/29/2026 claimant traveling westbound on Robinson Street and a golf ball from Westwood Golf Course allegedly hit the windshield causing damage.	$85.00
08/10/2026	Jim Davenport	In Spring of 2026 City line maintenance allegedly damaged the sprinkler system while replacing sections of concrete at corner of Brookfield Dr. and Grand View Ave. (2008 Grand View Ave.)	$1,120.00
08/10/2026	General Holding Ltd Co.	Due to the City allegedly refusing to turn on water service at 1111 Lincoln Green on 08/07/2026, claimant is losing $1800 per month in rent.	$1800.00 (per month)
08/11/2026	David Hames	On 07/27/2026 at Lindsey and McGee intersection, claimant had a motor vehicle accident with a Norman Police Dept. vehicle with alleged damage to claimant's vehicle and allegedly being the fault of Norman Police Dept. employee.	$4,911.52
08/24/2026	Kenneth & Julie Datel	On 03/05/2025 claimant was in a motor vehicle accident that was allegedly caused by a City of Norman Animal Control vehicle at Page & Trout causing damage to claimant's vehicle	$5,183.28

LAWSUITS FILED

DATE FILED	NAME	JUSTIFICATION	AMOUNT
08/03/2026	Obsidian Specialty Insurance Company	G.E. Johnson Construction Company was the General Contractor for the Norman Forward Indoor Aquatics and Multi-Sport facility located at 2201 Trae Young Drive who subcontracted with Graco & Trinity Roofing for the roofing work on the project, at some point alleged water damage was reported. Requesting a declaratory judgement.	TBD

STUDY SESSION

On August 4, 2026, City Council met in Study Session to discuss student projects in city parks with the University of Oklahoma School of Architecture Construction Science. Council also discussed an updated fire station study to perform preliminary design services and a needs assessment for various fire department facilities.

BUSINESS AND COMMUNITY AFFAIRS COMMITTEE

On August 6, 2026, the Business and Community Affairs Committee met in the Executive Conference room to receive a report on special events and visitors, discuss economic development programs and to discuss potential regulations related to a residential outdoor lighting ordinance.

OVERSIGHT COMMITTEE

On August 13, 2026, the Oversight Committee met in the Executive Conference room to discuss Tulare Cares Homelessness response; Immigration Resolution and a Super Majority vote for Future Tax Increment Finance proposals.

SPECIAL SESSION

On August 18, 2026, City Council met in Special Session to discuss the placement of pedestrian crossings at the Robin Hill Public School. Council also discussed creating an ad hoc committee to review the fire and police department needs assessment studies and possible funding strategies. Council then adjourned into Executive Session to discuss possible litigation regarding the acquisition of right-of-way in connection with the 36th Avenue bond project phase three, from Indian Hills Road to Moore city limits and to discuss the possible sale of real property located at 668 East Lindsey.

FINANCE COMMITTEE

On August 20, 2026, the Finance Committee met in Executive Conference room to discuss Norman Forward excess funds and ranking of projects and the monthly revenue and expenditure reports.

COMMUNITY PLANNING AND TRANSPORTATION COMMITTEE

On August 27, 2026, the Community Planning and Transportation Committee met in the Executive Conference room to discuss dividing and offering for public sale former railroad right-of-way located between East Duffy Street and South Jenkins/James Garner Avenue and between Front Street and current BNSF Railroad right-of-way. They also discussed a proposed ordinance establishing rules for bicyclists proceeding through stop signs and red traffic signals when conditions allow for safe passage. There was a presentation of the June and July public transit reports and lastly, a discussion regarding the potential transfer of Blue Jay Lane/Road, a county road to the city, including associated costs, maintenance responsibilities and other related considerations.

CITY MANAGER 2

No reports are being generated for the City Manager's Office as of Jan 2023.

FINANCE 3

CITY OF NORMAN

Department of Finance
Monthly Report – August 2026

Statistics on outputs from the various divisions of the Department of Finance (DOF) are presented on the following pages. Major projects that were completed or initiated by the DOF in August are discussed below:

Treasury Division:

In the month of August, the Treasury Division processed 42,436 payments in person and over the phone, an increase of 6.7% from last month. Paymentus (the City's 3rd party processor of online and automated telephone payments) processed 15,900 payments in August, an increase of 6.9% from last month.

General Fund Revenues & Expenditures:

When comparing General Fund revenue sources versus budgeted levels, revenues are below target for the month of August by -43%. Revenues from the City's largest single source of revenue, sales tax, are above target by 2% for the year to date and 10.5% above last fiscal year. Following is a summary table regarding General Fund revenues and expenditures to-date.

	FYE 27 Budget To Date	FYE 27 Actual To Date	FYE 26 Actual To Date	FYE 25 Actual To Date
Sales Tax Revenue	$9,656,690	$9,848,183	$8,911,028	$8,912,297
General Fund Revenue	$18,915,416	$10,848,841	$15,095,723	$14,998,761
General Fund Expenses	$19,392,657	$9,072,622	$20,660,156	$19,857,500

Administration Division

	FYE 27		FYE 26	
	August	YTD	August	YTD
PERSONNEL HOURS - FULL TIME				
Total Regular Hours Available	320.00	800.00	480.00	640.00
Total Comp Time Available	1.50	2.50	0.50	1.75
Total Overtime Hours	0.00	0.00	0.00	0.00
Total Bonus Hours	0.00	0.00	0.00	0.00
Total Furlough Hours	0.00	0.00	0.00	0.00
TOTAL HOURS AVAILABLE	321.50	802.50	480.50	641.75
Benefit Hours Taken	14.25	46.25	104.00	137.50
TOTAL ACCOUNTABLE STAFF HOURS	307.25	756.25	376.50	504.25
PERMANENT PART-TIME				
Total Regular Hours Available	0.00	0.00	0.00	0.00
Total Comp Time Available	0.00	0.00	0.00	0.00
Total Overtime Hours	0.00	0.00	0.00	0.00
Total Bonus Hours	0.00	0.00	0.00	0.00
TOTAL HOURS AVAILABLE	0.00	0.00	0.00	0.00
Benefit Hours Taken	0.00	0.00	0.00	0.00
TOTAL ACCOUNTABLE STAFF HOURS	0.00	0.00	0.00	0.00
TEMPORARY				
Total Regular Hours Available	0.00	0.00	0.00	0.00
Total Overtime Hours	0.00	0.00	0.00	0.00
TOTAL HOURS AVAILABLE	0.00	0.00	0.00	0.00

ACCOUNTING 3A

Accounting Division

	FYE 27		FYE 26	
	August	YTD	August	YTD
Total Regular Hours Available	1,120.00	2,800.00	1,680.00	2,800.00
Total Comp Time Available	0.00	3.00	10.50	23.00
Total Overtime Hours	2.75	23.75	0.25	8.75
Total Bonus Hours	0.00	0.00	0.00	0.00
Total Furlough Hours	0.00	0.00	0.00	0.00
TOTAL HOURS AVAILABLE	1,122.75	2,826.75	1,690.75	2,831.75
Benefit Hours Taken	168.75	499.25	126.25	370.00
TOTAL ACCOUNTABLE STAFF HOURS	954.00	2,327.50	1,564.50	2,461.75
PERMANENT PART-TIME				
Total Regular Hours Available	0.00	0.00	0.00	0.00
Total Comp Time Available	0.00	0.00	0.00	0.00
Total Overtime Hours	0.00	0.00	0.00	0.00
Total Bonus Hours	0.00	0.00	0.00	0.00
TOTAL HOURS AVAILABLE	0.00	0.00	0.00	0.00
Benefit Hours Taken	0.00	0.00	0.00	0.00
TOTAL ACCOUNTABLE STAFF HOURS	0.00	0.00	0.00	0.00
TEMPORARY				
Total Regular Hours Available	0.00	0.00	0.00	0.00
Total Overtime Hours	0.00	0.00	0.00	0.00
TOTAL HOURS AVAILABLE	0.00	0.00	0.00	0.00

CITY REVENUE REPORTS 3B

City Revenue Report

	FY 27 July	FYE 27 August	Plus/Minus
Total Revenue Received ($)	$5,462,467	$5,968,560	$506,093
Utility Payments - Office (#)	39,770	42,436	2,666
Utility Payments - Office ($)	$5,251,605	$5,404,398	$152,793
Paymentus (#)	14,869	15,900	1,031
Paymentus ($)	$1,691,256	$1,773,152	$81,896
Lockbox (#)	6,687	6,625	(62)
Lockbox ($)	$1,115,482	$1,371,705	$256,223
E-Lockbox (#)	3,561	3,458	-103
E-Lockbox ($)	421,508	362,273	($59,235)
Bank Draft Payments (#)	13421	13551	130
Bank Draft Payments ($)	$1,617,452	$1,729,460	$112,008
Utility Deposits (#)			$0
Utility Deposits ($)			$0
Fix Payments (#)			$0
Fix Payments ($)			$0
Processed Return Checks (#)	133	134	1
Processed Return Checks ($)	($18,980)	($21,152)	($2,172)
Other Revenue Transactions (#)			$0
Other Revenue Received ($)			$0
Accounts Receivable Payments ($)	40,787	14,975	($25,812)
Municipal Court - Fines/Bonds ($)	211,660	204,774	($6,886)
Municipal Court - Credit Card (#)	548	529	(19)
Municipal Court - Credit Card ($)	114,316	100,586	(13,730)
Building Permits Cash Report ($)	323,813	750,497	$426,684
Building Permits Credit Card (#)	90	100	10
Building Permits Credit Card ($)	$17,173	$21,489	$4,316
Occupational License - Bldg Insp. ($)	$0	$0	$0
Occupational License - Bldg Insp. CC (#)	0	0	0
Occupational License - Bldg Insp. CC ($)	$0	$0	$0
Business License - City Clerk ($)	8,085	7,150	($935)
Accounts Receivable Billed ($)	$34,936	$3,724	($31,212)

Building Permits/Planning/City Clerk went to a new system in the beginning of November, 2023 and is recorded in a different system. We've included the numbers per a citizen's request.

Budget Services Division

	FYE 27		FYE 26	
	August	YTD	August	YTD
PERSONNEL HOURS - FULL TIME				
Total Regular Hours Available	320.00	560.00	480.00	800.00
Total Comp Time Available	0.00	2.50	0.75	1.50
Total Overtime Hours	0.00	0.00	0.50	0.50
Total Bonus Hours	0.00	0.00	0.00	0.00
Total Furlough Hours	0.00	0.00	0.00	0.00
TOTAL HOURS AVAILABLE	320.00	562.50	481.25	802.00
Benefit Hours Taken	26.25	54.75	78.75	157.00
TOTAL ACCOUNTABLE STAFF HOURS	293.75	507.75	402.50	645.00
PERMANENT PART-TIME				
Total Regular Hours Available	0.00	0.00	0.00	0.00
Total Comp Time Available	0.00	0.00	0.00	0.00
Total Overtime Hours	0.00	0.00	0.00	0.00
Total Bonus Hours	0.00	0.00	0.00	0.00
TOTAL HOURS AVAILABLE	0.00	0.00	0.00	0.00
Benefit Hours Taken	0.00	0.00	0.00	0.00
TOTAL ACCOUNTABLE STAFF HOURS	0.00	0.00	0.00	0.00
TEMPORARY				
Total Regular Hours Available	0.00	0.00	0.00	0.00
Total Overtime Hours	0.00	0.00	0.00	0.00
TOTAL HOURS AVAILABLE	0.00	0.00	0.00	0.00

Treasury Division

	FYE 27		FYE 26	
	August	YTD	August	YTD
PERSONNEL HOURS - FULL TIME				
Total Regular Hours Available	480.00	1,369.00	1,204.00	2,073.00
Total Comp Time Available	0.00	3.00	8.75	20.00
Total Overtime Hours	34.00	75.25	71.00	110.25
Total Bonus Hours	0.00	0.00	0.00	0.00
Total Furlough Hours	0.00	0.00	0.00	0.00
TOTAL HOURS AVAILABLE	514.00	1,447.25	1,283.75	2,203.25
Benefit Hours Taken	15.25	162.00	135.50	345.00
TOTAL ACCOUNTABLE STAFF HOURS	498.75	1,285.25	1,148.25	1,858.25
PERMANENT PART-TIME				
Total Regular Hours Available	0.00	0.00	0.00	0.00
Total Comp Time Available	0.00	0.00	0.00	0.00
Total Overtime Hours	0.00	0.00	0.00	0.00
Total Bonus Hours	0.00	0.00	0.00	0.00
TOTAL HOURS AVAILABLE	0.00	0.00	0.00	0.00
Benefit Hours Taken	0.00	0.00	0.00	0.00
TOTAL ACCOUNTABLE STAFF HOURS	0.00	0.00	0.00	0.00
TEMPORARY				
Total Regular Hours Available	0.00	0.00	0.00	0.00
Total Overtime Hours	0.00	0.00	0.00	0.00
TOTAL HOURS AVAILABLE	0.00	0.00	0.00	0.00

UTILITY 3C

Drive-up Window and Mail Payments - FYE 2027

	July, 2026	Aug, 2026
Mail Payments - Lockbox	6,687	6,625
Mail Payments - E-Lockbox	3,561	3,458
Mail Payments - Office	513	318
Total Mail Payments - Subtotal	**10,761**	**10,401**
Night Deposits	149	118
Paymentus Payments	14,869	15,900
Without assistance paymnts - Subtotal	**15,018**	**16,018**
Office Payments	2,460	2,446
With assistance payments - Subtotal	**2,460**	**2,446**
Total Payments Processed - Subtotal	**28,239**	**28,865**
Bank Draft (ACH) Payments	13421	13551
Total Payments (Utility)	**41,660**	**42,416**
Total Payments	**56,478**	**57,730**

FIRE DEPARTMENT 4

NFD Monthly Progress Report

August 2026

Total Calls by Unit & First-In Calls by Station with Average Response Times

Station 1

	Total # of Responses	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9
Engine 1	407	377	2	4	2			17	1	4
Brush 1	17	12	1	1					1	2
Brush 12	3		1							2
Ladder 1	92	69	1	2	2			16	1	1
**Chief 301	105	15	14	6	11	1	3	48	6	1
Station 1 Total	624	First-In Calls - 414 / Average Response Time 5:01								

Station 2

	Total # of Responses	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9
Engine 2	236	8	196	4	8	1	1	16	2	
Brush 2	11	1	5	2	2				1	
Ladder 2	17	1	1	1	1			13		
HAZMAT	81	6	13	6	7	5	3	34	3	4
Station 2 Total	345	First-In Calls -198 / Average Response Time 5:40								

Station 3

	Total # of Responses	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9
Engine 3	316	11	7	281	1	1	1	9	1	4
Brush 3	6			3				1		2
Engine 32	1							1		
Air & Light	20	1		1	2	3	1	11		1
Station 3 Total	343	First-In Calls - 282 / Average Response Time 5:40								

Station 4

	Total # of Responses	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9
Engine 4	235		7		205			14	8	1
Brush 4	11		1		6			1	2	1
Tanker 4	1					1				
Station 4 Total	247	First-In Calls - 204 / Average Response Time 6:10								

Station 5

	Total # of Responses	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9
Engine 5	29					27	1		1	
EMS Brush 5	89					82	6		1	
Station 5 Total	118	First-In Calls - 80 / Average Response Time 9:50								

Station 6

	Total # of Responses	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9
Engine 6	38					11	23	1		3
EMS Brush 6	92	2				8	75	1	1	5
Rescue Boat 6	1					1				
Station 6 Total	131	First-In Calls - 74 / Average Response Time 8:34								

Station 7

	Total # of Responses	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9
Rescue 7	2							2		
Squad 7	224	10	1	2	1	1	1	204	2	2
Brush 7	7	3		1					1	2
Station 7 Total	233	First-In Calls - 203 / Average Response Time 5:04								

Station 8

	Total # of Responses	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9
Engine 8	39	2			7			8	22	
Brush 8	162	2			3	1		14	142	
Tanker 8	10		2		1	3	1	1	1	1
Station 8 Total	211	First-In Calls - 147 / Average Response Time 5:54								

Station 9

	Total # of Responses	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9
Engine 9	47	5		3		4	9	6		20
EMS Brush 9	224	4		7		4	11	6		192
Brush 92	4					1				3
Tanker 9	17				1	7	5	1		3
**Chief 401	69	5	1	4	2	18	11	16	1	11
Chief 403	3					1	1	1		
Station 9 Total	364	First-In Calls - 196 / Average Response Time 6:20								

Fire Prevention										
	Total # of Responses	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9
Fire Marshal 1	3					1				2
Fire Marshal 2	10	1	3			1	1	2		2
**Fire Marshal 3	34	5	3	5	2	3	2	13		1
Fire Marshal 6	1	1								
Prev. Totals	48									
Specialty Units										
	Total # of Responses	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9
EM3	14				1	4	1	5		3
EM4	3							1		2
Specialty Totals	17									
Notified Units										
	Total # of Responses	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9
EM1*	18	1		1	2	1	1	11		1
EMS1*	18	1		1	2	1	1	12		
NFD3*	19	1		1	2	1	1	12		1
Notified Total	55									
Fire Admin										
	Total # of Responses	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9
NFD2	2							1		1
NFD4	1								1	
	Totals	Total by District								
	2739	544	259	336	271	193	160	498	198	277

*EM1, EMS1 and NFD3 are "notified" of certain calls. They may or may not actually go on scene.
**As of 1/1/25 all All Assistant Chiefs will be designated 301, All Battalion Chiefs 401 and all On-Shift Fire Inspectors FM3

Incident Response Type Summary		
Incident Type	Total	% of Total
Fire	66	3.65%
Hazardous Situation	70	3.87%
Incident Type Undefined	13	0.72%
Medical	1050	58.04%
No Emergency	358	19.79%
Public Service	232	12.82%
Rescue	4	0.22%
Incomplete	16	0.88%
Total Incident Count (Unique Calls)	1809	100.00%
Number of Total Unit Responses	2739	

Community Outreach		
Tours and Community Events	3	Station Tours, Big Brothers Big Sisters Bash, Ride Along

Burn Permits		
Burn Permits Issued	0	Conditions were not favorable for burning - There was a County wide burn ban for much of the month of August

Training		
Total Personnel Training Hours	*3729 hours	Aerial Apparatus Platform, Airway, Building Construction, Community Risk Reduction, Decontamination, Detection & Monitoring, Driving Policy, Emergency Vehicle Operations, Fire Service Hose, Fire Service Ladders, Fire Streams & Hydraulics, Fire Tactics, Firefighter Operations, Firefighter Safety, Forcible Entry, Hazmat Awareness, ICS, Inspections, Medical, PPE, Pumping Apparatus Operations, Rope Rescue, Salvage & Overhaul, Search & Rescue, SCBA, Street Study, Tanker Driving & Pumping, Ventilation, Wildland Fire Support

* This number may be updated. Training data entered in the new software is improving.

August 2026 Fire Prevention Activity Summary

Prevention Department Update and Activities

Training	63 hours	Airway, Fire Origin & Cause, Operations, Emergency Vehicle Operations, Search & Rescue
Inspections/Re-Inspections	119 hours	Inspections (112), Violations cited (61), Violations cleared (52), Violations Remaining (9), Company Inspections (0)
Smoke Detectors	12 calls	Check/Install Smoke Detectors/Replace Batteries/Bed Shakers
Investigations	23	Structure (12), Vehicle (7), Wildland (3), Other (1)
Investigative Activities	101 hours	Fire Investigations, Report Writing, Reviewing Video, Subpoena prep, etc
Department Meetings	16 (16 hours)	Department Meetings, Officers Meetings, Shift Briefings, Evaluations
Station & Equipment Maintenance	46 hours	Daily checks, supplies replenishing, cleaning & organization, drone updates and maintenance
Public Service/Education & Special Events	8 hours	Public Service/Education, Citizen Complaints & Special Events

Planning Officer Activities

Fire Planning Activities	Number	Staff Hours
Building Plan Reviews/ Fire Protection System Plan Reviews	54	60
Fire Inspections/Re-inspections	37	40
Meetings	8	10
Training (Target Solutions)	4	6
Communication	N/A	10
Totals		**116**
Time Off (VAC, SICK, Holiday)	N/A	20

EMERGENCY MANAGEMENT DIVISION

August 2026

Emergency Management Activities
The Emergency Operations Plan An initial internal meeting was conducted, and the focus was established by Chief King. The vendor will be arranging meetings beginning with the City Manager.
Plans and Grants
Critical facility generator review project. The grant for funding to review the critical facilities need for generators has been completed and submitted to FEMA. The EMPG grant items have been presented to the City Manager and are awaiting Council action. The process for moving the fiduciary support for the MRC program to Envision Success has been completed. Finance originally agreed to complete the transfer once this was completed but now has issues with it that were unforeseen. Discussions are on going but for now fiduciary actions will be completed as before.
Open Disaster Operations
The wildfire from March 14, 2025, Fire Mutual Assistance Grant (FMAG). Initial documentation was provided for reimbursement, and the reimbursement was provided to the County for disbursement to the City.
Norman Emergency Response Volunteers
Special Response Teams Available There are several specialty teams available for response or community preparation events. The Norman EM Unmanned Aerial Vehicle team, the Small Animal Response Team (SmART), The Oklahoma Large Animal Response Team (OLAFR), and The MRC State Stress Response Team (OKSRT, a mental health asset) can support with coordination through Norman EM. SmART received a grant through the OK Health Dept. This grant will assist in training and equipment purchasing. It will be managed by SmART. All the teams are available to Incident Command through dispatch and in coordination with Norman EM. Norman EM will be requesting a review of the Volunteer program to ensure it is current within City guidelines. The program has existed for twenty years, and process and policy reviews are needed to ensure the protection of the volunteers and the City. This is still on going.
Red Cross Coordination We have dedicated volunteers that can respond quickly to the residents' need for assistance. The primary task is to ensure a burnout family has assistance from the Red Cross if they request it and to stay involved until Red Cross is on scene or the family confirms connection with the Red Cross. The Red Cross has had a change of personnel for our area and the basic process for calling their national number is the guidance.
Auxiliary Communications (AUXCOM) AUXCOM capability is a work in progress. The Section is operational and developing new capacity for alternate communications means. Recruiting for operators is ongoing. Plans for future budget requests from PSST are being completed. The EMPG grant once approved will provide some funding to assist in completing the room.

EMERGENCY MANAGEMENT DIVISION

August 2026

Events

Our operations section has been actively seeking support for hydration products for what is anticipated to be a hot summer. So far, we have received 6 pallets of water with 12 more committed. 10 cases of Gatorade have been donated. The first OU home game was supported by the UAV utilizing personal vehicles and expenses. The EM budget cannot support renting several golf carts to assist in attendee transport and the Parks Dept has ceased support of the EM division for these large event venues. The high wind event was still being documented. ASM Stevenson took it upon herself to handle the documentation and coordination that fell in the EM area of responsibility. It was very unprofessional how it was handled and there needs to be a meeting with the CM, ASM on duties, responsibilities and the role the ASM plays in EM functions. The Medical Reserve CORPS workshop concluded in August. Sooner Mall held a 50th anniversary event and EM supported it with nostalgia civil defense posters, old preparedness videos, distributed information and gave away 2 NOAA weather radios to lucky shoppers. Goddard ENT. provided several cold war era siren units to display.





EMERGENCY MANAGEMENT DIVISION

August 2026





Response Provided

August had two house fire responses that assisted in obtaining RED Cross assistance for residents. A large grass fire threatened the water treatment plant and an adjacent addition, 5 EM personnel responded and provided rehab support, UAV support, Documentation support to OEM and the NWS and EM feed all responders at the EOC during rehab and when the fire was contained.

EOC Operations and Facility

Siren Operations

A complete check of the system is underway. We are finding several areas where large brushes and tress have grown around the units. Abating this vegetation is an unplanned expense to the siren maintenance budget. It will be noted in the next budget year cycle and a request to include such maintenance costs.

Regular Monthly Scheduled Activities

Meetings will be held at the Robinson EOC (2801 W. Robinson) unless otherwise posted

EMERGENCY MANAGEMENT DIVISION

August 2026

Outdoor Warning System

Each morning at 7:00 am, a silent test of the outdoor warning system is conducted. The test provides an operational snapshot of the status of the system. This provides information about whether a unit needs maintenance and if it is operating properly. For special requests the audible test may not be completed. Such requests would be large event venues such as an OU home football game or the annual Medieval Fair.

The South Canadian Amateur Radio Society provided volunteering monitoring service of the system during the weekly audible test.

An audible test of the outdoor warning system is conducted for 60 seconds each Saturday if conditions are favorable. Three units are sounded for 20 seconds due to being a public park venue. They are located at Griffin Park, Reeves Park and the Animal Control facility.

National Weather Service Weekly Weather Meetings

The National Weather Service has lost the ability to use GOTO Webinar. They will forward their weekly briefing with slides each Monday at 10 am. EM will provide that information to the Department Directors, Fire Administration, Police Dispatch, the Action Center and the EM Staff.

South Canadian Amateur Radio Society
SCARS (www5nor.org)

SCARS is a vital preparedness partner with Emergency Management and is included in the City Emergency Operations Plan. They operate within the SKYWARN program for Norman, provide testing for amateur licenses, provide technical advice and service to the AUXCOM radio operation in the EOC. They participate in many community preparedness events throughout the year.

-Each Tuesday evening at 6:30 pm, ELMER night with the Amateur radio club. The club mentors' other HAMS, which works on projects and equipment, provides general support to the City and Public on Amateur operations. This is held at the Fire Training Center.

-Each Wednesday morning at 9:15 am a communication test with state emergency management partners is conducted by the various geographical areas. This tests the local and statewide capability for various communication means across the state in preparedness for disaster operations.

-Each first Thursday evening of the month is amateur radio testing night at 6:00 pm at the Fire Training Center. Open to the public, the club provides the opportunity for the community to test for their Amateur license or upgrade a license. Note: the FCC has been directed to start charging for testing.

-Each Saturday 12:00 Outdoor Warning audible test. This test is supported by the Amateur radio club to assist in identifying and verifying units needing maintenance.

Residents can assist by "Adopting a Pole" and reporting the siren status they adopt at the website www.w5nor.org. The Club meeting is the second Saturday of each month, 9 am at the Fire Training Center.

Local Emergency Preparedness Committee

Meets quarterly at the Wellness Center (The Well) under the management of the Cleveland County Emergency Management office. The public is welcome to address any concerns

EMERGENCY MANAGEMENT DIVISION
August 2026

regarding emergency planning or SARA Title III information. The LEPC is part of the oversight for the Citizens CORPS Council of Norman. A report on activities is provided at each meeting. Meetings occur on the first Wednesday of each quarter.

HUMAN RESOURCES 5

HUMAN RESOURCES
Monthly Report
August 2026

HUMAN RESOURCES

Total FT/PT Employees: 913
Total Employees Including Temp/Seasonal: 1084
New Hires: 7
Orientations: 4
Terminations (FT/PT): 10

ADMINISTRATION

- Processed invoices and reconciled expense accounts
- Coordinated Birthday/Anniversary post card mail outs
    - 68 birthdays and 87 anniversaries

BENEFITS

NEW ENROLLMENTS: 5
TERMINATED: 10

Benefit Participation		
	#	%
Medical	824	93.4%
Dental	822	93.2%
Vision	641	72.7%
Short-Term Disability	235	26.6%
Long-Term Disability	227	25.7%
Supplemental Life	449	51%

Total Benefit Eligible Population: 882

Total Benefit Participation (Including FT, Retiree, and COBRA)		
Medical	864	
Dental	862	
Vision	662	
Supplemental Life:		
FT	449	
Child	181	
Spouse	194	

Claims	
Rx Claims	$453,323.34
Medical Claims	$953,482.90
Dental Claims	$124,020.54

FMLA	
New Cases	4
Returned to Work	0

HUMAN RESOURCES
Monthly Report
August 2026

PERSONNEL ACTIONS

New Hires: FT-8 / PT–1 ***Temp/Seasonal – 1** **Total - 10**

Dept./Div.	Position	Number of Employees
Finance/Treasury	Treasury Associate	1
Parks & Rec/Recreation	Recreation Leader I	1
Parks & Rec/Recreation	Recreation Center Specialist*	1
Planning/Current Planning	Planner II	1
Police/Investigations	Property Custody Technician	1
Public Works/Fleet	Mechanic I	1
Public Works/Stormwater	Maintenance Worker I	1
Utilities/Sanitation	Sanitation Worker I	1
Utilities/Sanitation	Sanitation Worker II	1
Utilities/WLM	Utility Distribution Worker I	1

Promotions – 7

Dept./Div.	Position	Number of Employees
Legal/Administration	Deputy City Attorney	1
Police/Investigations	Master Police Officer	1
Police/Patrol	Police Sergeant	1
Police/PST Patrol	Master Police Officer	1
Utilities/SLM	Utility Collection Worker II	3

FT/PT Separations – 10 ***Temp/Seasonal Separations – 52** **Total - 62**

Dept./Div.	Position	Number of Employees
Fire/Suppression	Firefighter	1
Parks & Rec/Facility Maintenance	Facility Maintenance Supervisor	1
Parks & Rec/Facility Maintenance	Trades worker	1
Parks & Rec/Concession	Food & Beverage Tech I*	1
Parks & Rec/Recreation	Recreation Center Specialist*	1
Parks & Rec/Recreation	Recreation Leader I	1
Parks & Rec/WW Pool	Admissions Clerk I*	10
Parks & Rec/WW Pool	Admissions Clerk II*	1
Parks & Rec/WW Pool	Aquatic Facility Maintenance Worker I*	1
Parks & Rec/WW Pool	Assistant Aquatic Manager*	1
Parks & Rec/WW Pool	Head Lifeguard*	3
Parks & Rec/WW Pool	Lifeguard*	25
Parks & Rec/WW Pool	Slide & Gate Attendant*	7
Parks & Rec/YFAC Concession	Recreation Center Specialist*	1
Parks & Rec/YFAC Concession	Recreation Leader I	1
Parks & Rec/YFAC Pool	Lifeguard Leader	1
Police/Patrol	Police Officer	1
Public Works/Fleet	Mechanic Apprentice*	1
Utilities/Utility Billing	Utility Billing Service Rep	1
Utilities/Sanitation	Sanitation Worker II	1
Utilities/WLM	Utility Distribution Worker I	1

HUMAN RESOURCES
Monthly Report
August 2026

TURNOVER STATS – Does not include Temp/Seasonal stats.

Department	No. of Employees	No. of Terminated Employees	Turnover Rate
City Manager	**16**		**0.00%**
City Clerk	**6**		**0.00%**
Finance	**16**	**0**	**0.00%**
Admin-Accounting-Utilities			
Treasury-Budget			
Fire	**165**	**1**	**0.61%**
Admin-Training-Prevention			
Suppression-Disaster Prep.			
Human Resources	**7**		**0.00%**
Information Technology	**19**		**0.00%**
Legal Department	**9**		**0.00%**
Municipal Court	**12**		**0.00%**
Parks & Recreation	**112**	**5**	**4.46%**
Admin-Recreation-Golf			
Park Development-Tennis			
Facility Maintenance-YFAC			
Westwood Aquatic Center			
Planning & Comm Dev.	**37**	**0**	**0.00%**
Admin-GIS-Planning			
Code Compliance			
Current Planning			
Bldg. Inspectors-CDGB			
Police	**260**	**1**	**1.54%**
Admin-Patrol-Investigations-			
Staff Svcs-Narcotics-Dispatch			
Animal Welfare-SRO			
Public Works	**124**		**0.00%**
Engineering-Capital Projects Fleet-Streets-Stormwater			
Traffic-Transit-Admin			
Utilities	**174**	**3**	**1.72%**
Admin-WTP-WRF-GIS			
Line Maintenance-Sanitation			
IND Pretreatment-Environment			

HUMAN RESOURCES
Monthly Report
August 2026

RECRUITMENT

Positions Requisitioned for Refill by Department/Division (# of vacancies) *included positions are Full Time unless otherwise indicated as Part Time (PT) or Seasonal PT*	
Finance	
Treasury Support Supervisor	Utility Billing Service Rep
Human Resources	
Human Resources Coordinator	
Legal	
Deputy City Attorney	
Parks & Recreation	
Recreation Leader I (PPT) Whittier	Recreation Leader I (PPT) 12th Ave
Food and Beverage Tech I (PT)	Recreation Intern (PT)
Seasonal PT* Recreation Center Specialist-All 3 Centers	Facility Maintenance Supervisor
Seasonal PT* Recreation Center Specialist-Little Axe	Assistant Director of Parks & Recreation
Seasonal PT* Recreation Center Specialist-YFAC	Golf Course Attendant (PT)
Recreation Leader I (PPT) YFAC Cafe	
Planning	
Administrative Technician II – Code	Assistant Planning Director
Police	
Communications Officer I	Animal Welfare Officer
Public Works	
Mechanic I	Staff Engineer
Capital Projects Engineer	Maintenance Worker I - Stormwater
Utilities	
Utility Distribution Worker I	Custodian (PPT) WTP
Seasonal PT* Temporary Laborer WTP	Utility Collection Worker II
WTP/WRF Utilities Specialist	Sanitation Worker II
Sanitation Worker I	Plant Operator A-D WTP

Days to Fill

Full Time Position	**Date Posted**	**Offer Date**	**Days to Fill**
Property Custody Technician	5/14/26	7/9/26	56 Days
Utility Distribution Worker I	12/15/2025	7/7/26	204 Days
Sanitation Worker II	6/24/2026	7/31/26	37 Days
Maintenance Worker I	6/24/2026	7/20/26	26 Days
Recreation Leader I 12th Ave	7/17/2026	8/10/26	24 Days
Treasury Associate	6/30/2026	8/3/26	34 Days
Planner II	6/8/2026	6/29/26	21 Days
Sanitation Worker I	5/13/2026	7/9/26	57 Days
Mechanic I	5/26/26	7/31/26	66 Days
Deputy City Attorney	8/11/2026	8/18/26	7 Days-Promoted
Communications Officer I	2/5/2026	8/27/26	203 Days-Vol Demotion
Utility Collection Worker II	7/21/2026	8/11/26	21 Days-Promoted
Utility Collection Worker II	7/21/2026	8/11/26	21 Days-Promoted

HUMAN RESOURCES
Monthly Report
August 2026

Full Time Position	Date Posted	Offer Date	Days to Fill
Utility Collection Worker II	7/21/2026	8/11/26	21 Days-Promoted

*Offer Date reflected for accurate days to fill numbers

*641 registrations/applications to our openings, 13 new requisitions opened.

SAFETY

RECORDABLE INJURIES – OSHA

Department/Division	Nature of Injury	How Sustained	Prognosis	Prevention Method
Fire Dept	Abdomen	Injured while moving patient	Surgery scheduled 9/11/26	Use team lifting, stretching, caution and awareness
Fire Dept	Respiratory system	Exposure to CO gas during call	Released without restrictions	Use 4 gas sniffer
Fire Dept	Left thumb	Injured while pulling booster hose from truck	TBD	Caution and awareness
Police	Left ankle	Tripped while walking	Returned next day	Caution and awareness
SLM	Overexertion/heat exhaustion	Pulling vac line, very hot, previously existing condition from "tick allergy"	Went to NRER and released next day	Be mindful of meat allergies
Park Maintenance	Left Testicle	Wrench slipped, striking him in groin	Went to OCMED	Caution and awareness
Police	Right knee	Injured restraining aggressive suspect	Went to OCMED	Caution and awareness
Police	Right knee/hamstring/back	Kicked in knee by suspect causing fall	Went to OCMED	Caution and awareness

CURRENT NUMBER OF "AT FAULT" VEHICLE COLLISIONS PER CALENDAR YEAR:

2026*	2025	2024
14	28	40

**CY2026 is current YTD*

CURRENT NUMBER OF "AT FAULT" VEHICLE COLLISIONS PER FISCAL YEAR:

2026	2025	2024
32	41	14

RECORDABLE INJURIES PER CALENDAR YEAR:

2026*	2025	2024
41	39	80

**CY2026 is current YTD*

RECORDABLE INJURIES PER FISCAL YEAR:

2026	2025	2024
56	65	62

INFORMATION TECHNOLOGY 6

CITY OF NORMAN

Information Technology Department
Monthly Report –August 2026.

Working projects for the IT Department are as follows:

Project	Description/improvement anticipated	Status
ERP Replacement Project	Process improvements for Finance, Purchasing, AR/AP, Courts, HR, Payroll, Personnel, Parks and Rec, and Permits Management through newer technology, software, and business review processes.	Implementation Complete – Project refinement ongoing: The CoN team has completed implementation work on all major core software. However, work continues in HR, Planning, Permitting, and Time & Attendance to refine these systems. Time & Attendance upgrade expected this Sept/Oct.
Main Site data center upgrades	Necessary upgrades to current infrastructure are needed to enhance capabilities and continue with power saving and cooling efforts by reducing the number of physical servers through virtualization. New equipment is being implemented to replace the old and increase security and speed requirements.	Ongoing: IT Network staff are in implementation and testing of major networking and security appliances, as well as virtual upgrades and virtualization changes. Funded through CIP.
Data storage migration	The IT Department through a grant has purchased new data storage for the city's critical data.	In Progress. Implementation of the hardware is complete; configuration, and data load balancing is ongoing. New data storage expansion will begin in FYE27.

Fiber Optic Installation for redundant loop at WTP and EOC	IT and the Utilities Department will be using capital funds to connect a microwave antenna from Fire station 9 to the Water treatment plant and connect to the Emergency Operations Center. This will create a redundant loop for the WTP and EOC in case of lost service from the main connection.	Awaiting Approval, Working with Utilities Department, land acquisition complete, right of way in negotiation
IT Security training efforts for all network and email users at the City of Norman.	Increase awareness and stay current on all new and rapidly changing cyber-attack methods so that the CON network is protected by every employee who utilizes the network for business.	Ongoing: Monthly training continues with our cybersecurity education suite, orientation of all new users, as well as penetration testing of the city network, and improvements from the pen test results.
Endpoint Security Review	Review current endpoint security appliances and software and make upgrades and improvements as necessary.	Ongoing: New endpoint security appliance and software is in the implementation and testing phase.
Print consolidation	Work with outside vendors to consolidate all print, fax, and copy machines in CON facilities.	In Progress estimated full completion in 2027
Annual Budget Forms Refinement	Implement budget forms process to replace outdated paper processes.	In Progress – the initial forms were tested last budget cycle. Refinement of the forms continues, and testing of the various annual reporting needs will be a priority for FYE27.
Virtualization migration	The city is moving to a new virtualization platform to reduce maintenance costs.	In Planning: The IT Department is testing the new platform. We have migrated approx. 95% to the new suite.

Network Infrastructure Improvements	IT Network Engineer will work closely with the Network and Infrastructure Manager, to review and improve our cabling, switching, and network configuration.	In Progress: The IT Department has been granted access to 5% of the annual capital funds for business-critical software and infrastructure needs. Switch replacement project continues to progress with major changes to the city's largest switch network.
Implementation of AI tools to aid daily city operations.	The IT Department is utilizing Artificial Intelligence to build internal tools for daily tasks.	In development. IT network, security, and AI staff are working to set up and develop tools for all city staff to utilize. These include grant writing and RFP development efforts.
Server Upgrade Project	Move all servers to new OS version.	In Progress: City network and development staff are coordinating to upgrade all production servers to the newest OS versions. Expected completion in late 2026.
VoIP Solution upgrade	The IT Department is working to upgrade our VoIP system. The current system is over 12 years old and requires an upgrade.	In planning. Current plans and evaluations of the system are ongoing as well as finding a funding solution for the upgrade. Estimated implementation 2028

IT inventory system upgrade.	The current IT inventory system is old and mostly manual. The IT Development team is working with the IT Support center to develop an automated tracking system for all IT equipment.	In Progress: Development of the inventory forms and databases is currently in progress.
City of Norman Intranet upgrade.	The IT Department is working to upgrade our Intranet and information offered there for internal use. Once complete, important information across various departments will be available for all CoN employees.	In progress. Current plans on data sources, content, content managers, and page development are in the implementation phase.

Support Tickets:

The IT department is responsible for all technology needs throughout all city departments. Public safety is a high priority, and the bulk of our support tickets come from public safety support. **IT Table 1** below represents the number of support tickets opened by each department for last month. The IT Department monitors trends in these numbers and adjusts as needed to ensure that all departments have the appropriate amount of support for daily operations.

Users Supported:

The following statistics show the number of network users supported by the IT Department. The city network is important for all business initiatives for the city of Norman. The number of devices supported reflects the growth in dependence on technology for daily operations (see **IT Table 2**).

Email Security Appliance:

The City of Norman's IT Department has an email filter that has enhanced reporting and filtering capabilities that protect the City's systems from malicious attacks from the outside. Email is one of the preferred methods of the delivery of malicious software and viruses. The IT department monitored 275,750 attempted incoming emails in August 2026. A total of 235,845 messages were delivered, while 39,905 total incoming messages were considered Spam or hazardous e-mails by our email-filtering appliance and were quarantine or filtered (see **IT Table 3**). This number represents 14% of our inbound mail. This percentage has decreased significantly from previous years because of the IT Department's implementation of a new and more modern appliance. The IT Department has made the decision to block

inbound traffic from specific sources with known malicious traffic that constantly tries to affect our network. We continue to monitor and analyze the situation hour by hour. Inbound email messages of this nature mean increased vulnerabilities and attack vectors into the city. Without the email filter appliance, our email server would have received more mail, which increases the opportunity for entrance of a virus into the network. It also creates waste, reduces productivity, and decreases valuable storage space.

Web Site:

The City of Norman's web site is hosted, updated and maintained by the IT Department. In August 2026, the City of Norman's web site had 182,334 individual web sessions access the web site for 324,382 total page views. Of those sessions, 130,106 were identified as Users to view content on the city web site (see **IT Table 4a and 4b**). Since its completion in June 2020, the site has had a few major upgrades including a new search feature and this has contributed to more relevant search results. The site boasts a build in engine that allows it to function as an app on mobile devices and tablets.

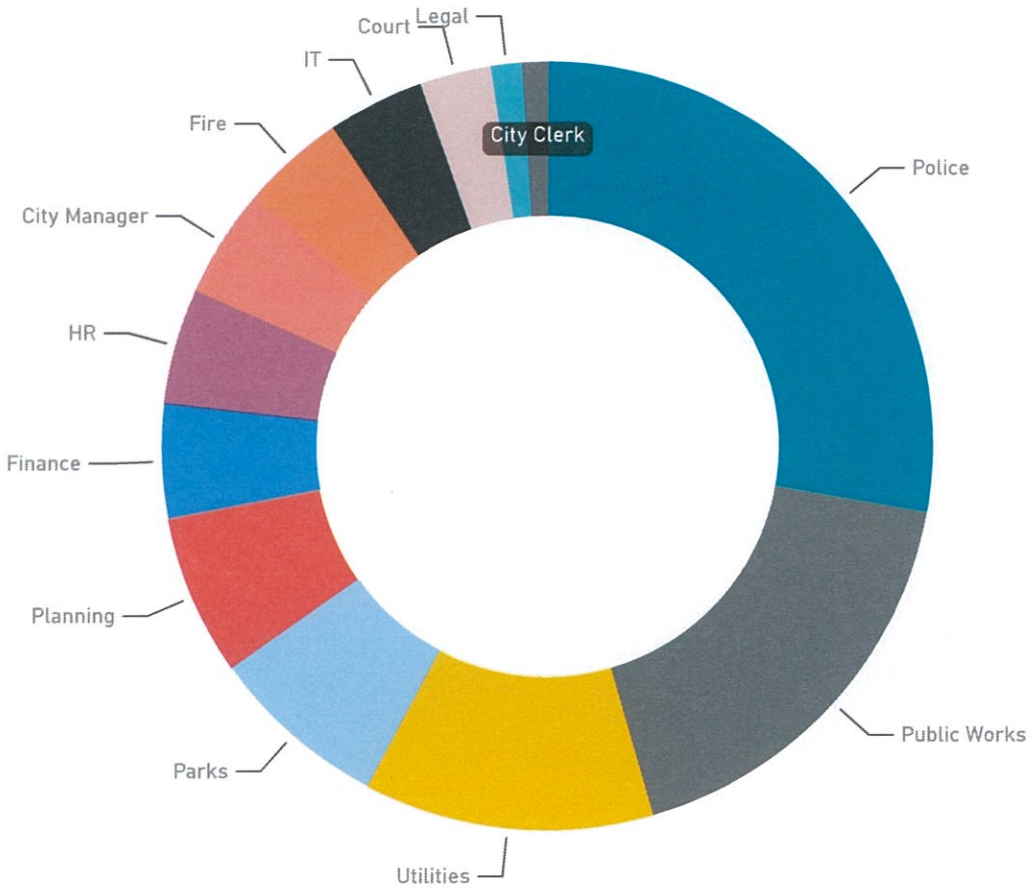
Data Storage:

The City of Norman's infrastructure depends on system availability and uptime. An important part of system availability is data storage and usage. The pie charts below (**See IT Charts A, B, and C**) represent where the bulk of IT data storage resides. The information stored in this infrastructure is important for daily operations, and public safety. This includes data that is protected in the case of a disaster that can be recovered to keep operations functional.

Business Development Project Implementation:

This project began in January of 2018 and was delayed for multiple reasons by the 2020 pandemic. The project's final implementations are complete as of March 2024. The City Council approved approximately $6 Million to replace the outdated software systems that run our daily business operations. Although because of constant efforts to improve, this project is never fully complete. The city now has enhanced automated services and web services for our citizen base as well as the employees who conduct business and track their daily work with these systems. Business Systems software packages include Parks and Rec (x 2), Municipal Court, Financial Systems, Utility Billing, Automated Meter, Payroll, Human Resource Management, Work Orders, Time and Attendance, and Planning and Community Services software packages. Daily work continues for these systems as well as additional training, enhancements, upgrades, and configuration. We will continue to evaluate and enhance each of these systems moving forward. Our current efforts include a review of the HR Systems, recruitment, and benefits, post launch troubleshooting of Planning and Community Dev software, and post launch troubleshooting of Permitting software. The IT Department, along with several other city departments has participated in several demonstrations of new Public Safety Work Scheduling and Time and Attendance applications. If a decision to move forward with the new application is made, we will be working with management on the next steps.

Tickets by Department



New Tickets

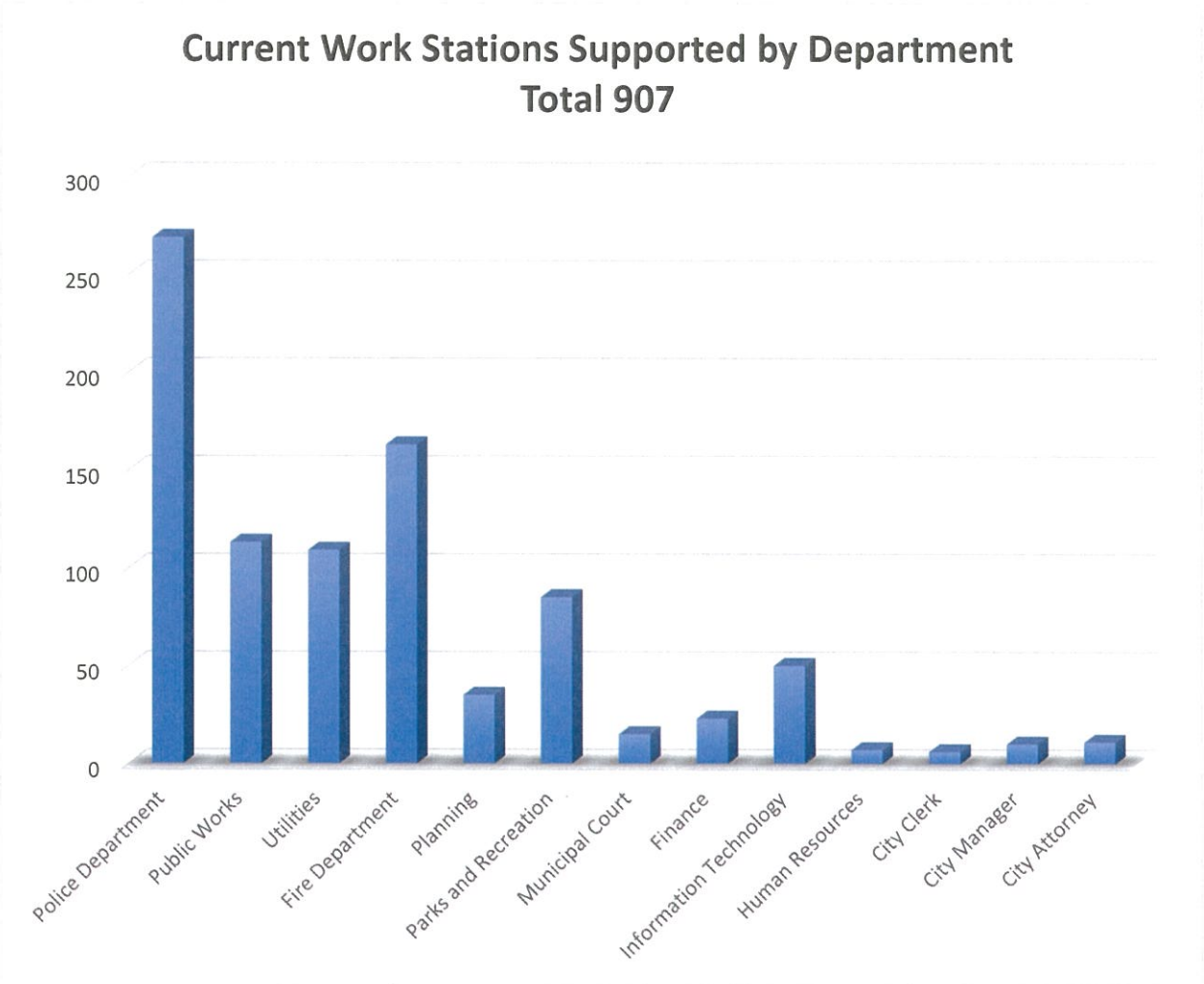
371

Department	Created	Closed
City Clerk	4	4
City Manager	17	17
Court	11	11
Finance	18	18
Fire	16	14
HR	18	17
IT	15	15
Legal	5	5
Parks	28	28
Planning	25	23
Police	103	96
Public Works	66	62
Utilities	45	45
Total	**371**	**348**

Police had the highest Ticket Count at 103, followed by Public Works and Utilities. City Clerk had the lowest Ticket Count at 4.

Police accounted for 27.76% of Ticket Count.

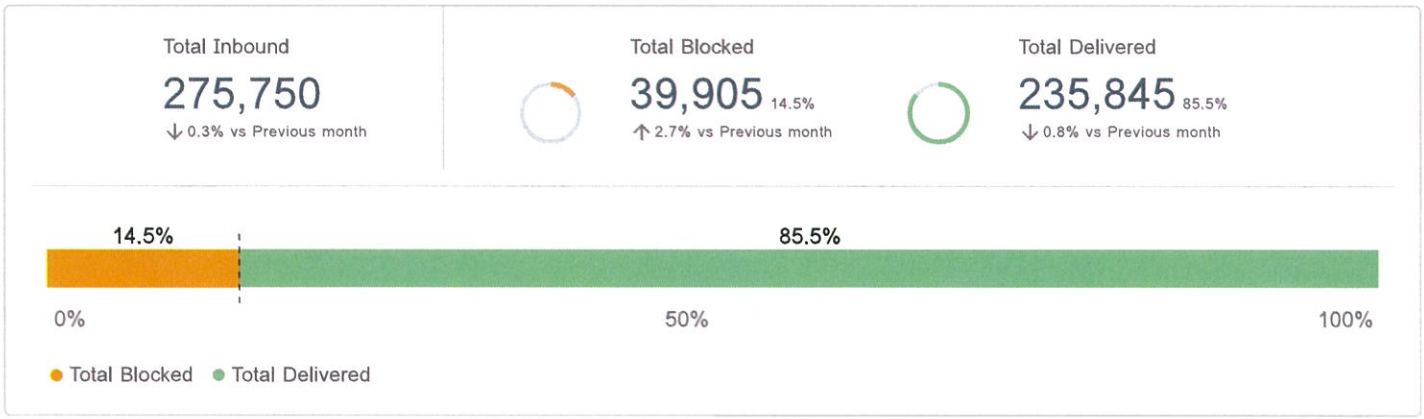
Table 2

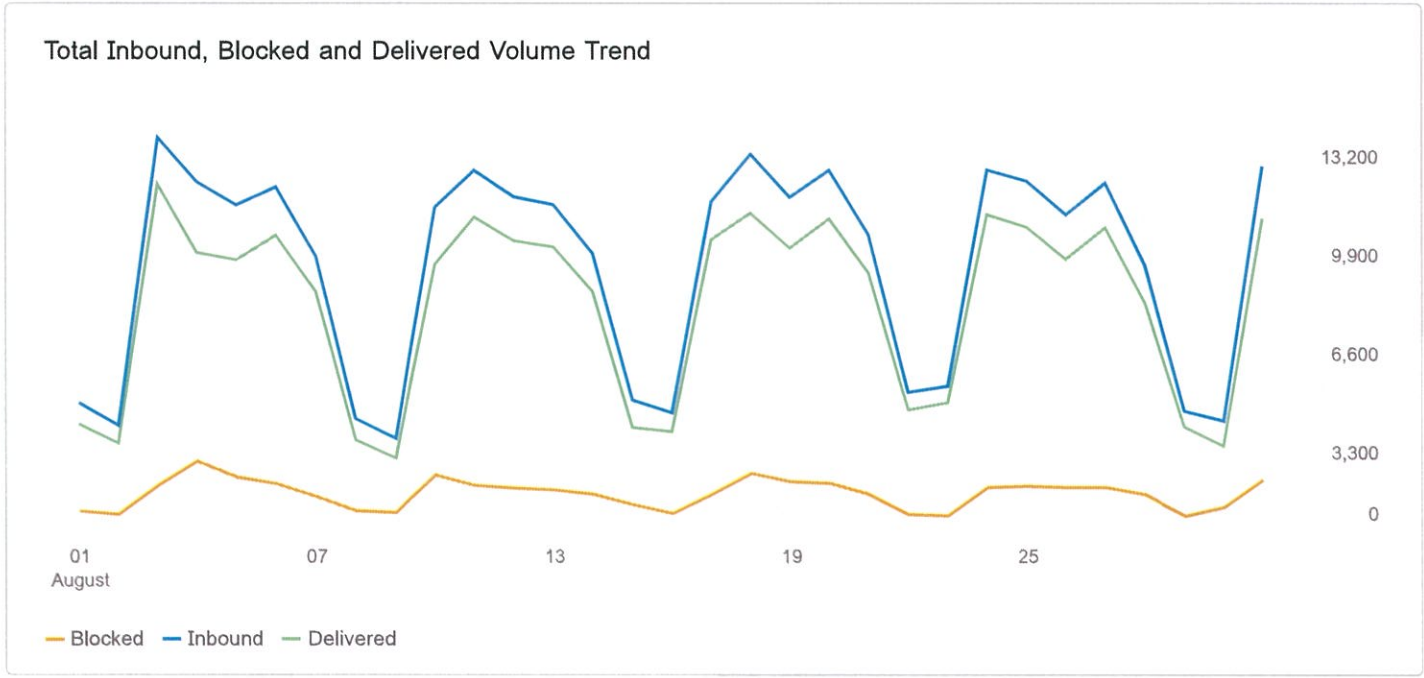

Current Work Stations Supported by Department
Total 907
300
250
200
150
100
50
0
Police Department
Public Works
Utilities
Fire Department
Planning
Parks and Recreation
Municipal Court
Finance
Information Technology
Human Resources
City Clerk
City Manager
City Attorney

Inbound Email Summary

Statistics of messages from external users to internal users and domains.

2026/08/01 00:00:00 - 2026/09/01 00:00:00 (UTC)





Total Blocked by Category

Category	% of Total Inbound	Messages	vs Previous month
Threats	1.7%	4,647	- 2.8%
Spam	5.9%	16,402	- 5.1%
Bulk	0.9%	2,483	+ 1.6%
Others	5.9%	16,373	+ 14.2%
Total Blocked	14.4%	39,905	+ 2.7%

Top 5 Inbound Recipients

Envelope Recipient	Messages(% of Total Inbound)	vs Previous month
robert.gruver@normanok.gov	5,254 (2.6%)	+ 77.4%
securityteam@normanok.gov	5,110 (2.5%)	+ 29.8%
russell.anderson@normanok.gov	3,760 (1.8%)	+ 78.2%
devra.smith@normanok.gov	3,758 (1.8%)	- 2.5%
david.grissam@normanok.gov	3,601 (1.8%)	+ 60.6%

Top 5 Inbound Senders

Envelope Sender	Messages(% of Total Inbound)	vs Previous month
pager@ci.norman.ok.us	12,526 (6.0%)	+ 76.0%
noreplyeerp@normanok.gov	12,000 (5.8%)	+ 36.6%
iadmin@s0u1rnm.vida.local	8,603 (4.2%)	+ 68.7%
pa01@normanok.gov	5,430 (2.6%)	+ 281.3%
ise3@ci.norman.ok.us	4,380 (2.1%)	+ 62.5%

Top 5 Inbound Receiving Domains

Envelope Receiving Domain	Messages(% of Total Inbound)	vs Previous month
normanok.gov	250,844 (91.0%)	- 0.7%
ci.norman.ok.us	13,258 (4.8%)	+ 5.9%
sms.normanok.gov	11,527 (4.2%)	+ 2.0%
cucpub.ci.norman.ok.us	121 (0.0%)	+ 40.7%
-	-	-

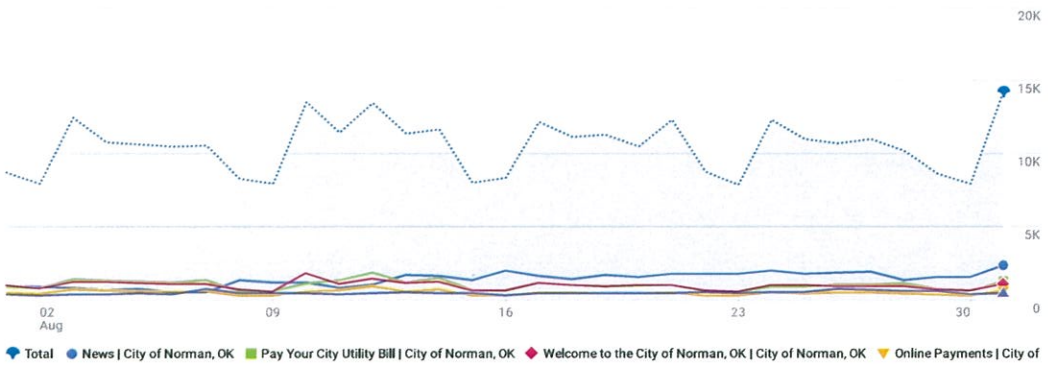
Top 5 Inbound Sending Domains

Envelope Sending Domain	Messages(% of Total Inbound)	vs Previous month
normanok.gov	37,094 (14.6%)	+ 2.4%
ci.norman.ok.us	17,583 (6.9%)	+ 3.3%
s0u1rnm.vida.local	8,603 (3.4%)	+ 68.7%
gmail.com	7,430 (2.9%)	+ 2.2%
in.constantcontact.com	6,337 (2.5%)	- 7.7%

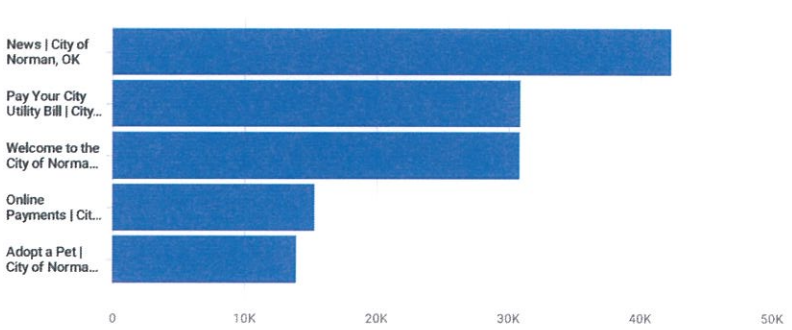
Monthly Page Views

Add filter +

Views by Page title and screen class over time



Views by Page title and screen class



Plot rows Search... Rows per page: 10 Go to: 1 1-10 of 3033

		Page title and screen class	Views	Active users	Views per active user	Average engagement time per active user	Event count (All events)
☑		Total	324,382 100% of total	130,106 100% of total	2.49 Avg 0%	33s Avg 0%	900,637 100% of total
☑	1	News | City of Norman, OK	42,292 (13.04%)	42,559 (32.71%)	0.99	0s	128,873 (14.31%)
☑	2	Pay Your City Utility Bill | City of Norman, OK	30,872 (9.52%)	14,025 (10.78%)	2.20	21s	91,529 (10.16%)
☑	3	Welcome to the City of Norman, OK | City of Norman, OK	30,805 (9.5%)	15,178 (11.67%)	2.03	16s	79,836 (8.86%)
☑	4	Online Payments | City of Norman, OK	15,282 (4.71%)	8,435 (6.48%)	1.81	11s	34,752 (3.86%)
☑	5	Adopt a Pet | City of Norman, OK	13,892 (4.28%)	5,170 (3.97%)	2.69	43s	28,322 (3.14%)
☐	6	Archival Document | City of Norman, OK	9,815 (3.03%)	4,241 (3.26%)	2.31	37s	25,617 (2.84%)
☐	7	Animal Welfare | City of Norman, OK	9,541 (2.94%)	5,468 (4.2%)	1.74	13s	29,417 (3.27%)
☐	8	Westwood Family Aquatic Center | City of Norman, OK	7,618 (2.35%)	5,260 (4.04%)	1.45	19s	25,563 (2.84%)
☐	9	Swim Times and Admission Prices | City of Norman, OK	6,851 (2.11%)	4,048 (3.11%)	1.69	38s	13,515 (1.5%)
☐	10	Job Opportunities | City of Norman, OK	6,684 (2.06%)	3,523 (2.71%)	1.90	1m 12s	19,703 (2.19%)

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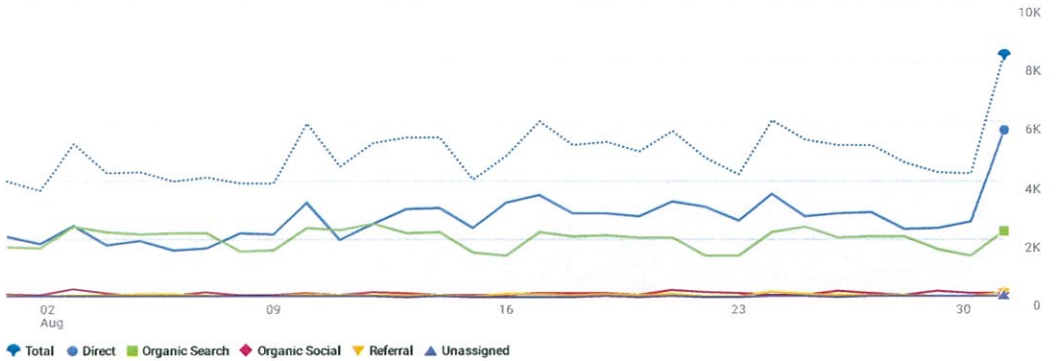
All Users | Add comparison | Custom Aug 1 - Aug 31, 2026

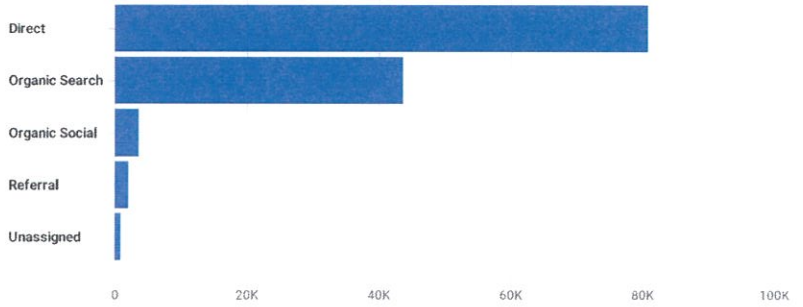
Monthly Site Traffic

Add filter

Active users by Session primary channel group (Default Channel Group) over time — Day



Active users by Session primary channel group (Default Channel Group)



Plot rows | Search... | Rows per page: 10 | 1-9 of 9

		Session primary...Channel Group)	Active users	Sessions	Engaged sessions	Average engagement time per session	Engaged sessions per active user	Events per session	Engagement rate	Event count All events	Session key event rate All events
☑		Total	130,106 100% of total	182,334 100% of total	72,966 100% of total	24s Avg 0%	0.56 Avg 0%	4.94 Avg 0%	40.02% Avg 0%	900,637 100% of total	0%
☑	1	Direct	80,714 (62.04%)	86,110 (47.23%)	14,580 (19.98%)	8s	0.18	3.85	16.93%	331,712 (36.83%)	0%
☑	2	Organic Search	43,564 (33.48%)	91,188 (50.01%)	55,411 (75.94%)	37s	1.27	5.73	60.77%	522,694 (58.04%)	0%
☑	3	Organic Social	3,547 (2.73%)	4,310 (2.36%)	1,967 (2.7%)	17s	0.55	4.56	45.64%	19,652 (2.18%)	0%
☑	4	Referral	1,986 (1.53%)	3,336 (1.83%)	1,870 (2.56%)	44s	0.94	6.19	56.06%	20,635 (2.29%)	0%
☑	5	Unassigned	851 (0.65%)	862 (0.47%)	8 (0.01%)	11s	<0.01	1.47	0.93%	1,263 (0.14%)	0%
☐	6	AI Assistant	572 (0.44%)	845 (0.46%)	496 (0.68%)	41s	0.87	5.35	58.7%	4,521 (0.5%)	0%
☐	7	Email	8 (<0.01%)	19 (0.01%)	12 (0.02%)	30s	1.50	6.68	63.16%	127 (0.01%)	0%
☐	8	Organic Shopping	6 (<0.01%)	6 (<0.01%)	0 (0%)	0s	0.00	3.00	0%	18 (<0.01%)	0%
☐	9	Organic Video	3 (<0.01%)	4 (<0.01%)	1 (<0.01%)	24s	0.33	3.75	25%	15 (<0.01%)	0%

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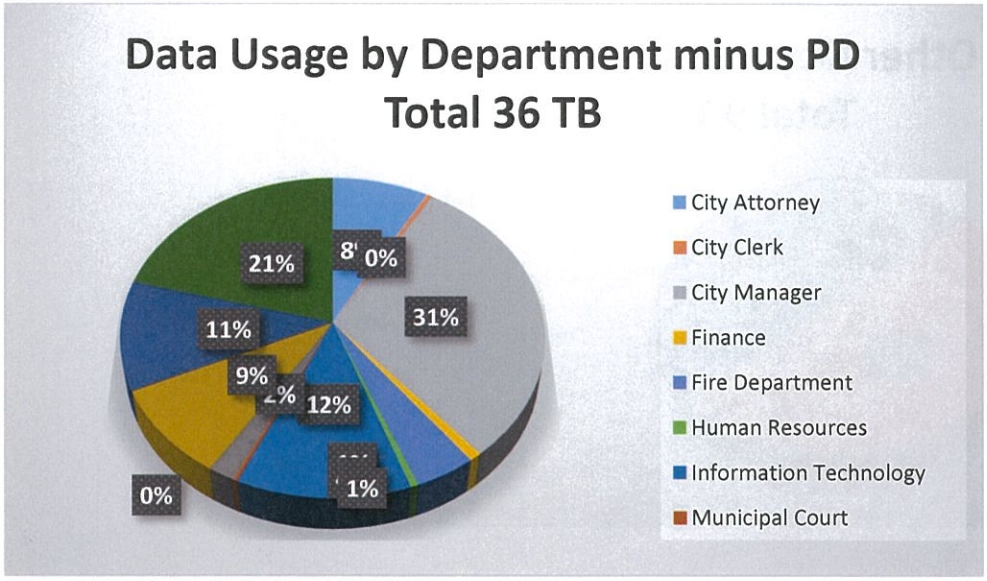
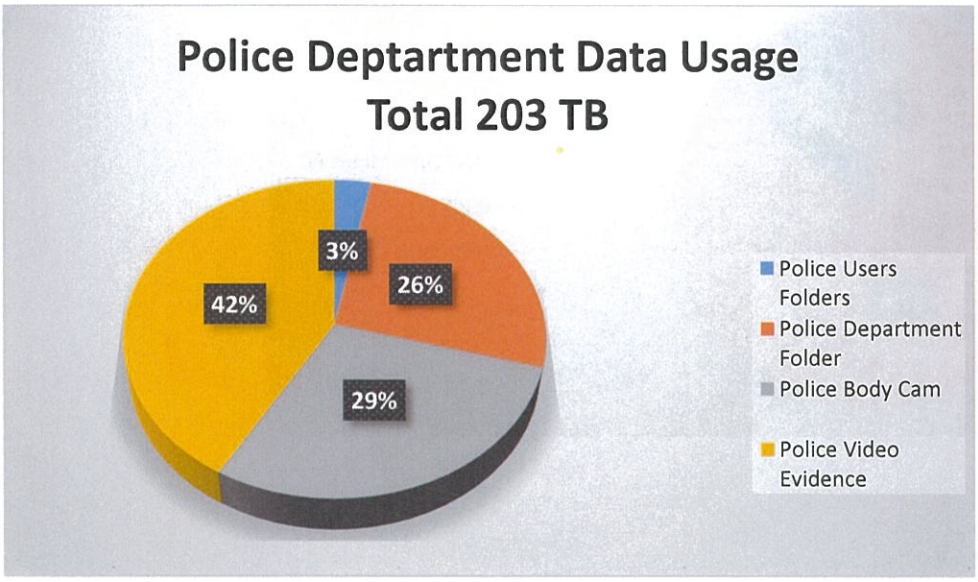
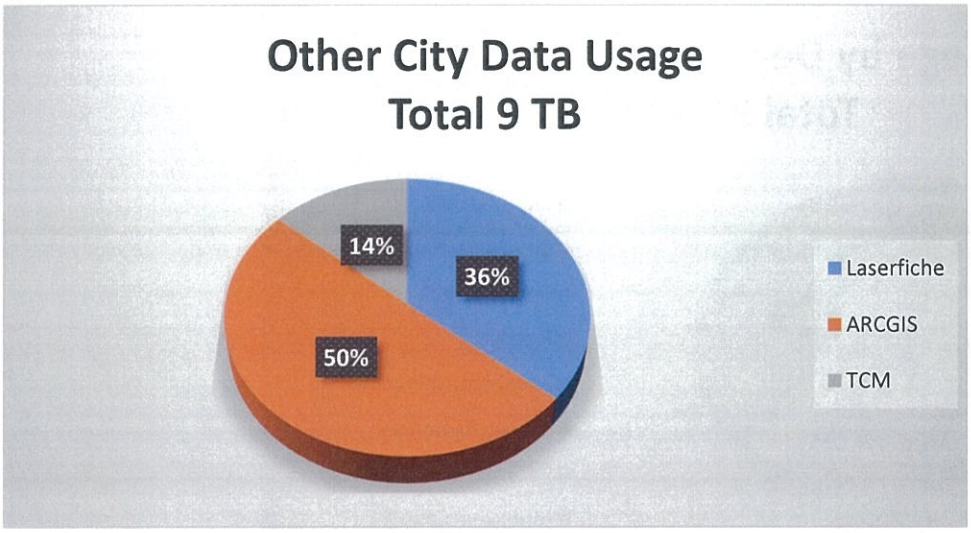
IT Table A



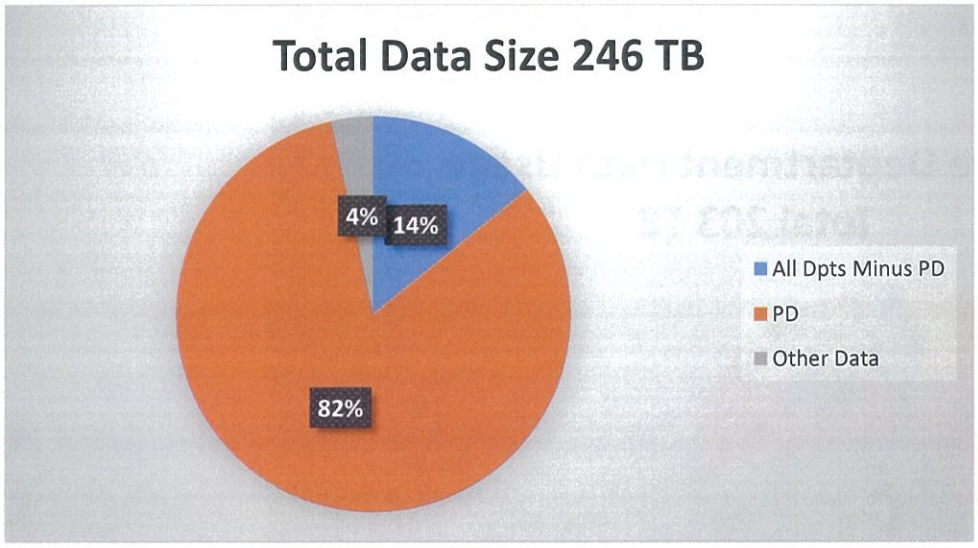
IT Table B



IT Table C



IT Table D



LEGAL 7

MONTHLY REPORT - LEGAL DEPARTMENT
August 2026 Report
(Submitted September 11, 2026)

LIST OF PENDING CASES:

UNITED STATES COURT OF APPEALS FOR THE TENTH CIRCUIT

UNITED STATES DISTRICT COURT, EASTERN DISTRICT OF NEW YORK

In re Payment Card Interchange Fee and Merchant Discount Antitrust Litigation, Case No. 05-MD-01720 (JG)(JO) (K)

UNITED STATES DISTRICT COURT, WESTERN DISTRICT OF OKLAHOMA

Hodge, Cathy Ann v. Police Department, City of Norman, et al, Case No CIV-2025-01563, CJ-2025-1499

OKLAHOMA SUPREME COURT / COURT OF CIVIL APPEALS

First Bank & Trust Co. v. Norman Hospitality, Inc. *et al.*, Case No. SD-123,946; CJ-2025-749
Hutzel v. City of Norman, Case No. SD-124,094; CJ-2026-624 (R)

COURT OF CRIMINAL APPEALS

CLEVELAND COUNTY DISTRICT COURT

A. ***General Lawsuits***

115 W. Main LLC v. Sooner Emerald Dreams LLC, et al., CJ-2024-1318
City v. Arces, CV-2024-3662 (K, M, S)
Armstrong v. City of Norman, CJ-2012-1638 (K)
Bad Day Towing & Recovery v. City of Norman, SD-123,329; CV-2024-2032 (K)
Etter v. City, CJ-2021-731 (K)
Flores v. City of Norman & John Doe, CJ-2021-1051 (K)
Grace v. City of Norman and Crossland Construction Company, Inc., CJ-2025-873 (K, R)
Hiserodt v. City of Norman, CJ-2026-881 (K, R)
City v. Hodges, CV-2020-2922
The Norman Petition Initiative No. 2021-1, CV-2020-2384 (K)
City v. Loeffler & Ashford Investments, LLC, CV-2022-1182 (M)
City v. Red Canyon Ranch Homeowners Association, CV-2026-501
Norman Hospitality, Inc. v. City, CV-2025-2015 (K, R)
Norman Municipal Authority and City of Norman v. Flintco, LLC, et al, CJ-2024-1343
Obsidian Specialty Insurance Company v. Norman Municipal Authority, et al, CV-2026-1716
This case was filed June 29, 2026, and process served upon the Norman Municipal Authority on August 3, 2026. The lawsuit relates to the claims NMA has made against its CMAR, GE Johnson d/b/a DPR Construction, regarding the construction of the Young Family Athletic Center. The suit states a declaratory judgment action amongst GE Johnson, its many subcontractors, and their insurer, seeking determination of potential liability, indemnity, and

defense obligations under the various subcontracts and contracts of insurance. All parties are expected to have responded by September or October of 2026. There is no monetary exposure in this action and NMA's claims are not being substantively addressed therein.
Oklahomans for Responsible Economic Development, Inc., et al v. City, CJ-2026-1059
Oklahoma Turnpike Authority v. City, CV-2026-1794
Pals v. City of Norman et al., CJ-2026-337
Pioneer Library System v. City of Norman *et al.*, CJ-2025-1260 (K, R)
Victor Prieto v. City, CJ-2026-1133
Shaz Investment Group, LLC v. City of Norman, CJ-2021-1044 (K)
Smith et al v. Norman Regional Health System v. City of Norman, CJ-2014-874 (K)
Spaulding Family Fireworks v. City of Norman, CV-2026-1711 (K)
State of Oklahoma Department of Mental Health & Substance Abuse Services Trust (Rex), CV-2025-2582
The City of Norman was dismissed from this action without prejudice on August 17, 2026
State of Oklahoma Department of Mental Health & Substance Abuse Services Real Property Trust (McDaniel), CV-2025-3453 (K, P)
University Town Center, LLC v. City of Norman et al, CJ-2024-1405 (K)
Wattie Wolfe Company, Inc. v. City of Norman, et. al., CJ-2025-1366 TB (K, R)
Yoon v. City of Norman, CJ-2025-1114 JV (K, R)

B. ***Condemnation Proceedings***

City of Norman v. Chastain Oil Company, a corporation, et al., CV-2015-677 (M)
City of Norman v. West Lindsey Center Investors, LLC, et al., CV-2015-671 (M)
City of Norman v. Tietsort Revocable Trust, et al., CJ-2013-775 (M)
City of Norman v. Apex Properties, LLC, et al., CJ-2021-221 (M)
City of Norman v. D&J Land, LLC, et al., CJ-2022-251 (M):
City of Norman v. Harold and Diana Hansmeyer, et al., CJ-2024-498 (W)
City of Norman v. Bradley C. Wallet and Zermarie Deacon, et al., CJ-2026-1370 (R)
This case was filed on August 6, 2026. It is for an eminent domain proceeding related to the Lindsey Street Special Corridor Project—Pickard Ave. to Elm. Ave. The hearing to appoint commissioners is September 28, 2026.
City of Norman v. JEC Enterprises LLC, et al., CJ-2026-1363 (R)
This case was filed on August 6, 2026. It is for an eminent domain proceeding related to the Lindsey Street Special Corridor Project—Pickard Ave. to Elm. Ave. The hearing to appoint commissioners is September 28, 2026.
City of Norman v. Carolyn B. Campbell, et al., CJ-2026-1369 (R)
This case was filed on August 6, 2026. It is for an eminent domain proceeding related to the Lindsey Street Special Corridor Project—Pickard Ave. to Elm. Ave. The hearing to appoint commissioners is September 28, 2026.
City of Norman v. SJS Real Estate Holdings LLC, et al., CJ-2026-1366 (R)
This case was filed on August 6, 2026. It is for an eminent domain proceeding related to the Lindsey Street Special Corridor Project—Pickard Ave. to Elm. Ave. The hearing to appoint commissioners is September 28, 2026.
City of Norman v. Douglas E. Burns, et al., CJ-2026-1367 (R)
This case was filed on August 6, 2026. It is for an eminent domain proceeding related to the Lindsey Street Special Corridor Project—Pickard Ave. to Elm. Ave. The hearing to appoint commissioners is September 28, 2026.

City of Norman v. Helen Idell Green, et al., CJ-2026-1365 (R)
This action was dismissed with prejudice on August 28, 2026. The Parties resolved the easement acquisition via private purchase and acceptance of the easement will be on a future City Council agenda. This case will no longer appear on the report.
City of Norman v. SP Holding Company, et al., CJ-2026-1364 (R)
This case was filed on August 6, 2026. It is for an eminent domain proceeding related to the Lindsey Street Special Corridor Project—Pickard Ave. to Elm. Ave. The hearing to appoint commissioners is September 28, 2026.
City of Norman v. David E Burget and Shannon K Burget, et al., CJ-2026-1368 (R)
This case was filed on August 6, 2026. It is for an eminent domain proceeding related to the Lindsey Street Special Corridor Project—Pickard Ave. to Elm. Ave. The hearing to appoint commissioners is September 28, 2026.

C. ***Lawsuits involving a City Claim/Interest in Property, Foreclosure Actions, and Applications to Vacate***

City of Norman v. Legacy Property Partners, LLC, CV-2018-249 (K, S)
Mortgage Clearing Corporation v. Ricky Joe Butler, et al., CJ-2016-219 (M)
Mortgage Clearing Corporation v. Doiron, et al., CJ-2014-1459 (M)
US Bank National Association v. Porter, et al., CJ-2025-1978 (R)

D. ***Municipal Court Appeals***

None

E. ***Small Claims Court***

None

F. ***Board of Adjustment Appeals***

Ashford v. Board of Adjustment for the City, CV-2026-323 (M)

LABOR / ADMINISTRATIVE PROCEEDINGS

A. **Grievance & Arbitration Proceedings**
This office has assisted with the following grievances:

AFSCME Grievance FYE 21-02 – (COVID-19 Leave)
AFSCME Grievance FYE 22-02 – (Jerry Younts and Bennie Gilmore – COVID-19 Leave)
AFSCME Grievance FYE 22-02 – (Tara Klepper – COVID-19 Leave)
AFSCME Grievance FYE 24-06 – (Malia Ross – Discipline)
AFSCME Grievance FYE-24-09 – (James Salley – Termination)
AFSCME Grievance FYE-26-01 – (Susie Block - Termination) – Settlement was reached prior to arbitration. This matter has been resolved and will be removed from the monthly report.
AFSCME Grievance FYE-26-03 – (Health Insurance)

AFSCME Grievance FYE-26-04 – (Approved Leave)
AFSCME Grievance FYE-26-05 – (Caroline Whiteside - Discipline)
AFSCME Grievance FYE-26-06 – (Gary Loeffelholz – Discipline) – This matter has been resolved and will be removed from the monthly report.
AFSCME Grievance FYE-27-01 – (Casey Kraeger, Ashtin Hanks, Robert Stewart, Davis Vogt, & Branden Orso – Discipline/Harassment)
AFSCME Grievance FYE-27-02 – (Robert Stewart – Harassment)

FOP Grievance FYE-26 – (Kaidee Monroe – Discipline)

IAFF Grievance FYE 21 – (Carl Shanon Smith – Improper Compensation)
This grievance has been resolved and will no longer appear on the Monthly Report.
IAFF Grievance FYE 23 – (Matt Ferris – Discipline)
IAFF Grievance FYE-24 – (Non-Emergency Call Back)
IAFF Grievance FYE-24 – (Failure to Staff Personnel)
IAFF Grievance FYE-25 – (Failure to Follow Progressive Discipline)
IAFF Grievance FYE-25 – (Paid Convention Leave)
IAFF Grievance FYE-26 – (Health Insurance)
IAFF Grievance FYE-26 – (Health Insurance – Cosmetic GLP-1)
IAFF Grievance FYE-27 – (Health Insurance Premiums)
IAFF Grievance FYE-27 – (Vincent Russell – Trade Time Discipline)
This grievance has been withdrawn.

B. **Equal Employment Opportunity Commission (EEOC)**

Kerr v. City of Norman – Charge No. 564-2026-01009
Stevens v. City of Norman – Charge No. 564-2026-02059

C. **Contested Unemployment Claims (OESC)**

Rena M. Frakes – Lack of Work

MUNICIPAL COURT PROSECUTIONS

The chart below represents cases prosecuted by the City Attorney's Office in the Municipal Criminal Court through August 2026. The chart does not represent those cases disposed of prior to Court through actions of the City Attorney and the Court.

	ADULT CASES			JUVENILE CASES			COURT SESSIONS		
Month	FYE 25	FYE 26	FYE 27	FYE 25	FYE 26	FYE 27	FYE 25	FYE 26	FYE 27
JULY	359	514	451	25	10	17	11	11	10
AUG	493	585	460	6	18	22	13	13	13
SEPT	395	473		11	11		10	13	
OCT	420	440		13	14		10	11	
NOV	246	356		15	13		6	7	
DEC	314	378		13	13		8	8	

	ADULT CASES			JUVENILE CASES			COURT SESSIONS		
JAN	419	489		11	20		12	13	
FEB	318	450		0	4		6	13	
MAR	464	493		16	2		10	8	
APR	621	581		3	20		11	14	
MAY	546	523		10	16		12	12	
JUNE	463	578		15	15		10	13	
TOTALS / YTD	4,858	5,860	911	138	156	39	119	145	23

WORKERS' COMPENSATION COURT

A total of 18 cases were pending during the month of August 2026. The remaining cases are proceeding in active litigation in the Oklahoma Workers' Compensation Commission/Court of Existing Claims. The current breakdown of pending Workers' Compensation cases by work area have been reviewed and updated for accuracy is as follows:

DEPARTMENT	DIVISION	PENDING CASES	FYE 27 CASES	FYE 26 CASES	FYE 25 CASES	FYE24 CASES
Fire	Suppression	8	6	6	8	3
Fire	Prevention					
Parks/Rec	Facility Maintenance				1	
Parks/Rec.	Park Maintenance	1	1	1		
Parks/Rec	Westwood Pool					
Police	Criminal Investigation					
Police	Patrol	5	3	3		2
Police	Staff Services	1	1	1		
Police	Administration					
Public Works	Street Maintenance				1	
Public Works	Fleet	1			1	1
Public Works	Storm Water					2
Public Works	Traffic Control					
Utilities	Line Maintenance					
Utilities	Water Reclamation	1	1	1		
Utilities	Sanitation	1	1	1		
TOTALS		18	17	13	11	8

List of Pending Cases

Boxford, Steven Lee v. City of Norman, CM-2022-03698 N
(Police, Patrol, Master Police Officer, Left Shoulder, Neck, Left Hand, Left Arm, Left Hip, Right Knee + Other – Left Side of Face, Left Eye + Reinjury 11/26/25 Aggravation Left Arm + Psych Overlay)

Burright, Justin v. City of Norman, CM-2026-01674 M
(Fire, Suppression/Firefighter, Neck and Left Knee)

Edwards, Brian v. City of Norman, CM-2025-05523 H
(Fire, Suppression, Fire Captain, L Shoulder, Right Knee, Lower Back+Right Hip)

Gober, Allen v. City of Norman, CM-2025-06478 L
(Utilities, Sanitation, SWI, Right Knee)

Hackbarth, Justin William v. City of Norman, CM3-2026-02947J

(PD, Patrol, Sergeant, Head, Neck, Whole Back, Both Shoulders, Arms, Hands, Legs, Hips, Feet, Psychological Overlay, Body System, Multiple Parts, Whole Body, Other Disfigurement)
Helling, Blane v. City of Norman, CM-2026-03608 Y
(Fire, Suppression, Firefighter, Left Hip
Lewis, Brian K. v. City of Norman, CM-2022-02245 H
(Fire, Suppression, Fire Driver Engineer, Neck, Back UNS, Left Knee, Left Leg)
Littleton, Charles v. City of Norman, CM-2025-06298 P
(Fire, Suppression, Fire Driver Engineer, Other – Cancer, Body As Whole
Massie, Nathan v. City of Norman, CM-2024-03408 H
(Public Works, Fleet, Service Technician, Neck + Lower Back, Ears+Bilateral Ears and Lumbar as Consequential Injuries, Middle Back + Both Shoulders, Both Arms + Consequential Psych Overlay; Bilateral Shoulders & Bilateral Arms as Consequential Injuries+Consequential Esophagus & Left Hand
McDanel, Grant v. City of Norman, CM3-2026-03095F
(FD, Suppression, Firefighter, Left Shoulder)
Moring, Barry v. City of Norman, CM-25-00042 J
(Fire, Suppression, Fire Captain, Cancer, Body as a Whole
Newell, Richard v. City of Norman, CEC-2022-15014 H
(Request to Reopen – Change in Condition for the Worse)
(Police, Narcotics, Master Police Officer-Sergeant, Right Knee)
Paczosa, Donald v. City of Norman, CM-2026-00253K
Parks, Park Maintenance, Maintenance Worker II, Neck, Whole Back, Left Hand, Left Arm
Simons, Michael v. City of Norman, CM-2024-04104 L
(Fire, Suppression, Firefighter, Right Knee)
Steele, Spencer v. City of Norman, CM-2025-06362 H
(Police, Patrol, Master Police Officer, Cervical Spine, Thoracic Spine, Lumbar Spine)
Steele, Spencer v. City of Norman, CM-2025-06683 Q
(Police, Patrol, Master Police Officer, Left Foot, Right Shoulder, Whole Back, Both Knees, Consequential to Altered Gate)
Sterling, James v. City of Norman, CM-2026-00346K
(Utilities, Water Reclamation Facility, Heavy Equipment Operator, Head, Whole Back, Right Shoulder, Right Eye, Right Arm, Right Hand
Wansick, Brandon Kyle v. City of Norman, CM-2025-06855 A
(Police, Staff Services, Sergeant, Both Legs

TORT CLAIMS

The following is a breakdown of the Tort Claims activity through August 2026.

DEPARTMENT	FYE 27 Month	FYE 27 YTD	FYE 26 YTD	FYE 25 YTD	FYE 24 YTD
Animal Control	1	1		1	
Finance – IT				1	
Fire			3		2
Legal					
Other			4	4	5
Parks	1	2	2	9	2
Planning		1	2	2	
Police	1	4	11	3	9
Public Works – other			1	2	2
Public Works – Stormwater					
Public Works – Engineering				1	
Public Works – Streets	1	1	9	13	13
Utilities – other					2
Utilities – Water	1	3	10	5	5
Utilities – Sanitation	1	1	11	11	11
Utilities – Sewer			6	8	10
TOTAL CLAIMS	**6**	**13**	**59**	**60**	**61**

CURRENT CLAIM STATUS	FYE 27 TO DATE	FYE 26	FYE 25	FYE 24
Claims Filed	13	59	61	61
Claims Open and Under Consideration	4	0	0	0
Claims Not Accepted Under Statute/Other	0	1	2	1
Claims Paid Administratively	1	19	23	26
Claims Paid Through Council Approval	0	0	6	5
Claims Resulting in a Lawsuit for FY	0	3	4	1
Claims Barred by Statute (No Further Action Allowed)	0	19	26	28
Claims in Denied Status (Still Subject to Lawsuit)	8	17	0	0

MUNICIPAL COURT 8

MUNICIPAL COURT
MONTHLY REPORT
AUGUST - FY '27

CASES FILED

	FY 27		FY 26	
	AUGUST	Y-T-D	AUGUST	Y-T-D
Traffic	1,185	2,269	1,239	2,750
Non-Traffic	340	697	393	676
SUB TOTAL	1525	2966	1632	3426
Parking	1,015	1,707	710	1,177
GRAND TOTAL	2,540	4,673	2,342	4,603

CASES DISPOSED

	FY 27		FY 26	
	AUGUST	Y-T-D	AUGUST	Y-T-D
Traffic	1,060	2,241	1,619	3,053
Non-Traffic	336	651	262	520
SUB TOTAL	1396	2892	1881	3573
Parking	735	1,288	499	844
GRAND TOTAL	2,131	4,180	2,380	4,417

REVENUE

	FY 27		FY 26	
	AUGUST	Y-T-D	AUGUST	Y-T-D
Traffic	$ 110,912.15	$ 222,361.42	$ 150,857.74	$ 311,185.13
Non-Traffic	$ 29,043.41	$ 53,256.81	$ 26,278.51	$ 48,271.32
SUB TOTAL	$ 139,955.56	$ 275,618.23	$ 177,136.25	$ 359,456.45
Parking	$ 25,451.00	$ 43,526.00	$ 17,990.00	$ 32,880.00
GRAND TOTAL	$ 165,406.56	$ 319,144.23	$ 195,126.25	$ 392,336.45

MUNICIPAL COURT - MONTHLY REPORT
August 2026

JUVENILE COMMUNITY SERVICE PROGRAM

Due to a vacancy in program staff, juveniles located and worked community service projects on their own.

MEDIATION PROGRAM

The Early Settlement – Norman Mediation Program accepted 23 new cases and closed 23 cases during the month of August 2026. 4 Mediations were held.

PARKS AND RECREATION 9

August FY27 PARK MAINTENANCE DIVISION				
SAFETY REPORT	**FY27 MTD**	**FY27 YTD**	**FY26 MTD**	**FY26 YTD**
On-The-Job Injuries	0	0	0	6
Vehicle Accidents	0	0	0	0
Employee responsible	0	0	0	0
ROUTINE ACTIVITIES	**Total Man Hours**		**Total Man Hours**	
Ballfield Maintenance	**51**	**51.00**	28	527.75
Big Mowing	**145**	**422.00**	182.75	1676.75
Bike Racks	**45**	**45.00**	0	161.75
Carpentry/Project Building	**16**	**16.00**	62	329.50
Chemical Spraying/Fertilization	**93**	**199.00**	93.5	1225.75
Christmas Setup/Repair/Removal	**42**	**42.00**	0	1749.00
Concrete/Masonry	**8**	**12.00**	0	436.75
Dirt/Sand/Mulch/Gravel Work	**265**	**273.00**	101.5	964.25
Equipment Maintenance/Service	**90.25**	**220.25**	122.5	1267.00
Equipment Repair	**124.25**	**246.25**	122.5	1426.00
Equipment Transport	**11**	**11.00**	0	85.75
Events	**42.25**	**313.00**	0	1806.75
Fence Repairs	**48**	**63.75**	16	223.25
Homeless Camp Cleanup	**0**	**0.00**	7.5	284.25
Landscape Maintenance	**80.5**	**171.00**	21	1756.75
Material Hauling	**14**	**28.00**	53	522.75
Office Work/Planning/Supervision	**324.75**	**664.00**	228	3470.00
Painting	**0**	**0.00**	0	136.00
Park Tree Work	**644**	**898.00**	302.75	3305.50
Playground Inspection	**54.5**	**98.50**	27	591.75
Playground Maintenance	**71**	**179.25**	36	1961.00
Powerwashing	**52**	**54.00**	12.5	297.50
Purchasing Parts/Supplies	**112.5**	**112.50**	6	2201.25
Recycling	**2**	**8.00**	0	114.25
Restroom Maintenance	**0**	**0.50**	24	101.00
Seasonal City Cleanups	**20**	**35.00**	0	583.00

Seeding/Sodding	**0**	**0.00**	73.5	575.50
Sign Maintenance/Flags	**16**	**91.75**	42	418.00
Snow/Ice Removal/Ice Melt	**32**	**58.00**	0	346.00
Sprinkler Maintenance	**0**	**0.00**	248.5	1441.50
Street Tree Work/Storm Damage	**285.5**	**451.00**	17	1669.75
Stump Grinding	**294**	**1131.00**	0	798.25
Trail Maintenance	**28**	**95.25**	56	342.75
Training (Safety/CEU's)	**7**	**7.00**	23.5	417.25
Trash Maintenance	**193.5**	**369.00**	295	1597.25
Trim Mowing	**439.25**	**869.00**	720.75	5778.25
Vandalism Repair	**554.25**	**1679.75**	1	3165.00
Vector Control	**1**	**1.75**	24	202.50
Watering	**47**	**111.00**	60.5	128.50
Welding	**84.5**	**89.50**	3	147.00
Shopping Carts (by cart, not hours)	**8**	**17**	45	196.00

AUGUST 2026
RECREATION DIVISION
MONTHLY REPORT

Little Axe Community Center: In August, after 19 children were enrolled in our after-school program, an average of 14 attended daily. Our Community Center remained a welcoming place for families and community members throughout the month. With the temperatures rising outside, it was especially nice to see so many visitors coming in to cool down, spend time together, and enjoy the center. Each Monday, the center hosted its weekly food pantry, made possible through generous donations from our local grocery store, Harps. We were also excited to partner with the library this month to offer arts and activities classes, story times, and a hands-on craft class. Another exciting development this month was our partnership with Little Axe School to bring back the Work Adjustment Training (WAT) program for the High School students. Through this program, we are helping students build valuable skills and gain experience that will prepare them for the workforce. We were also pleased to hold another successful monthly OHCE meeting. Participants gathered to make small baby blankets to donate to the hospital.

12th Avenue Recreation Center: This month, the Summer Program had 60 students each day. On Tuesday, the 4th, the Summer Program went to Westwood Family Aquatic Center, and on Friday, the 7th, our Camp went to Andrew's Park. After camp ended, the after-school program resumed sessions, averaging about 35 each day starting on August 13th. Pioneer Library also visited the Rec Center for on-site activities and small gardening sessions went successfully, allowing the kids to harvest watermelon and plant squash and carrots. Our first Nerf Night since last school year was held on Friday, August 28th, and went smoothly as well.

Irving Recreation Center: This month at Irving, we had a total of 206 visits, averaging 16 students per visit. We had 81 for the last few weeks of summer and 125 per day for the first two weeks of the after-school program. We have 13 students signed up for ASP. We did many crafts with our new group of children to decorate our room, and we played lots of games in the gym before the middle school game season started.

Whittier Recreation Center: This month, the Whittier Recreation Center continued Summer Camp with 5 kids enrolled for the last 2 weeks. The After School Program started with 6 kids enrolled, then had 2 unenroll, and then had 3 more enroll, for a total of 7 returning students. The days go by quickly as 5 of the 7 arrived by 3:00 pm, with the final 2 arriving after 3:40 pm.

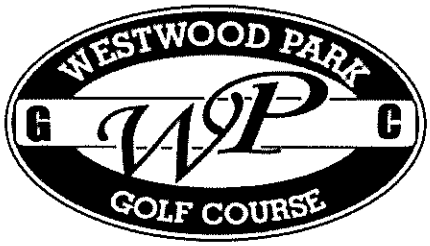
FACILITY ATTENDANCE:	Month	Year to Date
Little Axe Community Center	476	857
12th Avenue Recreation Center	1,251	2,821
Irving Recreation Center	206	516
Whittier Recreation Center	262	517
Reaves Center	300	600
Tennis Center	3,112	6,191

YOUNG FAMILY ATHETIC CENTER 9A

YOUNG FAMILY ATHLETIC CENTER
AUGUST 2026

	FYE 2027 MTD	FYE 2027 YTD
YFAC Memberships	$22,508.10	$52,908.10
YFAC Day Passes	$2,998.00	$6,182.00
YFAC Gym Passes	$0.00	$0.00
YFAC Aqua Class/Camp	$0.00	$1,500.00
YFAC GYM Class/Camp	$6,850.00	$15,225.00
YFAC Misc Class/Camp	$100.00	$135.00
YFAC POOL Rental	$6,065.00	$20,003.30
YFAC GYM Rental	$38,055.00	$49,290.00
YFAC MISC Rental	$595.00	$595.00
YFAC POOL Tournament	$0.00	$0.00
YFAC GYM Tournament	$7,300.00	$10,490.00
YFAC Leases	$0.00	$0.00
YFAC Other Revenue/Advertising	$0.00	$0.00
YFAC Leagues	$2,450.00	$2,505.00
YFAC Special Events	$0.00	$0.00
YFAC Concession	$13,708.16	$47,617.71
Other Revenue/Investment	$294.40	$702.52
TOTAL INCOME	**$100,923.66**	**$207,153.63**
YFAC GYM Expenditures	$14,699.41	$41,803.45
YFAC POOL Expenditures	$16,289.10	$42,763.45
EXPENDITURES	**$30,988.51**	**$84,566.90**
Income vs. Expenditures	$69,935.15	$122,586.73

WESTWOOD/NORMAN MUNICIPAL AUTHORITY 9B



AUGUST 2026

Westwood Golf Course Division Monthly Progress Report

ACTIVITY	AUG FYE 27	AUG FYE 26
Regular Green Fees	1164	1070
Senior Green Fees	500	383
Junior Fees	358	511
School Fees (high school golf team players)	2	3
Youth on Course Fee	73	0
Annual Fees (Regular, Senior & Junior Members)	596	677
Employee Comp Rounds	200	235
Golf Passport Rounds	0	0
9-Hole Green Fee	298	221
2:00 Fees	315	451
Dusk Fees or 5:00 Fees	331	355
PGA Comp Rounds	7	1
*Rainchecks (not counted in total round count)	59	42
Misc Promo (bday, plyrs cards, OU student & military)	129	81
Green Fee Adjustments (fee difference on rainchecks)	110	6
Total Rounds (*not included in total round count)	**4083**	**3994**
% change from FY '26	2.23%	
Range Tokens	**3660**	**4551**
% change from FY '26	-19.58%	
Golf Carts		
18 - Hole Golf Carts	223	264
1/2 18 - Hole Golf Carts	1580	1472
9 - Hole Golf Carts	88	101
½ 9 - Hole Golf Carts	600	496
Total Carts	**2491**	**2333**
% change from FY '26	6.77%	
TOTAL REVENUE	**$212,168.30**	**$ 208,839.81**
% change from FY '26	1.59%	

AUGUST 2026
WESTWOOD GOLF DIVISION
MONTHLY PROGRESS REPORT

SAFETY REPORT				
	FY 2027	FY 2027	FY 2026	FY 2026
	MTD	YTD	MTD	YTD
Injuries On The Job	0	0	0	0
City Vehicles Damaged	0	0	0	0
Vehicle Accidents Reviewed	0	0	0	0
FINANCIAL INFORMATION				
	FY 2027	FY 2027	FY 2026	FY 2065
	MTD	YTD	MTD	YTD
Green Fees	$73,328.80	$127,577.47	$69,010.29	$128,272.51
Driving Range	$18,300.00	$31,614.00	$22,739.00	$44,406.00
Cart Rental	$42,526.28	$73,091.79	$39,512.33	$72,477.13
Golf Classes	$0.00	$0.00	$0.00	$96.00
Golf Shop Rentals	$422.57	$788.64	$523.56	$1,116.98
USGA Handicap Fees	$0.00	$0.00	$0.00	$0.00
Golf Cart Capital	$3,102.02	$5,180.27	$2,803.15	$5,085.32
Golf Merchandise	$23,792.35	$44,477.54	$32,004.77	$59,513.17
Restaurant	$28,213.82	$53,580.27	$26,136.64	$55,776.20
Golf Membership	$22,079.45	$36,109.93	$15,660.49	$29,703.33
Interest Earnings	$403.01	$838.49	$449.58	$1,846.06
TOTAL INCOME	**$212,168.30**	**$373,258.40**	**$208,839.81**	**$398,292.70**
Expenditures	$168,383.44	$146,251.87	$167,339.08	$333,279.83
Income vs Expenditures	$43,784.86	$227,006.53	$41,500.73	$65,012.87
Rounds of Golf	4,083	7,312	3,994	7,542

The irrigation system is operating optimally. We did have a main line leak between 12 and 16, but it has been repaired.The robots that are mowing fairways are experiencing some problems with signal and mapping. We are solving problems as they arise while working directly with Echo Robotics directly. The driving range opened on June 29th and is performing very well. The Tahoma is 100% grown in.

AUGUST 2026
WESTWOOD FAMILY AQUATIC CENTER

FINANCIAL INFORMATION	FY 2027 MTD	FY 2027 YTD	FY 2026 MTD	FY 2026 YTD
Swim Pool Passes	$1,365.00	$14,015.00	$250.00	$3,330.00
Swim Pool Gate Admission	$95,910.00	$218,992.00	$65,520.00	$220,604.00
Swim Lesson Fees	$825.00	$11,952.50	$0.00	$7,080.00
Swim Pool Rental	$26,802.50	$45,700.00	$20,170.00	$47,860.68
Swim Pool Classes	$310.00	$485.00	$50.00	$360.00
Swim Pool Merchandise Sales	$269.74	$735.27	$231.71	$914.97
Swim Pool Concessions	$33,008.29	$98,098.49	$29,571.26	$109,189.52
TOTAL INCOME	**$251,517.38**	**$389,978.26**	**$115,792.97**	**$447,750.58**
Expenditures	$182,888.17	$513,000.13	$183,978.27	$515,935.88
Income vs Expenditures	$68,629.21	-$123,021.87	-$68,185.30	-$68,185.30

ATTENDANCE INFORMATION	FY 2027 MTD	FY 2027 YTD	FY 2026 MTD	FY 2026 YTD
Pool Attendance		56,889	14,383	49,605
Adult Lap Swim Morning/Night		116	39	78
Water Walkers		1,647	588	1,163
Toddler Time		1,116	288	1,026
Water Fitness		84	52	116
Swim Team		139	-	156
Scuba Rentals		0	0	0
Scuba Participants		52	20	44
Swim Lesson		244	-	346
Private Swim Lessons		16	-	19
Special Events		2,250	301	1,751
Party/Rentals		59	35	74
TOTAL FY 2027 ATTENDANCE		**62,612**	**15,706**	**54,378**

ATTENDANCE INFORMATION MAY 2026 TO SEPTEMBER 2026	
Pool Attendance	99,660
Adult Lap Swim Morning/Nigh	157
Water Walkers	2,096
Toddler Time	1,606
Water Fitness	111
Swim Team	398
Scuba Rentals	0
Scuba Participants	80
Swim Lesson	886
Private Swim Lessons	47
Special Events	3,591
Party/Rentals	100
TOTAL ATTENDANCE	**108,732**

FACILITY MAINTENANCE 9C

Cost by Building with Maint Type

Building	Maint Type	Total Cost	Labor	Supplies	Equipment	Inventory	Outsourcing	Overhead
12TH AVE REC	GENERAL	1,770.47	1,035.04	735.43	0.00	0.00	0.00	0.00
CENTER - 1701	HVAC	56.25	56.25	0.00	0.00	0.00	0.00	0.00
12TH AVE NE	PLUMBING	303.25	303.25	0.00	0.00	0.00	0.00	0.00
	Totals:	2,129.96	1,394.53	735.43	0.00	0.00	0.00	0.00
A - COURTS -	HVAC	14.06	14.06	0.00	0.00	0.00	0.00	0.00
321 N WEBSTER	PLUMBING	40.43	40.43	0.00	0.00	0.00	0.00	0.00
	Totals:	54.50	54.50	0.00	0.00	0.00	0.00	0.00
ADULT	ELECTRICAL	189.93	40.43	149.50	0.00	0.00	0.00	0.00
WELLNESS AND	HVAC	7.03	7.03	0.00	0.00	0.00	0.00	0.00
EDUCATION	PLUMBING	161.73	161.73	0.00	0.00	0.00	0.00	0.00
CENTER - 602 N	**Totals:**	358.70	209.20	149.50	0.00	0.00	0.00	0.00
AGING	PLUMBING	121.30	121.30	0.00	0.00	0.00	0.00	0.00
SERVICES - 329	**Totals:**	121.30	121.30	0.00	0.00	0.00	0.00	0.00
ANIMAL	HVAC	84.37	84.37	0.00	0.00	0.00	0.00	0.00
WELFARE - 3428	PLUMBING	80.87	80.87	0.00	0.00	0.00	0.00	0.00
S JENKINS	**Totals:**	165.24	165.24	0.00	0.00	0.00	0.00	0.00
B - POLICE DEPT	ELECTRICAL	985.71	331.39	654.32	0.00	0.00	0.00	0.00
-112 W DAWS	GENERAL	363.90	363.90	0.00	0.00	0.00	0.00	0.00
	HVAC	133.59	133.59	0.00	0.00	0.00	0.00	0.00
	Totals:	1,483.20	828.88	654.32	0.00	0.00	0.00	0.00
C - HR, IT - 313	ELECTRICAL	63.29	63.29	0.00	0.00	0.00	0.00	0.00
N WEBSTER	GENERAL	121.30	121.30	0.00	0.00	0.00	0.00	0.00
	HVAC	129.21	129.21	0.00	0.00	0.00	0.00	0.00
	PLUMBING	63.93	40.43	23.50	0.00	0.00	0.00	0.00
	Totals:	377.73	354.23	23.50	0.00	0.00	0.00	0.00
CALYPSO COVE	HVAC	84.37	84.37	0.00	0.00	0.00	0.00	0.00

9/11/2026 8:45:59 AM

RADIO TOWER -	**Totals:**	84.37	84.37	0.00	0.00	0.00	0.00	0.00
CITY HALL	ELECTRICAL	1,735.41	378.20	1,357.21	0.00	0.00	0.00	0.00
	GENERAL	40.43	40.43	0.00	0.00	0.00	0.00	0.00
	HVAC	202.17	202.17	0.00	0.00	0.00	0.00	0.00
	PLUMBING	161.73	161.73	0.00	0.00	0.00	0.00	0.00
	Totals:	2,139.75	782.54	1,357.21	0.00	0.00	0.00	0.00
COMMUNITY	ELECTRICAL	2,217.31	495.31	1,722.00	0.00	0.00	0.00	0.00
PARKS	**Totals:**	2,217.31	495.31	1,722.00	0.00	0.00	0.00	0.00
D -	ELECTRICAL	330.96	122.85	208.11	0.00	0.00	0.00	0.00
DEVELOPMENT	GENERAL	456.40	427.19	29.21	0.00	0.00	0.00	0.00
CENTER - 225 N	HVAC	126.56	126.56	0.00	0.00	0.00	0.00	0.00
WEBSTER	**Totals:**	913.92	676.60	237.32	0.00	0.00	0.00	0.00
EMERGENCY	PLUMBING	121.30	121.30	0.00	0.00	0.00	0.00	0.00
COMMUNCATI	**Totals:**	121.30	121.30	0.00	0.00	0.00	0.00	0.00
FACILITY	GENERAL	737.73	222.38	515.35	0.00	0.00	0.00	0.00
MAINTENANCE -	**Totals:**	737.73	222.38	515.35	0.00	0.00	0.00	0.00
FIRE STATION 1 -	HVAC	49.22	49.22	0.00	0.00	0.00	0.00	0.00
411 E MAIN	PLUMBING	40.43	40.43	0.00	0.00	0.00	0.00	0.00
	Totals:	89.65	89.65	0.00	0.00	0.00	0.00	0.00
FIRE STATION 2 -	HVAC	98.43	98.43	0.00	0.00	0.00	0.00	0.00
2211 W BOYD	PLUMBING	80.87	80.87	0.00	0.00	0.00	0.00	0.00
	Totals:	179.30	179.30	0.00	0.00	0.00	0.00	0.00
FIRE STATION 3 -	PLUMBING	101.08	101.08	0.00	0.00	0.00	0.00	0.00
500 E	**Totals:**	101.08	101.08	0.00	0.00	0.00	0.00	0.00
FIRE STATION 4 -	ELECTRICAL	396.30	121.30	275.00	0.00	0.00	0.00	0.00
4145 W	**Totals:**	396.30	121.30	275.00	0.00	0.00	0.00	0.00
FIRE STATION 5 -	GENERAL	80.87	80.87	0.00	0.00	0.00	0.00	0.00
1000 NE 168TH	**Totals:**	80.87	80.87	0.00	0.00	0.00	0.00	0.00
FIRE STATION 7 -	HVAC	21.09	21.09	0.00	0.00	0.00	0.00	0.00
2207 GODDARD	**Totals:**	21.09	21.09	0.00	0.00	0.00	0.00	0.00
FIRE STATION 8 -	ELECTRICAL	135.60	135.60	0.00	0.00	0.00	0.00	0.00
3901 36TH AVE	HVAC	253.12	253.12	0.00	0.00	0.00	0.00	0.00

NW	PLUMBING	1,031.20	422.37	608.83	0.00	0.00	0.00	0.00
	Totals:	1,419.92	811.09	608.83	0.00	0.00	0.00	0.00
FIRE STATION 9 -	ELECTRICAL	350.40	153.18	197.22	0.00	0.00	0.00	0.00
3001 E	PLUMBING	40.43	40.43	0.00	0.00	0.00	0.00	0.00
ALAMEDA	**Totals:**	390.83	193.61	197.22	0.00	0.00	0.00	0.00
FIREHOUSE ART	GENERAL	80.87	80.87	0.00	0.00	0.00	0.00	0.00
CENTER - 444 S	PLUMBING	141.52	141.52	0.00	0.00	0.00	0.00	0.00
FLOOD	**Totals:**	222.38	222.38	0.00	0.00	0.00	0.00	0.00
FLEET	ELECTRICAL	240.72	207.45	33.27	0.00	0.00	0.00	0.00
MAINTENANCE -	GENERAL	161.73	161.73	0.00	0.00	0.00	0.00	0.00
1301 DAVINCI	HVAC	63.28	63.28	0.00	0.00	0.00	0.00	0.00
	PLUMBING	80.87	80.87	0.00	0.00	0.00	0.00	0.00
	Totals:	546.60	513.33	33.27	0.00	0.00	0.00	0.00
JIM BLUE CREEK	HVAC	56.25	56.25	0.00	0.00	0.00	0.00	0.00
RADIO TOWER -	**Totals:**	56.25	56.25	0.00	0.00	0.00	0.00	0.00
LINDSEY YARD -	HVAC	122.18	122.18	0.00	0.00	0.00	0.00	0.00
STORMWATER -	**Totals:**	122.18	122.18	0.00	0.00	0.00	0.00	0.00
LINDSEY YARD -	HVAC	80.87	80.87	0.00	0.00	0.00	0.00	0.00
STREETS - 668 E	PLUMBING	80.57	40.43	40.14	0.00	0.00	0.00	0.00
LINDSEY	**Totals:**	161.44	121.30	40.14	0.00	0.00	0.00	0.00
LINE	ELECTRICAL	263.74	263.74	0.00	0.00	0.00	0.00	0.00
MAINTENANCE	GENERAL	106.37	106.37	0.00	0.00	0.00	0.00	0.00
	HVAC	133.59	133.59	0.00	0.00	0.00	0.00	0.00
	PLUMBING	80.87	80.87	0.00	0.00	0.00	0.00	0.00
	Totals:	584.56	584.56	0.00	0.00	0.00	0.00	0.00
LIONS PARK -	GENERAL	80.87	80.87	0.00	0.00	0.00	0.00	0.00
450 S FLOOD	**Totals:**	80.87	80.87	0.00	0.00	0.00	0.00	0.00
LITTLE AXE REC	GENERAL	161.73	161.73	0.00	0.00	0.00	0.00	0.00
CENTER - 1000	HVAC	56.25	56.25	0.00	0.00	0.00	0.00	0.00
NE 168TH AVE	PLUMBING	161.73	161.73	0.00	0.00	0.00	0.00	0.00
	Totals:	379.72	379.72	0.00	0.00	0.00	0.00	0.00
NE LIONS PARK -	GENERAL	80.87	80.87	0.00	0.00	0.00	0.00	0.00

1800	**Totals:**	80.87	80.87	0.00	0.00	0.00	0.00	0.00
NEIGHBORHOO	GENERAL	40.43	40.43	0.00	0.00	0.00	0.00	0.00
D PARKS	PLUMBING	525.63	525.63	0.00	0.00	0.00	0.00	0.00
	Totals:	566.07	566.07	0.00	0.00	0.00	0.00	0.00
NORMAN	ELECTRICAL	20.22	20.22	0.00	0.00	0.00	0.00	0.00
INVESTIGATION	GENERAL	40.43	40.43	0.00	0.00	0.00	0.00	0.00
S CENTER -	HVAC	159.96	159.96	0.00	0.00	0.00	0.00	0.00
1507 W	PLUMBING	80.87	80.87	0.00	0.00	0.00	0.00	0.00
LINDSEY	**Totals:**	301.48	301.48	0.00	0.00	0.00	0.00	0.00
NORMAN	GENERAL	60.65	60.65	0.00	0.00	0.00	0.00	0.00
PUBLIC LIBRARY	HVAC	145.90	145.90	0.00	0.00	0.00	0.00	0.00
- CENTRAL -	**Totals:**	206.55	206.55	0.00	0.00	0.00	0.00	0.00
NORMAN	GENERAL	40.43	40.43	0.00	0.00	0.00	0.00	0.00
PUBLIC LIBRARY	PLUMBING	40.43	40.43	0.00	0.00	0.00	0.00	0.00
- EAST - 3051	**Totals:**	80.87	80.87	0.00	0.00	0.00	0.00	0.00
POLICE	HVAC	154.68	154.68	0.00	0.00	0.00	0.00	0.00
SHOOTING	PLUMBING	40.43	40.43	0.00	0.00	0.00	0.00	0.00
RANGE - 3942	**Totals:**	195.11	195.11	0.00	0.00	0.00	0.00	0.00
REAVES	GENERAL	82.42	82.42	0.00	0.00	0.00	0.00	0.00
GARDEN	HVAC	384.97	384.97	0.00	0.00	0.00	0.00	0.00
CENTER - 405 E	**Totals:**	467.39	467.39	0.00	0.00	0.00	0.00	0.00
REAVES PARK -	ELECTRICAL	85.93	65.93	20.00	0.00	0.00	0.00	0.00
515 E	HVAC	49.22	49.22	0.00	0.00	0.00	0.00	0.00
CONSTITUTION	**Totals:**	135.15	115.15	20.00	0.00	0.00	0.00	0.00
SANITATION	HVAC	119.53	119.53	0.00	0.00	0.00	0.00	0.00
	Totals:	119.53	119.53	0.00	0.00	0.00	0.00	0.00
SANTA FE	GENERAL	40.43	40.43	0.00	0.00	0.00	0.00	0.00
RAILROAD	**Totals:**	40.43	40.43	0.00	0.00	0.00	0.00	0.00
SHOP TIME	GENERAL	1,121.58	1,121.58	0.00	0.00	0.00	0.00	0.00
	HVAC	217.96	217.96	0.00	0.00	0.00	0.00	0.00
	PLUMBING	40.43	40.43	0.00	0.00	0.00	0.00	0.00
	Totals:	1,379.97	1,379.97	0.00	0.00	0.00	0.00	0.00

SOONER	GENERAL	60.65	60.65	0.00	0.00	0.00	0.00	0.00
THEATRE - 101	PLUMBING	40.43	40.43	0.00	0.00	0.00	0.00	0.00
E MAIN	**Totals:**	101.08	101.08	0.00	0.00	0.00	0.00	0.00
TRAFFIC	ELECTRICAL	60.65	60.65	0.00	0.00	0.00	0.00	0.00
CONTROL -	**Totals:**	60.65	60.65	0.00	0.00	0.00	0.00	0.00
TRANSFER	ELECTRICAL	32.97	32.97	0.00	0.00	0.00	0.00	0.00
STATION - 3901	GENERAL	65.93	65.93	0.00	0.00	0.00	0.00	0.00
CHAUTAUQUA	HVAC	28.12	28.12	0.00	0.00	0.00	0.00	0.00
	PLUMBING	217.12	202.17	14.95	0.00	0.00	0.00	0.00
	Totals:	344.14	329.19	14.95	0.00	0.00	0.00	0.00
TRANSIT	PLUMBING	125.31	121.30	4.01	0.00	0.00	0.00	0.00
CENTER - 320 E	**Totals:**	125.31	121.30	4.01	0.00	0.00	0.00	0.00
TRANSIT/PUBLI	HVAC	91.40	91.40	0.00	0.00	0.00	0.00	0.00
C SAFETY - 1310	**Totals:**	91.40	91.40	0.00	0.00	0.00	0.00	0.00
TRASH	ELECTRICAL	170.75	170.75	0.00	0.00	0.00	0.00	0.00
COMPACTORS -	**Totals:**	170.75	170.75	0.00	0.00	0.00	0.00	0.00
WARMING	GENERAL	183.50	183.50	0.00	0.00	0.00	0.00	0.00
SHELTER - 109	HVAC	246.08	246.08	0.00	0.00	0.00	0.00	0.00
W GRAY	PLUMBING	363.90	363.90	0.00	0.00	0.00	0.00	0.00
	Totals:	793.49	793.49	0.00	0.00	0.00	0.00	0.00
WATER	ELECTRICAL	566.07	566.07	0.00	0.00	0.00	0.00	0.00
RECLAMATION -	HVAC	56.25	56.25	0.00	0.00	0.00	0.00	0.00
WASTEWATER -	PLUMBING	121.30	121.30	0.00	0.00	0.00	0.00	0.00
3500 S JENKINS	**Totals:**	743.62	743.62	0.00	0.00	0.00	0.00	0.00
WATER TOWERS	ELECTRICAL	65.93	65.93	0.00	0.00	0.00	0.00	0.00
	Totals:	65.93	65.93	0.00	0.00	0.00	0.00	0.00
WATER	ELECTRICAL	253.35	148.35	105.00	0.00	0.00	0.00	0.00
TREATMENT	HVAC	112.50	112.50	0.00	0.00	0.00	0.00	0.00
PLANT - 3000 E	PLUMBING	40.43	40.43	0.00	0.00	0.00	0.00	0.00
ROBINSON	**Totals:**	406.28	301.28	105.00	0.00	0.00	0.00	0.00
WESTWOOD	ELECTRICAL	373.10	197.80	175.30	0.00	0.00	0.00	0.00
GOLF COURSE -	GENERAL	32.97	32.97	0.00	0.00	0.00	0.00	0.00

2400	HVAC	239.05	239.05	0.00	0.00	0.00	0.00	0.00
WESTPORT DR	PLUMBING	363.90	363.90	0.00	0.00	0.00	0.00	0.00
	Totals:	1,009.02	833.72	175.30	0.00	0.00	0.00	0.00
WESTWOOD	ELECTRICAL	164.84	164.84	0.00	0.00	0.00	0.00	0.00
POOL - 1017	PLUMBING	121.30	121.30	0.00	0.00	0.00	0.00	0.00
FAIRWAY DR	**Totals:**	286.14	286.14	0.00	0.00	0.00	0.00	0.00
WESTWOOD	ELECTRICAL	93.62	93.62	0.00	0.00	0.00	0.00	0.00
TENNIS CENTER	HVAC	42.19	42.19	0.00	0.00	0.00	0.00	0.00
- 2420	**Totals:**	135.80	135.80	0.00	0.00	0.00	0.00	0.00
YOUNG	ELECTRICAL	60.65	60.65	0.00	0.00	0.00	0.00	0.00
FAMILTY	GENERAL	80.87	80.87	0.00	0.00	0.00	0.00	0.00
ATHLETIC	HVAC	213.58	213.58	0.00	0.00	0.00	0.00	0.00
CENTER - 2201	PLUMBING	464.98	464.98	0.00	0.00	0.00	0.00	0.00
TRAE YOUNG	**Totals:**	820.08	820.08	0.00	0.00	0.00	0.00	0.00

ACCESSIBILITY & CULTURE 9D

ACCESSIBILITY & CULTURE
AUGUST 2026

Accessibility:

Complaints	Resolutions

Culture:

Employee Resource Groups (ERGs): LGBTQ+ Alliance's next meeting is to be determined. The Alliance of Black Employees (ABE) next meeting is to be determined.

Grants: Additional grants/funding for the Parks & Recreation Department continue to be researched.

Committees:

Human Rights Commission (HRC) – The monthly meeting took take place on Monday, August 24, 2026, at City Hall. The commission finalized its goals, mission, and vision for 2026 and 2027, establishing a clear framework to guide its priorities and initiatives over the next year and a half. Commissioners also reviewed the updated rubric and questions for the 2026 Human Rights Award and discussed the 2027 Interfaith Breakfast, reviewing key logistics, timelines, and next steps. Several assignments were distributed to commissioners to support the ongoing planning and coordination of both events. The next regular meeting is scheduled for Monday, September 28, 2026, at City Hall.

ADA Citizen's Advisory Committee – The next quarterly meeting is scheduled for Monday, September 14, 2026, at City Hall.

Cleveland County disABILITY Coalition – The monthly meeting took place on Tuesday, August 4, 2026, at United Way. The purpose of the Cleveland County disABILITY Coalition is to increase awareness of all disabilities, to identify community needs and to develop solutions to those needs. Updates from the ADA Committee and Transportation were given. The speaker this month was Chris Bojarski with Among Friends Activity Center. Among Friends Acitivity Center provides the following:

- Organization Overview: Socialization and recreation for adults with disabilities; 47 current members.
- Health & Wellness: Fitness program with 725 combined pounds lost and reduced obesity rates.
- Programs & Activities: Cooking, gaming, arts and crafts, accessible arcade, and art programming.
- Community Engagement: Field trips, outings, holiday events, and community gatherings.

- Upcoming Fundraiser: Dance Party Fundraiser — November 19 at McFarlin Methodist Church.

Announcements:

- Wanda announced she was appointed as a Department of Rehabilitation Services Commissioner and will begin orientation soon. Participants were encouraged to send future announcements and events to Miranda for distribution.

The next meeting is scheduled for Tuesday, September 1, 2026, at United Way.

PLANNING AND COMMUNITY DEVELOPMENT 10

Monthly Permit Activity-August 2026

		2026		2025	
Group	Category	Permits	Valuation	Permits	Valuation
RESIDENTIAL	Multi-Family, Addition / Alteration	24	$9,989,000.00		
	Multi-Family, Demolition	1			
	Multi-Family, Fire	9	$240,902.00	7	$584,859.00
	Multi-Family, Foundation Only	1	$1,500,000.00		
	Multi-Family, New Multi-Unit Residential	5	$67,606,800.00	10	$28,358,198.00
	Multi-Family, Repair			3	$230,000.00
	Residential, Accessory Dwelling Unit	10	$1,374,500.00	12	$1,248,679.60
	Residential, Accessory Structure	79	$3,976,837.00	97	$3,925,523.74
	Residential, Addition / Alteration	82	$7,523,482.01	101	$8,796,531.51
	Residential, Carport	21	$224,133.00	20	$133,341.00
	Residential, Demolition	38		26	$20,000.00
	Residential, Fire	6	$69,302.00	7	$87,285.00
	Residential, Manufactured Home	5	$572,228.00	17	$2,462,971.63
	Residential, Manufactured Home Replacement			5	$781,999.00
	Residential, New Single Family Dwelling	224	$101,279,248.00	320	$121,734,859.50
	Residential, New Town House	2	$1,205,000.00		
	Residential, New Two Family (duplex)	11	$3,353,482.00	2	$1,228,000.00
	Residential, Pool	43	$3,907,933.00	84	$6,693,668.93
	Residential, Repair	18	$2,139,993.02	11	$672,308.09
	Residential, Solar	10	$199,818.70	55	$1,717,166.22
	Residential, Storm Shelter	151	$658,723.50	296	$1,831,866.00
	Residential, Water Well	8		16	
	Townhouse, Fire	1	$12,000.00		
	Total	**749**	**$205,833,382.33**	**1,089**	**$180,507,257.22**
NON-RESIDENTIAL	Commercial, Accessory Structure	6	$530,000.00	2	$16,010.00
	Commercial, Addition / Alteration	71	$21,711,726.39	95	$39,244,891.42
	Commercial, Demolition	8	$84,000.00	17	$80,500.00
	Commercial, Fire	70	$8,733,102.25	99	$19,403,117.76
	Commercial, Foundation Only	3	$7,135,000.00	3	$2,664,597.00
	Commercial, New Commercial Building	27	$38,790,000.00	44	$95,234,570.90
	Commercial, RCF/RDCF	2		4	
	Commercial, Repair	2	$1,040,000.00	4	$518,835.40
	Commercial, Solar	5	$1,072,364.98	4	$1,096,544.00
	Commercial, Utilities WM	2		3	
	Commercial, Water Well	1			
	Total	**197**	**$79,096,193.62**	**275**	**$158,259,066.48**
OTHER ACTIVITY	# of New Dwelling Units	506		494	
	All Field Inspections	13,768		20,160	
	Certificate of Completion (CC)	2,207		3,342	
	Certificate of Occupancy (CO)	329		681	
	Demo # of Dwelling Units	101		21	
	Demolition	1			
	Electrical Permit	887		1,109	
	Fire	1			
	Garage Sale	508		781	
	Lot Line Adjustment	9			
	Mechanical Permit	787		1,191	
	Paving (PRIVATE PROPERTY)	56	$1,224,922.00	95	$3,457,274.00
	Plumbing Permit	1,025		1,388	
	Public Works	216	$10,554,693.41	266	$12,361,415.08
	Sign	149	$58,200.00	181	$111,375.00
	Solar			1	
	Structure Moving	4		29	$300,000.00
	Temporary Structure	11		22	
	Utilities WM	15		5	
	Total	**20,580**	**$11,837,815.41**	**29,766**	**$16,230,064.08**
Total		**21,526**	**$296,862,391.26**	**31,130**	**$354,996,387.78**

August 2026 Residential Permit Activity

Category	Permit	Date Issued	Address	Sq Ft	Zoning	Ward	Subdivision	Contractor	Valuation
Multi-Family, Fire	**1**								**$ 25,000.00**
Multi-Family, New Multi-Unit Residential	PRMU202502743	2026-08-13	310 E BOYD ST	462503	SPUD	4	STATE UNIVERSITY ADD 2	COWEN CONSTRUCTION	$ 60,280,000.00
	1								**$ 60,280,000.00**
Residential, Accessory Structure	PRAB202601208	2026-08-14	2904 PINECREST CT	450	R-1	6	SHADOW LAKE	JEFFREY RANGE	$ 5,000.00
	PRAB202602924	2026-08-28	1614 WIND HILL RD	140	R-1	6	HIGH MEADOWS ADD	AMBER CARGILL	$ 5,000.00
	PRAB202603152	2026-08-05	1120 BERRY CIR	140	R-1	4	WOODLAND ADD 2	JULIANNA KERSHEN	$ 8,000.00
	PRAB202603234	2026-08-12	745 JENKINS AVE	484	CCFB	4	STATE UNIVERSITY ADDITION	ELIZABETH C MONEY	$ 100,000.00
	PRAB202603266	2026-08-27	4504 THUNDER RD	4500	A-2	3	NOT SUBDIVIDED	BYRD BUILDING	$ 450,000.00
	PRAB202603303	2026-08-13	422 E COMANCHE ST	1650	R-3	4	NORMAN O T	LISA KRIEG	$ 40,000.00
	PRAB202603325	2026-08-14	8770 PAYTON LN	1425	RE	5	STERLING HEIGHTS	SCOTT AND CORY GREGORY	$ 28,580.00
	PRAB202603363	2026-08-11	2821 CASTLEWOOD DR	192	R-1	4	CASTLEWOOD ADD	MATTHEW BIDDICK	$ 16,000.00
	PRAB202603372	2026-08-10	14701 E TECUMSEH RD	1500	A-2	5	NOT SUBDIVIDED	MICHAEL MCKELVY	$ 31,000.00
	PRAB202603436	2026-08-18	1221 VINE ST	240	R-1	2	WESTLAND ADD	DANIELLA GLIDEWELL	$ 10,000.00
	PRAB202603541	2026-08-21	10601 E INDIAN HILLS RD	516	A-2	5	CLINKENBEARD ACRES	MARCY A SCOTT	$ 750.00
	PRAB202603543	2026-08-21	10601 E INDIAN HILLS RD	640	A-2	5	CLINKENBEARD ACRES	MARCY A SCOTT	$ 500.00
	PRAB202603645	2026-08-25	1230 FIREFLY DR	112	PUD	6	FROST CREEK	C.A. MCCARTY CONSTRUCTION	$ 30,000.00
	PRAB202603740	2026-08-28	2804 SUMMIT HOLLOW CIR	469	R-1	1	SUMMIT LAKES ADD SEC 12	SCISSORTAIL LANDSCAPING LLC	$ 39,000.00
	14								**$ 763,830.00**
Residential, Addition / Alteration	PRAD202601891	2026-08-27	4427 BELLINGHAM CT	962	R-1	8	CARRINGTON PLACE ADD SEC 14	BROOKS BOWLWARE	$ 100,000.00
	PRAD202602903	2026-08-10	4013 BEECHWOOD DR	429	R-1	3	CHERRY CREEK SEC 2	BIRD DOG CONSTRUCTION	$ 75,000.00
	PRAD202602906	2026-08-12	1000 S PICKARD AVE	1167	R-1	4	PICKARD ACRES	BIRD DOG CONSTRUCTION	$ 165,000.00
	PRAD202603226	2026-08-05	809 HEATHERHILL CT	412	R-1	3	BROOKHAVEN 11TH	ESPARZA PAVERS	$ 24,000.00
	PRAD202603268	2026-08-05	6410 OAKGROVE DR	778	RE	5	FLAMING OAKS EST ADD	CARTWRIGHT CONSTRUCTION LLC	$ 136,000.00
	PRAD202603300	2026-08-10	3209 BIRMINGHAM DR	240	R-1	5	ST JAMES PARK SEC 5	BE SAFE STORM SHELTERS LLC	$ 20,000.0
	PRAD202603535	2026-08-26	711 IOWA ST	800	R-1	4	PARK ADD REPLAT	HAILSTONE ROOFING & CONSTRUCTION	$ 20,000.0

August 2026 Residential Permit Activity

	PRAD202603550	2026-08-14	1229 ESTATES DR	100	R-1	3	COUNTRY CLUB EST W/LLA	PEASEL, TERRY	$	700.00
	PRAD202603582	2026-08-18	422 E COMANCHE ST	2200	R-3	4	NORMAN O T	LISA KREIG	$	350,000.00
	PRAD202603585	2026-08-14	620 CHAUTAUQUA AVE	120	R-1	4	LANDT ADD	MIKE PIERCE ENTERPRISES	$	80,000.00
	PRAD202603624	2026-08-31	2221 BUD WILKINSON DR	650	R-1	2	PEARSON EST 1	COLEMAN HOMES INC	$	60,000.00
	PRAD202603625	2026-08-20	1514 ROWENA LN	58	R-1	2	HETHERINGTON HEIGHTS 3RD ADD	MARC BREMENKAMP	$	800.00
	PRAD202603683	2026-08-21	3004 MARIGOLD TRL	100	R-1	2	TRAILS ADD 3	LAW CONSTRUCTION	$	15,000.00
	PRAD202603782	2026-08-31	1229 WESTLAWN DR	361	R-1	2	EDGEMERE 3RD ADD	DIRT2DETAILS LLC	$	85,000.00
	14								**$**	**1,131,500.00**
Residential, Carport	PRCP202603348	2026-08-19	6950 DAY DR	340	A-2	5	SMITH RANCH	CUPP, TREVOR J& ELIZABETH A	$	3,000.00
	PRCP202603657	2026-08-25	15733 E IMHOFF RD	400	A-2	5	SEVEN OAKS COS	KATRINA DOLOTINA	$	3,500.00
	PRCP202603705	2026-08-25	1206 CRUCE ST	480	R-1	2	HETHERINGTON HEIGHTS 2ND ADD	DRAPER CONSTRUCTION COMPANY	$	35,000.00
	3								**$**	**41,500.00**
Residential, Demolition	PRDE202602668	2026-08-18	218 W SYMMES ST		CCFB	4	LARSH'S FIRST ADD D L	KREWCO LLC		N/A
	PRDE202602941	2026-08-17	216 S LAHOMA AVE		R-1	4	EAGLETON ADD	DAVID RHOADS CONSTRUCTION		N/A
	PRDE202603249	2026-08-18	609 HOOVER ST		SPUD	7	NOT SUBDIVIDED	K & M DIRT SERVICES		N/A
	PRDE202603250	2026-08-07	613 HOOVER ST		SPUD	7	NOT SUBDIVIDED	K & M DIRT SERVICES		N/A
	PRDE202603323	2026-08-04	530 W EUFAULA ST		R-1	4	WAGGONER'S TR FIRST DIVISION	MIDWEST WRECKING CO		N/A
	PRDE202603540	2026-08-21	10601 E INDIAN HILLS RD		A-2	5	CLINKENBEARD ACRES	MARCY SCOTT		N/A
	6									**N/A**
Residential, Fire	**1**								**$**	**20,000.00**
Residential, New Single Family	PRSF202600504	2026-08-27	4304 DUSTY TRL	3652	PUD	3	GLENRIDGE ADD SEC 3	SERGIO HUBERT	$	500,000.00
	PRSF202602922	2026-08-10	4715 JOHN DALTON RD	3200	A-2	5	JOHN DALTON RIDGE COS	ZAC'S LAND	$	250,000.00
	PRSF202603193	2026-08-04	2317 INGELS PL	5942	R-1	6	HALLBROOK ADDITION SEC 6	ARMSTRONG HOMES	$	500,000.00
	PRSF202603260	2026-08-13	720 MANZANO DR	3982	PUD	1	SIENA SPRINGS ADD SEC 2	R&R CUSTOM HOMES LLC	$	550,000.00
	PRSF202603264	2026-08-05	1928 BURNING TREE	4384	R-1	6	HALLBROOKE ADD SEC 6	ARMSTRONG HOMES	$	450,000.0
	PRSF202603284	2026-08-20	1432 EISENHOWER RD	2741	R-1	8	NORTH ACRES REPLAT	UNITED BUILT HOMES LLC	$	300,000.0

August 2026 Residential Permit Activity

PRSF202603291	2026-08-17	2802 DUNHAM DR	2590	R-1	1	SUMMIT LAKES ADD SEC 12	APPLE CONSTRUCTION LLC	$ 282,800.00
PRSF202603295	2026-08-17	2910 SUMMIT TERRACE DR	3234	R-1	1	SUMMIT LAKES ADD SEC 12	APPLE CONSTRUCTION LLC	$ 319,480.00
PRSF202603296	2026-08-17	2806 DUNHAM DR	2469	R-1	1	SUMMIT LAKES ADD SEC 12	APPLE CONSTRUCTION LLC	$ 251,440.00
PRSF202603297	2026-08-17	2829 DUNHAM DR	2914	R-1	1	SUMMIT LAKES ADD SEC 12	APPLE CONSTRUCTION LLC	$ 297,920.00
PRSF202603317	2026-08-03	4011 ALTA VISTA DR	2212	PUD	8	FLINT HILLS ADDITION SECTION 2	IDEAL HOMES OF NORMAN LP	$ 201,600.00
PRSF202603321	2026-08-25	6363 120TH AVE NE	10500	A-2	5	NOT SUBDIVIDED	MCGREGOR HOMES	$ 1,700,000.00
PRSF202603418	2026-08-10	4211 CROWNED CIR	2321	R-1	7	EAGLE CLIFF WEST SEC 01	HOME CREATIONS INC	$ 329,940.00
PRSF202603435	2026-08-17	4207 CROWNED CIR	2031	R-1	7	EAGLE CLIFF WEST SEC 01	HOME CREATIONS INC	$ 284,340.00
PRSF202603465	2026-08-12	3908 ALTA VISTA DR	1874	PUD	7	FLINT HILLS ADD SEC 2	IDEAL HOMES OF NORMAN LP	$ 181,000.00
PRSF202603470	2026-08-17	4110 CARAWAY LN	2672	R-1	5	BELLATONA ADD SEC 4	HOME CREATIONS INC	$ 374,100.00
PRSF202603471	2026-08-17	4118 CARAWAY LN	2276	R-1	5	BELLATONA ADD SEC 4	HOME CREATIONS INC	$ 318,640.00
PRSF202603474	2026-08-27	6200 E TECUMSEH RD	4622	A-2	5	NOT SUBDIVIDED	GARY SMITH	$ 475,000.00
PRSF202603478	2026-08-20	7703 96TH AVE NE	3646	A-2	5	BLANDFORD BLUFF COS	TRACEY D THOMPSON	$ 670,000.00
PRSF202603480	2026-08-12	3908 EUREKA PL	2519	PUD	8	FLINT HILLS SEC 2	IDEAL HOMES OF NORMAN LP	$ 259,980.00
PRSF202603486	2026-08-19	4651 PEBBLE BEACH DR	5728	RE	7	NOT SUBDIVIDED	TATUM HOMES LLC	$ 998,320.00
PRSF202603539	2026-08-24	5403 FRONTIER TRL	2941	PUD	3	GLENRIDGE ADD SEC 3	DR HORTON	$ 295,960.00
PRSF202603564	2026-08-17	3715 HARDY DR	2625	PUD	8	SPRINGS AT FLINT HILLS SEC 1	LANDMARK FINE HOMES LP	$ 350,000.00
PRSF202603568	2026-08-25	1230 FIREFLY DR	4848	PUD	6	FROST CREEK	C.A. MCCARTY CONSTRUCTION	$ 700,000.00
PRSF202603622	2026-08-28	5005 E ROCK CREEK RD	5646	A-2	5	NOT SUBDIVIDED	BRADY BUILT CONSTRUCTION	$ 700,000.00
PRSF202603649	2026-08-21	4015 TIMBERIDGE DR	9918	RE	8	GRANDVIEW EST NORTH 2 REPLAT	LANDMARK FINE HOMES LP	$ 1,400,000.00
PRSF202603651	2026-08-28	3018 PESCARA DR	3209	PUD	1	SIENA SPRINGS ADD SEC 2	DP GAMBLE HOMES INC	$ 320,000.00
PRSF202603660	2026-08-28	3022 PESCARA DR	3139	PUD	1	SIENA SPRINGS ADD SEC 2	DP GAMBLE HOMES INC	$ 414,500.00
PRSF202603699	2026-08-25	4115 CARAWAY LN	2163	R-1	5	BELLATONA ADD SEC 4	HOME CREATIONS, INC	$ 233,000.00
PRSF202603704	2026-08-24	3812 CASSIDY DR	2246	PUD	8	FLINT HILLS SEC 2	IDEAL HOMES OF NORMAN LP	$ 314,440.00
30								**$ 14,222,460.0**

August 2026 Residential Permit Activity

Residential, New Town House	PRTH202603125	2026-08-27	317 W SYMMES ST	4700	CCFB	4	WAGGONER'S TR FIRST ADD	BRIAN MANES	$	625,000.00
	1								**$**	**625,000.00**
Residential, Pool	PRPO202602866	2026-08-03	3917 LYNFORD LN	392	R-1	5	BELLATONA ADD SEC 4	BELL & BELL POOLS	$	79,000.00
	PRPO202603344	2026-08-10	3926 BRIARCREST DR	1447	R-1	3	BROOKHAVEN 2ND	SPARTAN POOLS & PATIO	$	128,000.00
	PRPO202603404	2026-08-12	3720 PIONEER ST NW	500	R-1	3	PIONEER STREET NORTHWEST SFP	PRISTINE POOLS	$	113,304.00
	PRPO202603523	2026-08-13	4706 NORTHFIELDS LN	1885	R-1	8	CARRINGTON PLACE ADD SEC 14	SPARTAN POOLS & PATIO	$	160,000.00
	PRPO202603576	2026-08-18	1307 PRESIDIO DR	740	R-1	7	AMENDED MONTEREY II	KIRBY POOLS LLC	$	87,500.00
	PRPO202603623	2026-08-19	3305 WAUWINET WAY	286	R-1	6	THE VINEYARD PHASE III	SPARTAN POOLS & PATIO	$	93,000.00
	6								**$**	**660,804.00**
Residential, Repair	PRDB202603316	2026-08-03	1920 CHEROKEE LN		R-2	4	INDIAN HEIGHTS	JJ'S CONSTRUCTION	$	40,000.00
	PRDB202603396	2026-08-03	3908 COVENTRY LN		R-1	3	BROOKHAVEN 7TH	JOHN GREGA	$	25,000.00
	PRDB202603400	2026-08-03	2202 DAKOTA ST	576	R-1	2	WESTWOOD EST	MCRAY ROOFING & EXTERIORS	$	10,000.00
	PRDB202603592	2026-08-21	1715 VILLAGE DR		R-1	1	VILLAGE ESTATES ADD	VERTICAL SOLUTIONS ROOFING &	$	9,128.16
	4								**$**	**84,128.16**
Residential, Storm Shelter	PRSS202603379	2026-08-03	3102 TARA LN		R-1	8	HIGHLAND VILLAGE ADD SEC 2	OKLAHOMA SHELTERS	$	3,300.00
	PRSS202603383	2026-08-03	745 JENKINS AVE		CCFB	4	STATE UNIVERSITY ADD	GROUND ZERO SHELTERS	$	4,395.00
	PRSS202603421	2026-08-28	5708 FLOYD COX DR N		RE	5	PRIDE 130	HAUSNERS PRECAST CONCRETE	$	4,500.00
	PRSS202603500	2026-08-11	2921 SUMMIT CROSSING PKWY		R-1	1	SUMMIT LAKES ADD SEC 6	LESLIE TANYAN	$	3,800.00
	PRSS202603514	2026-08-10	2042 DELPHINE DR		PUD	1	THE VILLAGES	STORM SAFE SHELTERS	$	2,450.00
	PRSS202603572	2026-08-13	2004 LADERA LN		R-1	5	SUMMIT VALLEY ADD SEC 3	STORM SAFE SHELTERS	$	3,000.00
	PRSS202603573	2026-08-13	3804 BRENTON CIR		R-1	3	BROOKHAVEN NO 44 ADDITION	AMY THIESSEN	$	3,500.00
	PRSS202603650	2026-08-18	4651 PEBBLE BEACH DR		RE	7	COBBLESTONE CREEK	TATUM HOMES LLC	$	5,000.00
	PRSS202603681	2026-08-19	7601 96TH AVE NE		A-2	5	BLANDFORD BLUFF COS	GROUND ZERO SHELTERS	$	3,500.00
	PRSS202603682	2026-08-19	7703 96TH AVE NE		A-2	5	BLANDFORD BLUFF COS	GROUND ZERO SHELTERS	$	4,000.00
	PRSS202603742	2026-08-21	3320 HEATHER GLEN TER		PUD	2	FIDDLERS GREEN AT THE TRAILS 1	LEN BRANCH	$	400.0
	PRSS202603765	2026-08-25	3905 EUREKA DR		PUD	8	FLINT HILLS SEC 2	STORM SAFE SHELTERS	$	3,000.0

August 2026 Residential Permit Activity

	PRSS202603801	2026-08-25	5005 E ROCK CREEK RD	A-2	5	NOT SUBDIVIDED	BRADY BUILT CONSTRUCTION	$ 4,000.00
	PRSS202603834	2026-08-26	1338 SYCAMORE ST	R-1	2	FOREST HILLS ADD	JOEY VARNER	$ 4,000.00
	PRSS202603847	2026-08-27	4431 BELLINGHAM CT	R-1	8	CARRINGTON PLACE ADD SEC 14	STORM SAFE SHELTERS	$ 4,400.00
	15							**$ 53,245.00**
Residential, Water Well	PRWL202603248	2026-08-11	3401 CLAIRE CT	A-2	5	NOT SUBDIVIDED	AQUA WELL DRILLING, INC.	N/A
	PRWL202603437	2026-08-11	6363 120TH AVE NE	A-2	5	NOT SUBDIVIDED	AQUA WELL DRILLING, INC.	N/A
	2							**N/A**
Townhouse, Fire	**1**							**$ 12,000.00**
Total	**99**							**$ 77,919,467.16**

August 2026 Residential Permit Activity

Category	Permits	Valuation
Multi-Family, Fire	1	$ 25,000.00
Multi-Family, New Multi-Unit Residential	1	$ 60,280,000.00
Residential, Accessory Structure	14	$ 763,830.00
Residential, Addition / Alteration	14	$ 1,131,500.00
Residential, Carport	3	$ 41,500.00
Residential, Demolition	6	N/A
Residential, Fire	1	$ 20,000.00
Residential, New Single Family Dwelling	30	$ 14,222,460.00
Residential, New Town House	1	$ 625,000.00
Residential, Pool	6	$ 660,804.00
Residential, Repair	4	$ 84,128.16
Residential, Storm Shelter	15	$ 53,245.00
Residential, Water Well	2	N/A
Townhouse, Fire	1	$ 12,000.00
Total	**99**	**$ 77,919,467.16**

August 2026 Non-Residential Permit Activity

Category	Permit	Date Issued	Address	Sq Ft	Zoning	Ward	Subdivision	Contractor	Tenant	Valuation
Commercial, Addition / Alteration	PRAD202602094	2026-08-18	2886 CLASSEN BLVD	2563	A-2	6	MARIPOSA ADDITION COS	BCH CONSTRUCTION	STATE FARM-JAMES PARKER	$ 2,563.00
	PRAD202602198	2026-08-03	707 W MAIN ST	1762	C-2	4	KUNKEL ADDITION	JUSTIN VENK	NORMAN FAMILY DENTISTRY	$ 250,000.00
	PRAD202602687	2026-08-24	1100 W MAIN ST	23900	C-2	4	STERR'S ADD	CDS DEVELOPMENT	SLICK CITY	$ 750,000.00
	PRAD202602750	2026-08-10	600 N INTERSTATE DR	8970	C-1	3	SPRING BROOK 09-REPLAT	T&M DECORATION REMODELING LLC	KING BUFFET	$ 70,000.00
	PRAD202603039	2026-08-18	115 W GRAY ST	5052	CCFB	4	NORMAN O T	DURANTE CONSTRUCTION	CITY OF NORMAN	$ 97,000.00
	PRAD202603218	2026-08-12	2400 TEE CIR	260	CO	2	WESTPORT PROFESSIONAL PARK	FRANK NEES CONTRACTING LLC	HUGHES FAMILY PROPERTIES LLC	$ 3,200.00
	PRAD202603360	2026-08-05	4712 N PORTER AVE	130	SPUD	6	NOT SUBDIVIDED	B & D SPORTS BARS LLC	MOONEYS AT HOLLYWOOD CORNERS	$ 1,500.00
	PRAD202603401	2026-08-26	1111 E CONSTITUTION ST	125	C-2	7	NAVEL AIR TECH TR CT	AI GROUP LLC	BARBER SHOP	$ 15,000.00
	PRAD202603488	2026-08-12	5738 HUETTNER CT	120	I-1	8	HUETTNER ADDITION SEC 3	PAWS TO REMEMBER LLC	PAWS TO REMEMBER LLC	$ 5,000.00
	9									**$ 1,194,263.00**
Commercial, Demolition	PRDE202602974	2026-08-07	6301 INTERSTATE DR		CR	8	SWITZER - YATES ADD.	MIDWEST WRECKING		N/A
	PRDE202603530	2026-08-17	2420 CLASSEN BLVD		PUD	7	HIGHWAY HEIGHTS	K&M DIRT SERVICES		N/A
	2									**N/A**
Commercial, Fire	**9**									**$ 618,980.33**
Commercial, New Commercial Building	PRNR202601895	2026-08-12	1719 36TH AVE NW	5519	PUD	8	GREENWAY PARK ADDITION	STONEGATE BUILDERS	MICHAEL CORRALES	$ 700,000.00
	PRNR202603061	2026-08-03	813 26TH AVE NW	4288	C-1	2	WESTPORT PROFFESIONAL PARK 7	AZTEC BUILDING SYSTEMS INC	NELSON AUTO GROUP	$ 700,000.00
	2									**$ 1,400,000.00**
Total	**22**									**$ 3,213,243.33**

August 2026 Non-Residential Permit Activity

Category	Permits		Valuation
Commercial, Addition / Alteration	9	$	1,194,263.00
Commercial, Demolition	2		N/A
Commercial, Fire	9	$	618,980.33
Commercial, New Commercial Building	2	$	1,400,000.00
Total	**22**	**$**	**3,213,243.33**

POLICE 11

NORMAN POLICE DEPARTMENT

MONTHLY DEPARTMENT OVERVIEW

@normanokpd

AUGUST | 2026

MONTHLY ACTIVITY OVERVIEW

SUMMARY OF REPORTED OFFENSES	2026	5-YEAR AVERAGE	2025
MURDER	0	0	0
SEXUAL ASSAULTS	19	16	21
ROBBERY	2	3	3
AGGRAVATED ASSAULTS	17	22	23
BURGLARY OF BUILDING	17	33	26
LARCENY/THEFT	152	197	184
MOTOR VEHICLE THEFT	23	23	13
ARSON	0	0	0
KIDNAPPING	0	2	2
FRAUD/FORGERY	67	70	58
DUI/APC	27	30	31
PUBLIC INTOXICATION	45	50	48
RUNAWAYS	42	27	28
DRUG VIOLATIONS	62	63	58
THREATS/HARASSMENT	27	34	27
VANDALISM	49	71	66
OTHER	612	658	685
TOTAL REPORTED OFFENSES	**1,161**	**1,299**	**1,273**
TOTAL ARRESTS:	**728**	**751**	**783**
PROTECTIVE CUSTODY:	42	68	33
TOTAL CASE REPORTS*	**891**	**1,008**	**997**

	2026	5-YEAR AVERAGE	2025
COLLISIONS	**154**	**1,589**	**207**
FATALITY	1	1	0
INJURY	25	27	23
NON-INJURY	128	161	184
NUMBER OF PEOPLE INJURED	29	35	32
CITATIONS & WARNINGS	**5,431**	**3,600**	**3,931**
TRAFFIC CITATIONS	1,126	804	1,169
TRAFFIC WARNINGS	3,290	1,946	2,051
PARKING CITATIONS & WARNINGS	1,015	850	711

COMMUNICATIONS CENTER ACTIVITY OVERVIEW

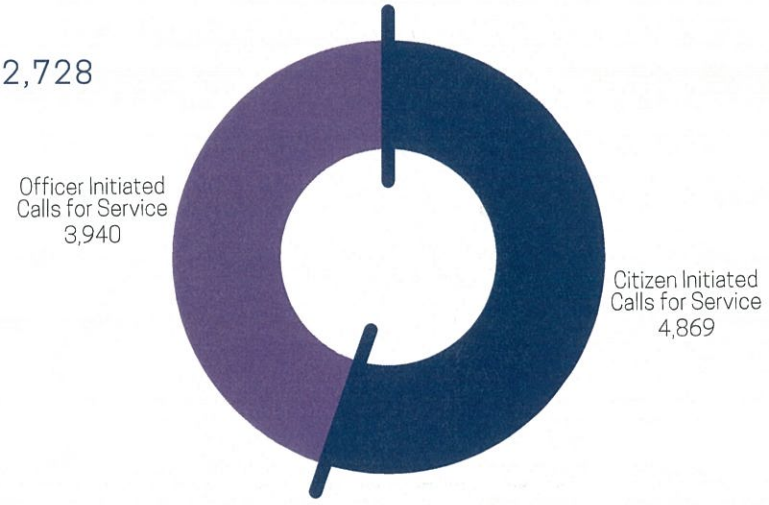
911 CALLS TAKEN: 5,236

NON-EMERGENCY CALLS TAKEN: 14,974

TOTAL INCOMING CALLS: 20,210
TOTAL CALLS FOR SERVICE GENERATED: 12,728

POLICE CALLS FOR SERVICE: 8,809
- OFFICER INITIATED: 3,940
- CITIZEN INITIATED: 4,869

OTHER CAD ACTIVITY:
- NORMAN FIRE: 1,816
- EMSSTAT: 2,103



TOP FIVE POLICE CALLS FOR SERVICE

1. DISTURBANCE / DOMESTIC: 526
2. CONTACT A SUBJECT: 504
3. WELFARE CHECK: 497
4. CHECK AREA: 417
5. ALARM : 387

INVESTIGATIONS ACTIVITY

CASES OPEN DURING REPORTING PERIOD: 152

CASES ASSIGNED DURING THE CURRENT REPORTING PERIOD: 101

CASES CLOSED DURING REPORTING PERIOD: 378
- CLEARED BY ARREST / WARRANT: 15
- CLEARED BY EXCEPTION: 21
- COP FOLLOW-UP: 1
- DEACTIVATED: 278
- DEACTIVATED DUE TO STAFFING: 17
- MISSING PERSONS RECOVERED: 9
- REFERRED INTERNALLY: 16
- UNFOUNDED: 21

ANIMAL WELFARE

- INTAKES: 297
- LIVE RELEASES: 321
- LIVE OUTCOME RATE: 95%
- ANIMALS FOSTERED: 126
- VOLUNTEER HOURS: 303

RECORDS

CUSTOMER SERVICE CONTACTS: 2,064
- IN-PERSON CONTACTS: 665
- PHONE CONTACTS: 729
- EMAIL CONTACTS: 670

DEPARTMENT STAFFING

- AUTHORIZED COMMISSIONED: 184
- ACTUAL EMPLOYED: 180
- AVAILABLE FOR ASSIGNMENT: 159**

- AUTHORIZED PROFESSIONAL STAFF: 76
- ACTUAL EMPLOYED: 71
- AVAILABLE FOR ASSIGNMENT: 70**

**This number is less than reported crime due to multiple offenses occurring or being reported as part of one case report.*

***This number reflects personnel available for assignment. This does not include individuals on non-discretionary leave, in the police academy, or in field training.*

ANIMAL CONTROL 11A

Norman Animal Welfare Monthly Statistical Report
August 2026

IN SHELTER ANIMAL COUNTS

	2025			2026			Comparisons	
	Canine	Feline	Total	Canine	Feline	Total	Difference	Percent
Beginning	64	112	176	86	123	209	33	19%
Ending	80	125	205	59	123	182	(23)	-11%

ANIMAL INTAKES

	2025			2026			Comparisons	
	Canine	Feline	Total	Canine	Feline	Total	Difference	Percent
Stray at Large	103	88	191	81	91	172	(19)	-10%
Owner Relinquish	26	47	73	13	35	48	(25)	-34%
Owner Intended Euth	3	2	5	4	1	5	0	0%
Transfer In	1	2	3	0	10	10	7	233%
Other Intakes*	15	5	20	9	34	43	23	115%
Returned Animal	6	6	12	7	12	19	7	58%
TOTAL LIVE INTAKES	154	150	304	114	183	297	(7)	-2%

*Confiscate, Protective Custody, Born in Shelter, and all other infrequent entries

OTHER STATISTICS

	2025	Total	2026	Total	Comparisons Difference	Percent
Wildlife Collected (DOA)	0	0	0	0	0	
Dog Collected (DOA)	1	1	2	2	1	100%
Cat Collected (DOA)	3	3	2	2	(1)	-33%
Wildlife Transferred	0	0	0	0	0	
Intake Horses	0	0	0	0	0	
Intake Cows	0	0	0	0	0	
Intake Goats	1	1	1	1	0	0%
Intake Sheep	0	0	0	0	0	
Intake Rabbits	0	0	1	1	1	
Intake Pigs	0	0	0	0	0	
Intake Other	3	3	2	2	(1)	-33%
TOTAL OTHER ITEMS	8	8	8	8	0	0%

LENGTH OF STAY (DAYS)

	2025	2026
Dog	13	16
Cat	17	8

OWNER SURRENDER PENDING INTAKE

	Canine	Feline	Other	Total
Animals	109	21	0	130

Norman Animal Welfare Monthly Statistical Report
August 2026

LIVE ANIMAL OUTCOMES

	2025			2026			Comparisons	
	Canine	Feline	Total	Canine	Feline	Total	Difference	Percent
Adoption	54	100	154	58	100	158	4	3%
Return To Owner	31	2	33	41	4	45	12	36%
Transferred Out	43	22	65	33	41	74	9	14%
Returned to Field	0	40	40	0	36	36	(4)	-10%
Returned to Owner in Field	10	0	10	8	0	8		
TOTAL LIVE OUTCOMES	138	164	302	140	181	321	19	6%

OTHER ANIMAL OUTCOMES

	2025			2026			Comparisons	
	Canine	Feline	Total	Canine	Feline	Total	Difference	Percent
Died in Care	0	5	5	0	2	2	(3)	-60%
Lost in Care	0	0	0	0	0	0	0	
Shelter Euth	8	2	10	8	5	13	3	30%
Owner Intended Euth	3	2	5	4	1	5	0	0%
TOTAL OTHER OUTCOMES	11	9	20	12	8	20	0	0%

TOTAL OUTCOMES

	2025			2026			Comparisons	
	Canine	Feline	Total	Canine	Feline	Total	Difference	Percent
Total Live Outcomes	138	164	302	140	181	321	19	6%
Total Other Outcomes	11	9	20	12	8	20	0	0%
TOTAL OUTCOMES	149	173	322	152	189	341	19	6%

SHELTER EUTHANASIA DATA

	Canine	Feline	Other	Total	Percentage
Medical - Sick	3	5	0	8	62%
Medical - Injured	0	0	0	0	0%
Behavior - Aggressive	5	0	0	5	38%
Behavior - Other	0	0	0	0	0%
TOTAL EUTHANASIA	8	5	0	13	

MONTHLY LIVE RELEASE RATE

2025	2026
95.3%	95.5%

Live Outcomes / (Total Outcomes - Owner Int Euth)

PUBLIC WORKS 12

DEPARTMENT OF PUBLIC WORKS
MONTHLY PROGRESS REPORT
August 2026

ENGINEERING DIVISION
DEVELOPMENT

The Development Manager processed one (1) preliminary plat, two (2) final plats, two (2) certificate of surveys, one (1) certificate of plat correction, and two (2) easements for City Council. Also, processed two (2) final plats for the development committee. The Development Engineer reviewed eighteen (18) sets of construction plans and one (1) punch list item. There were 137 permits reviewed and/or issued. Fees were collected in the amount of $10,568.34.

CAPITAL PROJECTS:
2019 Transportation Bond Projects;

On April 2, 2019, the citizens of Norman voted in favor of a Bond Issue to finance the local share of nineteen (19) transportation improvement projects. The projects currently underway are the Gray Street Two-Way Project that consists of the conversion of Gray Street from a one-way street to a two-way street between University Avenue and Porter Avenue and the Jenkins Avenue Project that consists of widening and reconstruction of Jenkins Avenue between Imhoff Road and Lindsey Street.

Gray Street Two-Way Conversion – University Boulevard to Porter Avenue:

The Oklahoma Department of Transportation conducted a bid opening on March 21, 2024, for the Gray Street Two-Way 2019 Bond Project. The lowest bidder was Ellsworth Construction, LLC of Oklahoma City, Oklahoma. ODOT awarded the project on April 1, 2024. Construction started on Monday, August 5, 2024, and there were 360 calendar days in the project. The contract time has expired, and the contractor is being charged $1,300 per day liquidated damages until the project is complete. The Oklahoma Department of Transportation is administering the construction of this project, with the assistance of WSB.

Proposed improvements include:

- New sidewalks, landscaping, and pedestrian safety improvements
- Conversion to reverse angle parking for on-street spaces
- New decorative roadway lighting
- Decorative paving elements
- New curb and gutter
- Modified decorative traffic signals
- Revised signing and striping for two-way operation
- Reconstruction of the James Garner Avenue intersection
- New gates and controls for two-way operation of the railroad crossing

Gray Street was fully opened to two-way traffic on Sunday, May 31st at 4:30 am, after BNSF completed their testing of the railroad crossing and opened it to traffic.

The contractor's activities this month were as follows:

- Completed installation of irrigation controllers and repairs to damaged irrigation system

- Continued correction of sidewalks, etc. to ensure ADA compliance
- Staked locations for landscaping trees
- Cleaned and prepared planting beds for installation of topsoil
- Began subgrade preparation for planting and sodded areas east of the railroad crossing

Jenkins Avenue 2019 Bond Project:

The Oklahoma Department of Transportation conducted a bid opening on October 10, 2024, for the Jenkins Avenue 2019 Bond Project. The low bidder was Silver Star Construction Company, Inc. of Moore, Oklahoma. ODOT awarded the project on November 4, 2024. Construction started on Monday, March 3, 2025. There are 540 calendar days in the project, which will likely require approximately 2 years to complete, taking into account weather days. The Oklahoma Department of Transportation is administering the construction of this project.

Proposed improvements include:

- New 4-lane roadway with raised median
- Realignment of Imhoff Road and Constitution Street with a new roundabout
- Realigned Timberdell Road intersection
- New 4-legged intersection at Stinson Street
- New decorative traffic signals at Timberdell Road and Stinson Street intersections
- New 10-foot multi-use trails and sidewalks
- Landscaping
- Pedestrian safety improvements
- Improved storm drainage pipeline system

Beginning Monday, April 6, 2026, traffic was shifted to the newly completed northbound lanes on Jenkins Avenue so that Phase 3, which includes the west half of Jenkins Avenue from Reaves Park Road to the north project limits near Lindsey Street could be reconstructed. The contractor's activities this month on Phase 3 were as follows:

- Completed storm sewer installations working ahead in Phase 6, the new alignment of Constitution Street
- Completed the new water line crossing across Jenkins Avenue and Imhoff Road in Phase 6
- Started Jenkins Avenue southbound lanes concrete pavement installations working north to south between Lindsey Street and Timberdell Road

Saxon Industrial Park Phase III:

The City of Norman and Norman Economic Development Coalition (NEDC) have been collaborating since 2015 in support of an economic development project in Saxon Industrial Park that will make another 47.43 acres available for industrial development. This project

is intended to capitalize on federal funds to expand City infrastructure in this industrial area to allow for expansion of existing businesses and promote new businesses.

The City of Norman contracted with SMC Consulting, P.C. to develop a preliminary plat for approximately 47.43 acres of land generally located south of State Highway 9 between Technology Place and Saxon Park. The contract for the design of the roadway project was approved by Norman City Council on April 14, 2020, and was completed on June 30, 2025.

The City of Norman Streets Division is constructing the roadway project. The project began on December 5, 2025, and is anticipated to be complete by late fall 2026.

Proposed improvements include:

- New asphalt roadway that connects Technology Place, John Saxon Boulevard and 36th Avenue SE
- New storm sewer, sanitary sewer and water line infrastructure

During August 2026, the Streets Division continued roadway grading in preparation for the installation of concrete curb and gutter. The division continued constructing storm sewer inlet structures and roadway storm sewer crossings. In September, the selected stabilization agent will be applied to stabilize the roadway subgrade in preparation for the next phase of construction. Progress during August continued to be impacted by storm cleanup efforts following the severe storm that affected Norman in July, requiring the Streets Division to temporarily shift its focus to emergency response and debris removal.

Sidewalk Programs:

12th Ave NE and W Brooks Street Sidewalk Project

This project is 80% funded through an ACOG grant and is being facilitated by ODOT for construction. This project will include new and replacement sidewalks, ramps, and driveways along 12th Avenue NE from East Robinson Street to East Rock Creek Road and Brooks Street from Pickard Avenue to Wylie Road. Parathon Construction was selected as the contractor for this project and construction began the first week of October 2025 with project oversight provided by Hudson Prince Engineering. This project is substantially complete; the contractor is working on punch list items and cleanup.

State Highway 9 Multi Use Path

This project is 80% funded through an ACOG grant. This project will include the construction of a 10' wide Multi Use Path from 48th Avenue SE to 72nd Avenue SE along the north side of State Highway 9. Oklahoma Department of Transportation conducted a bid opening on November 20, 2025, and after review awarded the contract to Ellsworth Construction Inc. Construction began in May 2026. During the month of August, the contractor has installed storm drain and box culverts and continues sub grade preparation

and aggregate base and concrete placement for the path. Also, construction of the retaining wall has begun with 80 feet completed of 1716 feet total.

Street Maintenance Bond Programs:

FYE 2026 Street Maintenance Bond Urban Concrete Pavement 1

The FYE 2026 Urban Concrete Pavement 1 bids were opened on August 21, 2025. Eight bids were received and the contract was awarded on October 14, 2025, to Arroyo's Concrete LLC, in the amount of $1,043,546.00. The project consists of concrete pavement rehabilitation for the following locations: Wyckham Place from Brookhaven Boulevard to the end of the cul-de-sac, Rosewood Drive from Dakota Street to Crestmont Street, Crestmont Street from 24th Ave NW to Mercedes Drive, Sundown Drive from Forest Drive to Iowa Street, Foreman Avenue from Holiday Drive to Main Street, and Richmond Drive from Brooks Street to the end of the cul-de-sac. During the month of August 2026, the contractor finished replacing concrete panels on Rosewood Drive and is currently working on Sundown Drive.

FYE 2026 Street Maintenance Bond Urban Concrete Pavement 2

The FYE 2026 Urban Concrete Pavement 2 bids were opened on August 21, 2025. Eight bids were received and the contract was awarded on October 14, 2025, to Arroyo's Concrete LLC, in the amount of $1,150,517.00. The project consists of concrete pavement rehabilitation for the following locations: 26th Ave NW Location from Hemphill Drive to 26th Avenue, Parkway Drive from Interstate Drive to 26th Avenue NW, Hemphill Drive from 24th Avenue NW to 26th Avenue NW, Westwood Drive from Sundown Drive to Fairway Drive, Sundown Drive from Dakota Street to Westwood Drive, Connelly Lane from Pickard Avenue to the end of the cul-de-sac, Whispering Pines Drive from Pickard Avenue to Whispering Pines Circle, Willow Lane from Pickard Avenue to Fairfield Drive, and Houston Avenue from Louise Lane to Lindsey Street. During the month of August 2026, the contractor finished Connelly Lane and is currently working on Houston Avenue.

FYE 2026 Robinson Street and Interstate Drive Concrete and Asphalt Pavement

The FYE 2026 Robinson Street and Interstate Drive Concrete and Asphalt Pavement Project bids were opened on March 12, 2026. Nine bids were received and the contract was awarded on March 28, 2026, to Silver Star Construction Company Inc., in the amount of $2,754,948.00. The project consists of concrete pavement removal, soil stabilization and concrete placement and asphalt patching, milling, and asphalt overlay for the following locations: Robinson St from Loma Dr to Canterbury St, and Interstate Dr from Rock Creek Rd to Mt Williams Dr. The project is anticipated to be complete by September 2026, as the Interstate Drive phase of work required more extensive repairs than originally planned. During the month of August 2026, the contractor finished the north side approach of Brookdale Drive, Fire Station #4 and

Interstate Drive milling and deep patching, and is currently working on the overlay of Interstate Drive and Brookhaven Boulevard.

Bridge Bond Program:

The 24th Avenue SW Bridge Rehabilitation over Merkle Creek Project bids were opened on May 28, 2026. Three bids were received, and the contract was awarded on June 23, 2026, to Redlands Contracting LLC, in the amount of $569,864.00. The project involves the removal of the existing damaged concrete and pedestrian facilities, stabilizing the embankment, and placing new concrete deck, improving bridge structure and extending the concrete box for improved drainage. The 24th Avenue SW bridge is located between Terrace Place, George L Cross Drive and Bud Wilkinson Drive SW, over Merkle Creek. During the month of August 2026, the contractor finished the concrete box extension further east and northbound pavement and is currently working on the southbound pavement removal.

TRANSIT AND PARKING DIVISION

PUBLIC TRANSIT

Microtransit Pilot Program with Via Transportation – Norman On-Demand

Following guidance from the Council Community Planning and Transportation Committee, staff are preparing to request proposals this autumn for the continuation of microtransit service beyond the pilot program.

Transit Monthly Performance

EMBARK Norman (fixed-route) ridership for July 2026 was 45,642, a +2,747 or 6.41% increase compared to July 2025. Year to date EMBARK Norman ridership as of the end of July 2026 is 45,642, a +2,747 or 6.41% increase compared to the same period last year.

EMBARK Plus Norman (paratransit) ridership for July 2026 was 2,207 , a +87 or 4.10% increase compared to July 2025. Year to date EMBARK Plus Norman ridership as of the end of July 2026 is 2,207 , a +87 or 4.10% increase compared to the same period last year.

Norman On-Demand (microtransit) ridership for July 2026 was 1,542, a -1,250 or 44.77% decrease compared to July 2025. Year to date Norman On-Demand ridership as of the end of July 2026 is 1,542, a -1,250 or 44.77% decrease compared to the same period last year.

More details are available in the EMBARK Norman and the Norman On-Demand monthly performance reports which are routinely provided to the Community Planning and Transportation Committee and are available anytime by request.

PARKING

Leased Parking Program Waitlists

Following the receipt of mid-term applications for both the Asp Avenue Parking Lot (21 leased spaces) as well as the East Gray Street Parking Lot (41 leased spaces), all available leased spaces in both parking lots are leased. The Asp Avenue Parking Lot has one applicant requesting 20 spaces on the waiting list for future available spaces. The East Gray Street Parking Lot also has one applicant requesting 20 spaces on the waiting list for future available spaces.

STREET DIVISION

Concrete Projects

- Street concrete crews worked at Linn Street replacing concrete panels. This repair required 240 cubic yards of concrete and repaired 803 square yards of roadway.
- Streets concrete crews completed 4 small concrete repairs on panels and curb. These repairs used 9 cubic yards of concrete and included repairs at Rolling Woods Drive, Alameda Park Drive, 12th Avenue NE, and Millbury Road.

Roadside Operations

- Routine pothole patching operations used over 17 tons of asphalt material in August 2026.

Roadside Mowing Operations

- The Streets Mowing Crew completed the fourth pass of citywide mowing routes in August, mowing over 28 miles.

Storm Debris Removal Operations

Streets Division staff, in response to the July 4th wind event continue supporting debris removal operations. In the month of August 2026, roughly 90,000 Cubic Yards of debris have been removed from locations around the city. Streets staff are monitoring each debris removal truck and keeping detailed records of hauling for reporting on the disaster event.

STORMWATER DIVISION
STORMWATER MAINTENANCE

Resident Contacts

The Stormwater Division received 26 calls for new work order requests, and 25 work orders were closed.

Floodplain Permit Committee

The Floodplain Permit Committee did not meet in August due to a lack of applications.

Infrastructure Maintenance

- Responded to ground voids at multiple locations through installation of safety measures and backfilling.
- Sealed leaking pipe on Kingsberry Drive.
- Installed a 20 foot, 35 inch round pipe in the neck of the Highland Village Park Pond for Parks and Recreation.
- Repaired the pond dam at Hall Park.

Channel Maintenance

- Stormwater mowing crew completed 1,187,579 square feet of drainage mowing in August 2026.

Urban Street Sweeping and Camera Van Operation

- 271 lane miles were swept in August, resulting in the removal of approximately 72.27 tons of debris.
- The Camera Crew captured and mapped 2,764 linear feet of Stormwater pipes.

Okie Stormwater Locate Operations

- Stormwater locator responded to 111 locate requests in August 2026.

FLEET DIVISION

Fleet Light Shop Operations

- Fleet Light shop inventory for August 2026 includes 598 total assets
- Parts cost in the Light shop for August 2026 was $28,555.70

Fleet Heavy Shop Operations

- Fleet Heavy shop inventory for August 2026 includes 301 total assets
- Parts cost in the Heavy Shop for August 2026 was $96,034.61

Fleet EVT Shop Operations

- Fleet EVT Shop asset inventory for August 2026 includes 46 total assets
- Parts costs at the Fleet EVT shop for August 2026 were $23,296.14

Fleet Transit Shop Operations

- Fleet EVT Shop asset inventory for August 2026 includes 46 total assets
- Parts costs at the Fleet EVT shop for August 2026 were $23,296.14

Fleet Fuel

- For the month of August 2026, the consumption of Unleaded gasoline was 15,745.27 gallons, Diesel fuel 15,106.90 gallons, and CNG 1,458.30 gallons

- The total monthly cost of fuel was $105,105.28

Fleet Maintenance

For the month of August 2026, Fleet staff completed 373 number of work orders

- 115 were for preventative maintenance
- 255 were for corrective repairs
- 3 were for warranty repair

Fleet Productivity

For the month of August 2026, Fleet staff had 2141.26 direct labor hours, and total productivity was 76.2%.

TRAFFIC DIVISION

Citizen Contacts

- Traffic Division received 157 citizen inquiries and 157 were completed

Traffic Studies

- 6 requests were received for traffic studies of various types
- 6 number of traffic studies were completed

Engineering Review

- Completed 40 reviews including subdivision plats, construction traffic control plans, traffic impact studies

Signing and Striping Operations

The Traffic Signing and Striping section completed:

- 101.50 hours of paint striping
- 6 installations of pavement markings (arrows, stop bars, crosswalks, etc.)
- 21 responses to damage to Stop or Yield signs
- 43 responses to lower priority signs
- 32 responses to street name signs

Traffic Signal Operations

The Traffic Signal section completed:

- 15 intersection traffic signal preventative maintenance performed
- 19 locations with reported signal malfunctions were repaired
- Traffic locator responded to 3,819 number of locate requests

UTILITIES 13

Monthly Report

August 2026

LINE MAINTENANCE:

Waterline Capital Projects

- Beaumont Drive – 100%
- 1357 12th NE Avenue – 100%
- Crest Court – 100%
- Barb Court – 100%
- Page Street – 100%
- Crail Drive – 0% Hold – Pending Lead Survey

Staff has completed the Crest Court project. Staff has completed the 12th AVE NE project. Staff has completed the Beaumont project. Staff has completed the Page Street project. Crail Project materials have been ordered – project on hold pending lead surveys. Ashton Grove project has been completed. Sutton Place project has been completed. Park Hill lift station pumps have been installed.

Water Line Breaks Total – 18 in August
Water Lines Hit by Contractor – 1

Sewer Line Data

- Total obstruction service requests August - 21
- Private Plumbing: 19
- City Infrastructure: 2
- Sanitary Sewer Overflows: 0 on private side, 2 on city side

Lift Station D Flows:

- Days – 31
- Average daily flow: 1.1071 MGD
- Total Monthly flow: 34.320 MG

WASTEWATER PROJECTS:

WRF Reuse Pilot Study (WW0317) – Project is a pilot study designed to consider treatment alternatives to produce highly treated effluent at the WRF suitable for Indirect Potable Reuse (IPR) by discharging it into Lake Thunderbird to supplement Norman's available raw water supply. NUA approved a contract with Garver LLC on February 11, 2020 to design the pilot project for various alternative treatment processes to determine if reuse is feasible and, if so, to recommend the best and most economic treatment technologies for the implementation of a reuse program. In July 2020, NUA approved Amendment No. 1 to Garver's contract which consolidated all pilot study tasks, including procurement/rental of treatment equipment for alternative treatment trains, temporary construction/installation of pilot study equipment and eventual removal of all pilot study equipment, into Garver's contract. During the remainder of 2020, Garver completed pilot study design, and during winter 2020/2021 and spring 2021, temporary construction of Phase I treatment trains, which consisted of one train using an Aqua Nereda patented process and one train using a modified University of Cape Town (mUCT) process was completed. By June 2021, both trains had been commissioned and were operating as intended. As a result, WRF and Garver staff were able to commence the Phase I testing and sampling regimens. In November 2021 and February 2022, skids and trailers containing advanced tertiary processes that were to be pilot tested as part of Phase II and Phase III, respectively, were delivered; temporary construction needed to place them into service was completed; and Phase II and Phase III testing and sampling regimens commenced. Phases I, II, and III and all associated testing and sampling were completed as of June 1, 2022, and Garver's construction subcontractor completed removal of all temporary process equipment by late summer 2022. A first draft copy of the engineering report was submitted for review in December 2022. A second draft was submitted to NUA and, informally, to Oklahoma Department of Environmental Quality (ODEQ) in March 2023. For the rest of 2023,

Garver convened regular meetings with ODEQ to review the draft report findings and conclusions in detail, and o March 18, 2024, ODEQ issued a letter of "support" for the results of the pilot study. Upon receiving ODEQ's letter and as per their Contract, Garver submitted their draft final report to an "Independent Advisory Panel" consisting of independent industry experts who will review results and recommendations, deliberate among themselves, and, finally, issue recommendations regarding the report and its conclusions. A technical orientation with the panel members, NUA, and Garver convened on August 28, 2024. This was followed by a half-day workshop on December 17, 2024 during which Garver described the finer details of the pilot test, the data obtained, and their conclusions, and ended with an extended question and answer session. On March 4, 2025, NWRI submitted their final report in the form of a technical memorandum. The report generally concurred with Garver's conclusions but included some recommendations for making any an future IPR process as robust as practical. Neither Garver nor NUA had any comments on NWRI's final report so this project is now considered complete. During the month of January 2026, Garver prepared final signed and sealed versions of the report for NUA's files. Copies were submitted to NUA during February 2026.

In December 2019, NUA learned that Bureau of Reclamation (BOR) had approved a grant of up to $700,000 that would pay up to 25% of all costs incurred on this project. Grant contract was approved by NUA and BOR and fully executed in September 2021. As of March 2023, all funds authorized by this Grant have been received by City of Norman. During the month of August 2026, NUA worked on preparing final reports for BOR to close out this grant. These reports should be completed and submitted in September 2026.

In October 2021, NUA learned that it has been awarded a second grant from BOR, a green infrastructure grant to evaluate what role a constructed wetland could play in further improving quality of stormwater and/or effluent water entering Lake Thunderbird as part of the future reuse program that is the subject of the pilot study. This grant includes $209,824 worth of in-kind funds from various federal agency resources to be expended in (Federal) Fiscal Years 2022 through 2024 for research and investigations, and grant can be extended with additional funds added in future years as conclusions are reached and recommendations made based on the work done during the initial years' funding. The project was officially kicked off in early November 2021, and work (research and data gathering) is ongoing. A workshop to review alternatives and select the best convened in August 2024. No additional funding has been authorized for FYE 2025 and beyond so project work will not progress to a pilot sized wetland or a wetland design, but some funding in the original grant has not yet been exhausted and compilation of deliverables including a final report and conclusions is still ongoing so the team continues to meet on a semi-regular basis to discuss and coordinate.

Since the next step of the IPR process could include the design and construction of a demonstration scale constructed treatment wetland, Norman staff has been largely focused during this phase of the project on creating a conceptual plan for such a wetland atop the existing, capped City of Norman Landfill adjacent to the Norman WRF. In July 2026, Norman staff prepared and presented a detailed powerpoint to the larger project team and several invited guests that served to summarize the entire Green Infrastructure grant project with a particular focus on the proposed demonstration wetland at the old landfill site, and the presentation was well received. During the month of August 2026, Norman Utilities Department staff continued to assist with preparation of maps, graphics and powerpoint slides for final project report, and working with the smaller breakout team focusing on the demonstration scale constructed treatment wetland and continuing to improve details of the conceptual design. Efforts on the final report will continue through the Fall of 2026 and may go beyond that time depending on future actions and/or grant opportunities that may arise.

In April 2022, NUA learned that a third grant from BOR associated with possible IPR had been authorized. The third grant was an applied science grant for $148,339 to create a Predictive Lake Optimization Tool (PLOT) for Lake Thunderbird. The PLOT will use weather and climatological data and forecasts and data specific to Lake Thunderbird and its watershed to create a preliminary model that will furnish predictions on the theoretical best times, quantities, and manner for adding supplemental IPR flows to the lake. This would allow both for the best possible economic evaluation of infrastructure alternatives for a future IPR program but also for the efficient management of such a future IPR program if/when one is implemented. A resolution authorizing acceptance of the grant was approved by City Council in September 2022, and a Contract with Garver in the amount of $196,190 (of which $148,339.00 would be reimbursable from BOR Applied Science Grant) was approved by City Council on March 14, 2023. During the remainder of 2023 and continuing into the Spring of 2024, Garver and their subconsultants completed research and created the PLOT, and, on June 11, 2024, they convened a workshop presenting the preliminary conclusions. Based on the workshop, Norman requested that additional information and analysis be provided to clarify some minor questions. Once these questions were resolved, an additional workshop with Bureau of Reclamation (BOR) and

Central Oklahoma Master Conservancy District (COMCD) staff convened on August 15, 2024. Garver addressed a questions raised in this workshop and made a standing offer to BOR and COMCD for them to use the PLOT tool to analyze historical droughts that are part of an unrelated grant project on which they are working. All direct work on this project is complete, and the PLOT tool remains available for NUA use as needed. During August 2025, NUA drew down remaining grant funds and filed final paperwork to close out the grant.

Engineer: Garver LLC (Michael "Cole" Niblett)

WRF Dewatering Centrifuge Replacement (WW0326) – Project will replace dewatering centrifuges at WRF. Existing centrifuges are approaching the end of their useful lives, and, consequently, they need excessive maintenance, regular major repairs and increasing polymer feed rates to achieve necessary sludge quality. Moreover, poor service provided by manufacturer often results in extended downtime before necessary repairs are completed. NUA approved a Contract with Garver, LLC on December 8, 2020 to prepare a design to replace centrifuges, and design for this project commenced immediately thereafter. Throughout 2021, manufacturers of several different dewatering technologies ran demonstration tests that were observed by Garver, WRF and NUA Engineering staff, and WRF and NUA Engineering staff also made several site visits to wastewater treatment plants in the region to observe equipment by other manufacturers/technologies in operation. Based on these demonstrations and site visits, Garver issued a Final Version of the Preliminary Engineering Report in November 2021 recommending hydraulic drive centrifuges as the technology for this project. During winter and spring 2022, Garver and NUA met with representatives from most of the reputable centrifuge manufacturers in the industry to learn more about their equipment and, just as importantly, to learn about their manufacturing and service infrastructure. Based on these meetings, three (3) manufacturers were approved for inclusion in the bidding documents.

Garver completed and submitted 60% design documents for review in August 2022 and 90% design documents in January 2023 with design review meetings convening two weeks after each submission. In March 2023, ODEQ Permit to Construct application was submitted to ODEQ and the permit was issued in April 2023. Also, in April 2023, NUA learned that it has been approved for a federal community funding grant for FYE September 30, 2024 in the amount of $5,000,000.00 for this project. However, because the Federal Budget for FY 2024 is not yet approved, funds for the grant have not been earmarked and EPA has not allocated them, and there is no certainty on when or if these funds will be approved. Because of the critical nature of this project and based on conversations with EPA and with grant experts at Garver, it has been determined that the best course of action for Norman Utilities Authority is to bid the project now and include all requirements for EPA Community Grant projects in the bidding documents. EPA has advised that, as long as the contract meets their requirements for the grant, we can apply for the funds at whatever time in the future they are officially allocated. EPA should then be able to approve "after the fact" and Norman Utilities can seek reimbursement for funds already spent at that point.

Based on further discussions, an additional concern arose based on the fact that until funding is approved by Congress, exact details is grant requirements will remain uncertain. Garver advised and EPA Community Grant staff affirmed that, for grants issued up to and including Fiscal Year 2024, if project is receiving funding via another Federal Program and project meets requirements of that program, EPA Community Grants will approve project on that basis. As a result, NUA has applied for and received a Clean Water State Revolving Fund (CWSRF) loan from Oklahoma Water Resources Board (OWRB). The loan request was worded to also cover other planned projects at the WRF so, assuming EPA Community Grant is eventually made, the CWSRF loan funds will be directed to those other projects as well. OWRB has advised that, as with the EPA Community Grant, the project could start before the loan was granted. Then, once approved, NUA could immediately start seeking reimbursement for all work completed on the project prior to loan approval. It should also be noted that the use of CWSRF loans for upcoming capital projects at the WRF was recommended by the Raftelis report for upcoming wastewater capital spending.

Based on the above-described EPA Community Grant and CWSRF loan processes and timing and the critical nature of this project, NUA chose to proceed with bidding and obtain reimbursement from EPA and/or CWSRF when those financial instruments were approved. As a result, project was advertised on August 30, 2023 and bids were opened on Thursday, October 19, 2023. Crossland Heavy Contractors were deemed the lowest and best Bidder with a base bid in the amount of $3,320,000, and Contract was awarded at the November 28, 2023 Council Meeting. Pre-Work Meeting convened in December 2023. Notice to Proceed was issued in January 2024, and shop drawing approval and procurement processes commenced immediately thereafter.

In March 2024, NUA received confirmation that the EPA Community Funding Grant in the amount of $5,000,000 had been officially authorized and funded. However, the grant included a strict Buy America Build America (BABA) clause while the project bidding documents and thus the resultant contract with Crossland Heavy Contractors did not include this requirement. Between April and June 2024, NUA convened numerous meetings with EPA and Garver to determine the appropriate path forward that would allow NUA to accept this grant. Based on EPA input, NUA requested a "Technical Correction" from EPA that would allow some or all funding from the grant to be expended on other critical projects at the WRF, and, in September 2024, EPA officially approved the "Technical Correction". This will allow the grant funds to be expended on the WRF Blower Replacement and WRF Laboratory Renovation, and New Maintenance Facility projects (details on both projects are updated elsewhere in this report), while this project will now be funded using a combination of internally-generated funds and the CWSRF loan.

During June 2025, GEA and Crossland completed testing, commissioning and training for Centrifuge No. 1. During August 2025, Crossland did the same for Centrifuge No. 2, and both centrifuges are now in service. However, due to capacity issues associated with the existing sludge pumps that feed the centrifuges and a segment of the existing conveyor that transports dewatered-biosolids to sludge-hauling trucks, neither centrifuge had previously been testing to its maximum capacity as required by the contract. During October 2025, Crossland was able to complete a temporary fix that addressed the capacity issues sufficiently to allow them to successfully test both centrifuges to their maximum capacity. Since the Contract included a 30-day operations test, this meant that NUA was able to take beneficial possession of the centrifuges as of November 19, 2025. Between December 2025 and May 2026, Crossland worked on punchlist, which was completed as of May 19, 2026, and they have demobilized from the project site temporarily.

Garver had previously been directed to prepare specifications both new sludge pumps and a new conveyor that will sufficiently increase system capacity to allow each centrifuge to comfortably operate at their design capacity. On March 10, 2026, Amendment No. 1 to Garver's contract in the net amount of $14,495 for a revised contract total of $429,495 was approved by City Council. This amendment will reimburse Graver for associated design costs not covered by their original contract, was approved by City Council. Garver completed this design efforts in April 2026 and drawings were forwarded to Crossland for proposal preparation. During the month of August, Garver reviewed shop drawings for the additional work and also continued to assist Norman staff with procurement activites on the sludge pumps, which will be purchased by Norman Utilities Authority and installed by Crossland under the change order discussed below.

Crossland has agreed to remain under contract to complete the additional work described above, and on June 9, 2026, a change order in the amount of $250,497 was approved by City Council increasing Crossland's contract to $3,613,310.68. During the month of August, Crossland submitted shop drawings for the new conveyor and those drawings should be approved during the month of September 2026. New equipment is expected to be fabricated and delivered in late 2026 or early 2027. Installation should then be complete by early Spring 2027 and project will be final accepted thereafter.

In the interim, the dewatering system in its current state, has ample capacity to meet current biosolids production needs.

Engineer: Garver LLC (Michael "Cole" Niblett)

WRF New Maintenance Storage Building (WW0318) and WRF Main Control Building Renovation (WW0325): - These two projects are being designed under a single design contract and are anticipated to be bid as a single project, so they will be updated as a single project as well. Due to plant improvements projects over the past two decades, space formerly used for spare part storage and maintenance work has gradually been incorporated into plant operations space, leaving a shortage of viable storage and work space. Project WW0318 will cover the construction of a new pre-engineered Maintenance Building for spare part storage and other critical maintenance activities to offset space lost in existing facilities since the main building was commissioned.

The Main Control Building at the WRF was constructed in 1982 and, while some building systems have been replaced and/or upgraded since then, many of the original interior and exterior finishes and fixtures as well as the main laboratory have not been replaced, updated, or renovated since original construction and are now nearing the end of

their useful lives. Project WW0325 will renovate existing building and update layout and building systems as well as expand and renovate the laboratory to meet current standards.

Greeley Hansen (now TYLin) was selected as the Architect for these two projects, and their Contract in the amount $384,000 of was approved on June 8, 2021. A design kickoff meeting convened in late June 2021. Greeley Hansen submitted a draft Preliminary Engineering Report (PER) in November 2021 and, after a review meeting later in November 2021, they submitted a final PER in late January 2022.

In March 2022, NUA elected to defer construction of this project for one fiscal year to FY 2023 for budgetary reasons. For this reason, while Construction Manager at Risk (CMaR) was originally the project delivery method, the project will instead be delivered by a traditional Design/Bid/Build method with Greeley Hansen completing a bid-ready final design during the remainder of 2022 and early 2023 with project bidding in Spring 2023. On January 9, 2024, Amendment No. 1 in the amount of $50,601 was executed with Greeley Hansen to reimburse them for the impact on design and bidding phases of the work associated with this change from CMaR to Design/Bid/Build.

During August 2022, Greeley Hansen submitted 95% design documents. At time of submittal, it was agreed that a design review meeting would convene in February/March 2023 so that all comments and corrections noted can be addressed at one time just prior to advertisement, which was then projected to occur in May 2023. Since that time, the decision was made to further defer construction of this project and the associated final design review meeting.

As noted above in the discussion for WRF Dewatering Centrifuge Replacement (WW0326) project, NUA received an EPA Community Funding Grant in the amount of $5,000,000 for that project. For several reasons, a request for a "Technical Correction" was made to EPA to allow for the grant funds to be instead allocated to this project (and the WRF Blower Replacment project which is discussed elsewhere in this report). This request was approved by EPA in September 2024. During the month of September 2025, EPA indicated that the grant was formally awarded to Norman Utilities Authority to fund this project. As of this date, funds are available for drawing upon as soon as construction on this project commences.

The EPA grant included additional conditions that will impact the bidding and construction of the project. In order to meet these conditions, revisions to the bidding documents will be required. As a result, Amendment No. 2, in the amount of $147,700 was negotiated with Greeley Hansen and approved on March 24, 2026. This increased Greeley and Hansen's contract to $587.301.

During April 2026, a "re-kickoff" meeting convened with Greeley Hansen and Norman staff and final design work is now ongoing. Greeley Hansen submitted 98% design documents in mid-June 2026 and a final design review meeting convened on July 1, 2026 and final comments were submitted to Greeley Hansen later in July. During the month of August, Greeley Hansen worked on addressing comments that arose during design review. Greeley Hansen also proposed an amendment for additional design services for several items request during final design review that, in their opinion were not covered by their original contract. Norman staff is currently reviewing this proposal. Building permit submissions are anticipated in early Fall 2026. As soon as permits are approved, project will be ready for bid, likely later in the Fall of 2026. This should allow bids to be opened by the end of 2026 with construction commencing in early 2027 and finishing in early 2028. .

Engineer: TYLin (formerly Greely and Hansen LLC) (John Schmidt)

Sewer Maintenance Project (SMP) FYE 2024 (WW0337): In 2001, the citizens of Norman approved a five-dollar per month sewer maintenance fee to provide for the systematic replacement of aged and deteriorating neighborhood sewer lines. The Sewer Maintenance Project FYE 2024 (SMP-24) study area is generally bounded by Lindsey Street and Alameda Street and 12th Ave SE and 24th Avenue SE. Project will replace approximately 32,000 LF of 8" and 12" sanitary sewer lines using pipe-bursting techniques and/or cast-in-place pipe lining techniques along with rehabilitation or replacement of 130 manholes.

On August 14, 2025, proposals were received for the design of SMP-24, and, on September 15, 2025, the Norman Utilities Authority Evaluation Committee met and completed evaluation of the proposals. The committee selected Cowan Group (Cowan) of Oklahoma City, OK as the best design engineer for the project, and Cowan was informed on

October 1, 2025. On March 24, 2026, City Council approved Contract K-2526-109 in the amount of $344,000 wit Cowan.

The design kickoff meeting convened in April 2026 and Preliminary Drawings were submitted for review in late June 2026 and a design review meeting convened in August 2026. Commencing immediately after the meeting and continuing into September 2026, Cowan is preparing a final design for this project. At this time, the intention is to advertise this project as soon as plans and specifications are bid ready, which is anticipated in November 2026. Construction contract would then be awarded in January 2027, and construction would proceed for approximately 20 months thereafter.

Engineer: Cowan Group (TBD)

Lift Station D Condition Assessment (WW0344): The City of Norman wastewater collection is composed of two major sewersheds due to the ridge along the north side of the City which separates the Little River and South Canadian River sewersheds. Wastewater in the South Canadian River sewershed is conveyed by sewer interceptors directly to the Norman Water Reclamation Facility (WRF). Wastewater flows from the Little River sewershed are conveyed by interceptors to Lift Station D which pumps flow into a force main, which, in turn, drains into adequately sized interceptors which then flow to WRF. In recent years, Lift Station D has been experiencing decreasing levels of service, and due to its critical role in Norman's wastewater collection system, Utilities Department proposes to have an engineer complete a thorough condition assessment of all systems and equipment in the Lift Station and make prioritized recommendations for necessary repairs.

For the above reasons, RFP-2526-8 was issued requesting proposals from engineers to perform the assessment of Lift Station D. On August 14, 2025, proposals were received, and, on September 15, 2025, the Norman Utilities Authority Evaluation Committee convened to complete evaluation of those proposals. The committee selected Garver of Norman, Oklahoma as the best design engineer for the project. Garver was informed of their selection on October 1, 2025, and, after negotiation of scope and fees, a contract was approved by City Council on April 28, 2026.

In May 2026, a kickoff meeting convened and the initial on-site assessment of Lift Station D was completed. During August 2026, Garver completed and submitted draft preliminary documents related to the report, particularly their preliminary condition assessment table and conceptual designs of station bypass and additional flow equalization capacity. Norman staff reviewed these documents and provided comments back to Garver. A full draft assessment report should be submitted to Norman for review in September 2026.

Engineer: Garver (TBD)

WRF Digester #3 Roof Replacement (WW0336): The existing roof for Digester 3 has reached the end of its useful life and has experienced high rates of failure that warrant a project to upgrade the existing facility. Funding in FYE 24 is for an evaluation of Digester 3 and the roof. Future funding will be used to upgrade and rehabilitate the digester to extend the useful life of the asset. The operating impact of this project is that a full rehabilitation or replacement of the digester roof will more efficiently use funds rather than reactively repairing the roof when it fails.

As of May 2024, there will no longer be an exterior plate of metal welded over the leak in the roof of the digester due to safety concerns with respect to the gases escaping the leak. Garver, a consulting engineering firm, is preparing a work order for the internal assessment of the digester.

As of July 2024, the contractor onsite cleaning out another digester will be moving on to removing solids from the storm holding pond at the WRF after the current project, as they were the winning bidder for that project. In June 2024, we were going to solicit a quote for cleaning out Digester #3 after their current project concluded (cleaning out the digester they were originally contracted to clean). This Digester #3 cleanout would have been followed by an internal assessment of the structure's floating roof.

Instead, the WRF has hired staff who are experienced in welding. To save significant costs, we are currently developing a plan to drain the digester over the course of a week. Once the digester is drained, a minimum of two

hydrogen sulfide and methane gas detectors (one interior near the proposed welding area and one exterior near the proposed welding area) would be placed as a safety precaution prior to any welding. Once the weld site is deemed safe from hazardous gases, WRF staff would then weld a steel plate on the exterior of the floating roof's crack to seal the roof again. Sealing the roof would allow for it to be repressurized and "float" once again.

This would be considered a temporary solution with an anticipated lifespan through 2028, when it is anticipated that more funds will be available to develop a more permanent solution, such as a roof replacement.

Following CIP discussions in January 2025, Digester #3 has been moved ahead of Digester #1 in digester cleanout projects. Digester #3 will be cleaned out as early as July 2025 for internal structural assessment of the digester and its roof, as well as to prepare the interior portion of the roof for a temporary fix. July 2025 is the beginning of FY 2026, which is when the next digester cleanout is scheduled. The temporary fix will be welding a metal plate over the exterior portion of the crack in the roof. The permanent roof replacement will likely happen in 2028 when more funds are available for the WRF to execute the full replacement for this CIP project. No changes were made in February with regard to executing the repair. Digester #3 will be cleaned out instead of Digester #1 as early as July. It will not happen earlier than July as the next digester cleanout project is budgeted for FY 26.

In April 2025, a scope and fee for the condition assessment of Digester No. 3's roof was received from Garver. The condition assessment includes an internal visual assessment of the digester roof, and will be used to determine the extent of the repair required.

At the start of FY26, WRF staff will begin preparing for the digester cleanout capital project. During this period, Garver's assessment scope will be finalized and they will be prepared for the internal assessment after the digester is cleaned out.

Bid opening for Digester No. 3 Cleanout occurred on October 2, 2025. Hodges Farms & Dredging, LLC was the lowest bidder at $444,000.

In October 2025, WRF staff investigated methods and processes to reduce the costs of present and future digester cleanouts. For this project, Hodges can install geotubes on the WRF berms to further dewater biosolids (decreasing weight and hauling costs), and WRF staff will investigate draining the digester as much as possible to reduce the volume of biosolids that needs to be cleaned out of the digester.

In November 2025, WRF staff furthered their efforts to reduce the cost of the Digester No. 3 cleanout project by draining as much of the digester's contents as possible. This reduced the volume of biosolids to be removed from the digester from 800,000 gallons to 500,000 gallons. Attempts were made to drain additional material. However, the remaining biosolids were too viscous to drain further.

It is anticipated that WRF or line maintenance staff will attempt to use wash water to break-up the remaining biosolids in the digester and drain them. The project will then be re-bid without the need to remove such a large volume of biosolids, which is the primary cost driver for this project. This is expected to bring this project's expenses more in-line with previous digester cleanout projects.

WRF staff successfully drained more biosolids in January, and the digester cleanout project will be rebid once WRF staff has exhausted the tools and methods available to remove more of the biosolids. In January, the scope and fee for Garver's Digester Assessment was finalized, and it will be executed in February 2026.

The Digester Assessment project with Garver was executed on March 10, 2026. Following this, the Digester Cleanout Project will now be rebid after meeting with WRF staff.

NUA and WRF staff met in late May to discuss plans for rebidding the Digester No. 3 Cleanout. Project is expected to be bid in August 2026.

Project is expected to be bid out in September 2026.

Engineer: Garver – On-Call services

Sewer Maintenance Project FYE18 (WW0316): Annual project will replace about 27,800 feet of deteriorated sewer lines with High Density Polyethylene (HDPE) pipe and rehabilitate or replace about 108 manholes. Project area is bounded by Westbrook Terrace to the north, McGee to the west, Highway 9 to the south and Berry Road to the east.

From an email from Parkhill on 12-05-24 the preliminary SMP-18 plans for review are expected before January 1, 2025.

NUA staff had a meeting with the new engineering team assigned to this project at Parkhill on January 30, 2025. From this meeting, plans are expected to be in-hand by mid-February 2025.

Final plans to be in hand on November 17, 2025. Bidding documents to be compiled and advertised in November 2025.

In December 2025, final plans were received, but one sheet still required editing by Parkhill. The specifications for this project are being reviewed by NUA staff, so bid documents can be prepared quickly following receipt and approval of the final plans. Bidding advertisement for this project is anticipated in January 2026.

Bidding for SMP 18 was advertised in late January 2026, and bids will be opened on February 26, 2026.

Bids were opened on February 26, 2026 and Vortex Services, LLC was awarded the base bid, as well as alternate B. A kickoff meeting will now be scheduled, and the timeline for when this work will begin will be established.

The contract with Vortex Services, LLC for the SMP-18 work was executed at the March 24, 2026 City Council Meeting. In April, a change order will be included in this project to include pipe bursting of a 12" sanitary sewer line along W. Brooks Street. The project kickoff for SMP-18 is scheduled for April 8, 2026.

The change order work along W. Brooks Street was completed in May 2026. Mobilization and residential notification for the larger portion of the project began in late May, starting with the project area between Magnolia and W. Imhoff Road.

As of June 2026, work has continued as planned in the SMP-18 Project area. The CIPP subcontractor will continue performing their work in Summer 2026, and Vortex is considering a change of open-cut sub-contractors, as their current open-cut sub may not be able to perform the interceptor replacement work later this summer due to scheduling constraints.

As of July 2026, work is ongoing with pipe bursting. We will need to reevaluate when we would like to perform the open-cut portions of the project as we expected to begin that portion of work in late Summer, but the subcontractor our prime contractor (Vortex) originally had lined up to perform that work is not able to perform the work this Summer. Vortex is currently seeking a local open-cut contractor replacement.

As of August 2026, work continues as scheduled. Cimarron will be performing the open-cut work, and NUA will meet with Vortex staff the week of September 7th to discuss Cimarron's availability to perform the open-cut work.

Engineer: Staff with assistance from Lemke Surveying

Water Reclamation Facility (WRF) PFAS and Microplastics Fate and Transport: New regulations for PFAS are being promulgated by the EPA for drinking water but future regulations for wastewater effluent and biosolids are envisioned as well. To get information ahead of future rules for wastewater, this project will sample for PFAS and microplastics at locations throughout the WRF to determine levels through each process, PFAS formation or removal, and percentages of materials within liquid effluent or biosolids. Funding for this work will be from a loan from the Oklahoma Water Resources Board with 100 percent loan forgiveness (i.e., no ratepayer funds to be used).

The project Kickoff Meeting occurred 7/11/24 at the WRF. Garver to develop a sampling plan based on data received by WRF staff. NUA is also holding meetings with the USGS in August and September to explore additional CEC sampling at no cost to the NUA.

As of the end of November 2024, the sampling plan is in development. Equipment for the biosolids holding bins and plumbing to be acquired in February, after sampling plan review.

In August, NUA staff organized a meeting with USGS Research Hydrologists Michelle Lorah and Jason Masoner, and OU Professor of Civil Engineering and Environmental Sciences Bob Nairn regarding sampling.

As of December 2024, the WRF land application permit and soil testing is being reviewed by Garver to begin finalizing the sampling plan. A review of sampling needs will take place in January 2025.

An onsite meeting with Garver was conducted in January 2025. During this meeting, Garver announced plans to conduct baseline sampling for the liquid and solid treatment trains at the WRF in February 2025. Also occurring in February 2025, NUA staff will begin mixing biosolids and yard clippings to create Class-A compost, specifically for use in the biosolids troughs that will be created and regularly sampled throughout the duration of this project.

Delays in receiving sampling bottles have pushed sampling of the liquid and solid treatment trains to mid April. Materials for the class-A compost sampling troughs are being procured as the compost develops.

Initial sampling of the solid and liquid trains began in late April and is expected to conclude in May. The Class-A compost being developed for this project is near completion and should be fully developed by the end of May, which is also when the equipment for the Class-A compost troughs is expected to arrive on-site.

The initial sampling is expected to conclude in June with sampling of the solids treatment train. Delivery of materials for construction of the pilot beds is also expected in the month of June 2025.

Delivery of materials has started at the WRF, and the experimental troughs are expected to be completed by the end of July. Sampling to begin after the bins have been constructed.

As of September, results from sampling the solids/liquids treatment trains are still under analysis at Eurofins and the University of Oklahoma. The experimental troughs are assembled, and dry/wet sampling of the troughts will begin in October.

Regular sampling of the experimental troughs has begun and is ongoing. If the weather is unexpectedly dry throughout the Winter and Spring, potable water will be used to simulate rain events, in an effort to sample runoff and leachate.

In November 2025, initial sampling results for PFOS constituents and micro plastics were received. Garver is compiling the data and will present the initial findings in December 2025.

In December 2025, Garver shared their initial findings and suggested that several points in the solids treatment train should be resampled. This was suggested as their initial sampling run of the solids treatment train was concurrent with the installation of new dewatering equipment, and the samples taken at that time are not representative of the current day-to-day operations of the dewatering process. The new samples of the solids train will be taken in January 2026.

Samples of the solids train were taken at the end of January 2026, and samples from the experimental troughs were also taken following the winter storm in January. Regular sampling of the experimental troughs will continue through April 2026.

As all of the remaining sampling of the treatment trains were completed in February 2026. Sampling of the experimental troughs will continue until April 2026.

All lab results with the exception of Microplastics analysis from OU has been received by Garver and they are compiling the results in a final report for the project. A draft of the final report is expected to be received in Summer 2026.

A draft of the Final Report for NUA staff to comment on is expected in early September 2026.

A draft of the Final Report for NUA staff to comment on is expected by end of August 2026.

Engineer: Garver (Bryce Callies)

Water Reclamation Facility (WRF) Aeration Blower Replacements: The WRF has been in need of replacing two turbo blowers and outdated centrifugal blowers that supply the aeration basin with air for multiple years. The current turbo blowers have significant issues operating during the hottest portion of the year, and their replacements are already on-site. It is expected for the winning contractor to quickly install the new turbo blowers, but it could take upwards of a year or more to procure the other centrifugal blowers being replaced. This project also includes intake improvements for the turbo blowers and point repairs for leaks along the aeration main. Garver is the consultant on this project, and as of May 30 2024 bid opening, Crossland Heavy submitted the lowest bid, but bid award is still pending review.

In June 2024, EPA funding was authorized for this project. The authorization of the funding source is significant as this project must now meet all of the EPA requirements for funding. The project was bid with anticipation of using these funds, and now that funding is secured the project may proceed as anticipated.

Preconstruction meeting occurred on July 30, 2024 at the WRF. Crossland Construction Contractors produced a schedule of work beginning in late Fall for the install of the Turbo Blowers. Lead times for electrical components for the centrifugal blowers are a driving factor for their installation not beginning until Winter of 2025. Crossland will be onsite at the WRF in August to verify measurements and confirm their construction sequence planning.

As of August 2024, installation of the turbo blowers is expected to begin in late November or early December in 2024.

This project is expected to be funded with EPA funds and a Resolution before the Norman City Council on October 8, 2024 will be presented to convert this project to be fully funded by the EPA (80% EPA, 20% City fund match required).

On October 14, 2024 Crossland Heavy repaired the leak in the blower main line, which was a base bid item. This was originally expected to be done in November, and this expedient repair has put them ahead of schedule. Crossland is currently working on removal and replacement of the first turbo blower, which may be completed in November instead of December.

As of the end of November 2024, the first turbo blower has been placed on its concrete pedestal and delays in electrical equipment has prevented finalization of the installation of the blower. Even with this delay, the project is still expected to be on schedule, with both turbo blowers installed by the end of February 2025.

As of December 2024, the project has experienced no further delays and the first turbo blower is still on pace to have its installation completed by the end of February 2025.

As of January 2025, the complete installation of the first turbo blower and WRF staff blower training is expected to occur in mid to late February 2025.

As of March 2025, installation of Turbo Blower No. 5 is nearly complete. Turbo Blowers No. 5 and 6 will be tied into the WRF's Supervisory Control and Data Acquisition System (SCADA) in April 2025, and will be followed by testing, training, and then release.

As of April 2025, the network tie-in of Turbo Blowers No. 5 and 6 require an additional site visit from Atlas Copco to complete the work. Once this work is performed, Garver will then perform a site visit to connect Turbo Blowers No. 5 and 6 to the WRF's SCADA system.

Atlas Copco performed their final site visit in May, and Garver is expected to complete the SCADA Integration in June 2025. Final commissioning of the turbo blowers is expected to be done following this integration.

The centrifugal blowers are expected to be delivered in late July or early August. In the meantime, Crossland Heavy and Atlas Copco are working on adjusting the automated controls for the turbo blowers to fit WRF staff needs.

At the end of July 2025, Atlas Copco was procuring a new Rover for the aeration blowers at the WRF. The Rover will collect operational and system data of the blowers, which will then be used to diagnose and resolve existing issues with automation of the new turbo blowers.

As of August 29, 2025. Atlas Copco will be sending personnel to the WRF to resolve the automation control issues before mid September. VFDs for the centrifugal blowers nos. 1, 2, 3, and 4 have been received and VFD installation will begin on centrifugal blowers no. 1 and 2 in early September.

The issues with the turbo blower automation controls were resolved in September, and both turbo blowers are now fully installed and functioning properly. The centrifugal blower delivery has been delayed until October 28th. Install of the centrifugal blowers will begin once they arrive.

The centrifugal blowers arrived in late October and installation began in early November. The week of November 17, 2025 WRF staff will be trained on the use of the new centrifugal blowers.

In late November 2025, Centrifugal Blower No. 1 and 2 were installed. Centrifugal Blowers No. 3 and 4 will be installed in December, while training for the new blowers will be conducted in early January.

In December 2025, Centrifugal Blowers No. 3 and 4 were installed. The controls for the Centrifugal Blowers and their compatibility with the new Turbo Blowers will be finalized in January, followed by WRF staff training.

As of January 2026, all blowers are installed, but full integration into the SCADA controls has not been completed. Work for this project is anticipated to be completed in March 2026.

In February 2026, an issue was identified with the variable frequency drive (VFD) in the new Centrifugal Blower No. 3 that produced a fault. A replacement VFD will be delivered in March, and once installed, the 30-day period operational period will begin. Upon the completion of that period, Crossland Heavy will request a document indicating substantial completion of the project.

In May 2026, Norman IT staff and Garver SCADA integration staff met onsite to resolve network communication issues between the new blowers and the existing SCADA system. Following this meeting, the 30-day period for determining substantial completion will begin after a final meeting between Norman IT staff and Garver in June 2026.

As of June 16, 2026 all faults in the centrifugal blowers have been resolved by Garver and Norman IT staff. The equipment must operate continuously without fault for a 30-day period before we can begin the final acceptance process.

As of July 2026, the blower equipment has performed continuously without fault beyond the required 30-day period. However, NUA hasn't began the Final Acceptance process yet as there are still punch list items remaining.

On July 20, 2026, condensation was discovered in one of the MCC electrical cabinets. City staff and Garver engineers met onsite to discuss a resolution to that issue, and another meeting regarding the MCC cabinets will be held with Crossland heavy with respect to ensuring the issue is resolved, and how the work will be warrantied.

Engineer: Garver (Michael Nguyen)

Ashton Grove Lift Station Basin Study (WW0341):

On April 9, 2024, the Norman Utilities Authority approved Contract K-2324-168 with Dukes Root Control, Inc. for $118,794.72 to assess sewer line conditions in the Ashton Grove Lift Station Basin, located east of 48th Avenue NW and south of West Rock Creek Road. The study includes several forms of assessment, including utilizing a sewer line rapid assessment tool (SLRAT) for line assessment, manhole inspections, and flow tracking using 36 iTrackers to be placed in manholes throughout the project area.

All assessments and field work completed in May 2024. During the 60-day iTracker period, the City has experienced several heavy rainfall events and will only need a 60-day period for the study instead of a 90-day period to gather sufficient inflow data.

As of July 18, all field work has been completed and iTrackers collected. Project report anticipated in late August or early September.

As of August 2024, deliverables are expected in early September with a follow-up deliverables presentation by Duke's soon after in September.

Deliverables presentation occurred on September 24, 2024. Deliverables presentation included SLRAT, manhole inspection, and iTracker results. City Staff to review deliverables and identify future actions for identified problem areas in October 2024.

During the Southwest American Water Works Association Conference, Peter met with Brian Conroy from Duke's in regard to inadequate data produced from several iTrackers in the project period. A follow-up meeting will be held in November to discuss what Duke's will do to resolve the gap in data.

Following discussion with Duke's staff, NUA produced a spreadsheet detailing the data issues with specific iTracker units. A follow-up meeting will be held with Duke's to determine how this issue may be compensated.

In a discussion regarding the meeting needs, a discrepancy between the Duke's iTracker flow out of the Ashton Grove Basin and NUA flow monitoring devices very near to the Ashton Grove Basin was discussed. The NUA flow values are to be given to Duke's for their evaluation and included in a January 2025 meeting.

Following the January 2025 meeting, Duke's reviewed the provided flow data and requested a February follow-up meeting so they can provide more details on the data provided and the study's performance. The goal of a more

detailed data analysis is to identify specific areas in Ashton Grove for smoke testing to detect infiltration and inflow issues.

In the second meeting with Duke's they identified two keys areas that are candidates for smoke testing.

Duke's will perform smoke testing in the Ashton Grove area in late October 2025. The smoke testing will cover 10,000 linear feet of sanitary sewer line and will be focused on areas identified as having potential infiltration and inflow issues from the basin study.

The smoke testing was performed and completed on October 22, 2025. Duke's will transmit deliverables for the smoke testing on November 17, 2025. Deliverables will include any defects found and noted during the smoke testing.

Following the November deliverables meeting with Duke's, NUA staff requested a technical follow-up meeting to further discuss the severity of the defects found during smoke testing. This meeting will occur in December 2025.

The technical follow-up did not happen in December 2025 due to scheduling conflicts, and it is anticipated to occur in January or February 2026.

A technical follow-up to the smoke testing deliverables meeting was conducted in January 2026. The meeting assisted in identifying manhole and appurtenance defect repair priorities, but the results did not clearly indicate the primary source of inflow and infiltration into the Ashton Grove basin.

Following the technical follow-up in January 2026, NUA will compile a list of significant manhole defects from the report, and will begin to repair them with respect to the severity of the defects.

No current updates for June 2026

SE Norman Lift Station Payback (WW0306): Staff has recently updated the wastewater model to project flows generated from full build-out of the Destin Landing Development in SE Norman. A series of interceptors as well as one large lift station with flow equalization can eliminate one existing and three proposed lift stations in southeast Norman. This project will estimate project costs, assign wastewater generation estimates to undeveloped properties to be serviced, and prorate payback costs per parcel based on wastewater generation projections. Developers might initially fund the lift station and/or the NUA with a portion of the funding paid back as additional areas develop. RFP issued 06/12/18 for this work with proposals due 07/15/18. On 08/07/18, staff selected Search, Inc. to prepare the sewer service area study and evaluate its potential as a payback project. This project was placed on hold while staff worked through the AIM Comprehensive Land Use Plan and associated wastewater master plan. With the completion of these efforts, staff will begin to incorporate the new projects into the long-term capital plan.

Bishop Creek Interceptor Project (WW0174): Project will replace or parallel approximately 20,600 feet of existing sewer interceptors in the in the Bishop Creek wastewater basin to accommodate the full build-out wastewater flows. The project area generally lies between Highway 9 and Constitution and between Jenkins and Classen Boulevard. This project was placed on hold while staff worked through the AIM Comprehensive Land Use Plan and associated wastewater master plan. With the completion of these efforts, staff will begin to incorporate the new projects into the long-term capital plan.

WATER PROJECTS:

Lindsey Tower Resurfacing (WA0182): The Lindsey Tower is an elevated water storage tank at the intersection of E. Lindsey Street and Classen Boulevard that was originally built nearly 100 years ago to serve Norman's potable water system. However, as Norman's potable water system expanded over the years, the system also changed and, in 2014, it was determined that Lindsey Tank no longer had the hydraulic characteristics necessary to function as viable potable water storage for Norman's system. However, because of the potential for Lindsey Tower to be used as dedicated

storage for a non-potable reuse system and due to desire from stakeholders to keep the structure, demolition was put on hold. Interest from an external entity to have their logo on the tank, in addition to a desire from NUA to preserve the condition of the tank for potential future use, has led to the need to get updated bids for recoating Lindsey Tower.

A contract with Coastal Windforce for engineering services in the amount of $90,000 associated with this project was approved on July 14, 2026. Bids for resurfacing the exterior of Lindsey Tower were opened on July 14, 2026, and TMI was deemed the lowest and best bidder with a bid of $532,200. City Council Authorized award of this contract to TMI on July 21, 2026. During the month of August, a kickoff meeting convened and TMI mobilized, commenced powerwashing tank and applying prime coat. Painting work will continue into October 2026.

On July 28, 2026, City Council approved a contract with Dr. Pepper to place two logos on Lindsey Tower, which is part of TMI's contract. During August 2026, a kickoff meeting with the City of Norman and Dr Pepper staff convened at tower site.

Robinson Water Line: 24th Ave NE to 12th Ave NE (WA0242) – Jacobs Engineering was selected as the consultant for the 30-inch water line project from 24thAve NE to 12thAve NE. The contract was approved by NUA on November 26, 2019, and project kickoff meeting was held January 14th, 2020. On May 6, 2020, a preliminary plan review meeting convened with NUA and Jacobs staff in attendance, and updated preliminary plans were approved in August 2020. In February 2021, 65% plans and specifications were submitted, and, after review by NUA and additional investigations by Jacobs, the 65% plans were approved in late 2021 with a revised alignment that included 900 LF of pipeline being installed in the southernmost traffic lane of E. Robinson Avenue.

During April 2022, the decision was made to defer construction on this project until at least Fiscal Year 2023/24. From that point, it was agreed that Jacobs could schedule final design work and easement acquisition at a pace intended to synchronize completion of final design, receipt of permit, and purchase of all easements with this revised construction schedule. However, Jacobs encountered issues with their chosen alignment, largely associated with a previously-unidentified and currently-unused OG&E easement along Robinson Avenue in front of large, adjacent properties owned by the United States Department of Veterans Affairs and J.D. McCarty. OG&E has now given formal authorization for Norman Utilities to encroach on their easement as needed for this project so preparation of final plans and easement acquisitions can now proceed.

Due to the critical nature of the project and the delayed progress in finalizing design for bid, meetings convened between NUA and Jacobs on January 6 and February 20, 2025. In these meetings, Jacobs and NUA committed to close coordination and working together toward the goal of completing final design as well as obtaining easements and permits in order to advertise the project in Summer of 2025. During April 2025, engineering and line maintenance staff reviewed current design documents, walked the alignment, and convened a review meeting on April 18, 2025. The major recommendation arising from this review was to move as much of the alignment as practical and acceptable into Robinson Avenue. As a result, a meeting convened with Norman Utilities Engineering, Utilities Line Maintenance and Public Works staff on June 26, 2025, and Public Works staff approved moving alignment into Robinson. Immediately following the meeting, NUA's final comments on drawings (which included a new alignment largely in Robinson) were forwarded to Jacobs. Between October 2025 and January 2026, NUA and Jacobs negotiated a Contract Amendment to reimburse for additional fees associated with this revised alignment. On March 24, 2026, Amendment No. 1 in the amount of $121,687 which increased Jacobs' contract to $401,934, was approved by City Council.

A "re-kickoff" meeting convened in April 2026, and design work re-commenced immediately thereafter. During the month of July, final survey and geotechnical borings were completed for revised alignment, and Jacobs nearly completed their 95% design of the revised alignment. The revised 95% design was submitted for Norman review in August 2026 and a review meeting is scheduled for early September. The quantity and nature of the comments that arise in the review meeting will determine when project is ready for permit submission and then bidding. At this time, it is expected that permit submissions will occur in October 2026 and project will be ready for bidding in January 2027. If this schedule is maintained, contract will be awarded to lowest and best bidder in March 2027 and construction will proceed until early 2028.

Engineer: Jacobs Engineering (Lisa Cox, PE)

Robinson Water Line: 12thAve NE to Porter (WA0242 – Phase VI) – On August 14, 2025, Proposals were received for Project WA0242, Phase V and Phase VI, the final two segments of the Robinson Avenue 30" Water Line, which, upon completion, will increase transmission capacity between the Norman WTP and the west side of Norman. On September 15, 2025, the Norman Utilities Authority Evaluation Committee convened to complete evaluation of the proposals. The committee selected Ardurra of Oklahoma City, OK as the best design engineer for the Phase V, 12th Ave NE to Porter segment. During October 2025, a meeting to discuss contract scope convened, and an initial scope and budget proposal was received in late December 2025. Negotiations are ongoing and should be complete and engineering contract ready to present to City Council for approval during October 2026. Schedule for design, bidding and construction will be formalized as part of negotiations.

Engineer: Ardurra (TBD)

Urban Area Water Line Replacements (WA0381): On August 14, 2025, Proposals were received for Project WA0381, Various Urban Area Water Line Replacements, which consists of the replacement of approximately 3,200 LF of 6" and 8" water lines that have reached the end of their useful lives and the replacement of lead service lines. On September 15, 2025, the Norman Utilities Authority Evaluation Committee convened to complete evaluation of those proposals. The committee selected Parkhill of Oklahoma City, OK as the best design engineer for the project. Parkhill was informed of their acceptance on October 1, 2025. Contract K-2526-115 in the amount of $73,400 was approved by City Council on February 24, 2026.

A design kickoff meeting convened during March 2026. Preliminary design was submitted for review, and a review meeting convened during May 2026. During July 2026, 95% plans were completed and submitted for Norman review, and a design review meeting convened in August 2026. Project is tentatively scheduled to advertise in mid September 2026. A construction contract should then be awarded to the lowest and best bidder in early November 2026. Construction would then proceed into Spring of 2027.

Engineer: Parkhill (Sara Senyondo)

Westwood Estates Water Line Replacements (WA0387): On August 14, 2025, Proposals were received for Project WA0387, Westwood Estates Water Line Replacements, which consists of the replacement of approximately 10,000 LF of 6" and 8" water lines that have reached the end of their useful lives and replacement of lead service lines in Westwood Estates east of 24th Ave between Crestmont and Dakota. On September 15, 2025, the Norman Utilities Authority Evaluation Committee convened to complete evaluation of those proposals. The committee selected Benham of Oklahoma City, OK as the best design engineer for the project. Contract K-2526-108 in the amount of $170,000 was approved by City Council on February 24, 2026. A design kickoff meeting convened in April 2026, and preliminary plans were submitted for review in late August 2026. A review meeting is anticipated for September 2026. Project should be ready for bidding by the end of 2026. If it is immediately advertised, Bids would be opened early in 2027, and a construction contract should be awarded to the lowest and best bidder in March 2027. Construction would then likely proceed through the summer of 2027.

Engineer: Benham (TBD)

Carter Avenue Area Water Line Replacements (WA0388): On August 14, 2025, Proposals were received for Project WA0388, Carter Avenue Area Water Line Replacements, which consists of approximately 5,300 LF of 6" and 12" water lines that have reached the end of their useful lives and replacement of lead service lines along and adjacent to Carter Avenue between Acres and Robinson. On September 15, 2025, the Norman Utilities Authority Evaluation Committee convened to complete evaluation of those proposals. The committee selected Halff of Oklahoma City, OK as the best design engineer for the project. Halff was informed of their acceptance on October 1, 2025, and after negotiations, a contract was approved by City Council on April 14, 2026. A design kickoff meeting convened in late April 2026 and preliminary design is currently ongoing. Preliminary plans were submitted for review during July 2026, and a design review meeting convened in August 2026. It is currently anticipated that this will be ready for bidding in November 2026. If it is immediately advertised, a construction contract should be awarded to the low bidder in January 2027. Construction would then likely proceed into the summer of 2027.

Engineer: Halff (TBD)

Water Treatment Plant Various Improvements (WA0390): In 2006, the Norman Utilities Authority (NUA) approved a design contract with Carollo Engineers Inc. (Carollo) for design of critical improvements at the Water Treatment Plant (WTP) as well as for the expansion of plant capacity from 14 million gallons per day (MGD) to 17 MGD. This project, Water Treatment Plant Phase I Expansion, was bid in July 2009 and completed in 2011. In 2012, a follow up contract with Carollo was approved for additional critical improvements focused on addressing taste and odor issues at the WTP. The resultant project, Water Treatment Plant Phase II Improvements, was bid in March 2017 and construction was completed in 2020. As part of these two projects, Carollo identified other necessary but less critical upgrades that should be undertaken at the plant. In addition, once the upgraded processes constructed as part of the Phase I and Phase II project were placed into service, other processes in need of upgrade were exposed. As a result, a new project, Project WA0390, Water Treatment Plant Various Improvements, was created to address these various upgrades, which include:

- SCC Clarifier 3 Rehabilitation
- Filter Building HVAC and Roof Rehabilitation
- Ozone System Improvements — Modified monitoring and sampling
- Ozone System Improvements — 2 25-ton chillers
- On-Site Sodium Hypochlorite Generation System Improvements
- Combined Filter Effluent Sample Piping
- Chloramine Improvements
-

Regarding the WTP's SCC Clarifier 3 that is being rehabilitated, Clarifier No. 3 at the Norman Water Reclamation Facility (WRF) is the same model as the SCC Clarifier 3 at the WTP and it is also in need of rehabilitation. Given that the two clarifiers are of the same construction, dimensions and vintage, it made economic sense to include the rehabilitation of WRF Clarifier 3 in this project as well.

In addition, in 2015, Norman voters approved a rate increase to fund improvements to Norman's water supply, including expansion of Norman's well field. In 2016, NUA executed a contract with Carollo to furnish engineering services associated with this well field expansion. The well field expansion project included the evaluation and selection of ten (10) new well sites but, in order to ensure project could be completed within available budget, the original construction project included nine (9) wells and well houses. This project was bid in 2018 and the wells were accepted and placed into service in 2023. The project was completed under budget with sufficient remaining funds to construct the 10th well. For continuity reasons, Carollo will also design the well and well station for this well under this contract with permitting, bidding and construction administration to be performed by City Staff.

NUA has also recently experienced a failure of its Well No. 43. Since Carollo is preparing the design for one well, it made economic sense to also have them prepare a design for a re-drilled Well No. 43 at the same time under this project. As for the well described above, this project will be designed by Carollo with permitting, bidding and construction administration to be performed by City Staff.

Contract K-2526-17 for Carollo in the amount of $1,271,525 was approved by City Council on October 28, 2025. A kickoff meeting convened in November 2025 and design is now ongoing. 95% design documents for well drilling and well house construction were submitted for Norman review in June 2026 and July 2026, respectively, and a review meeting convened for both in July 2026. Carollo is currently addressing Norman comments. The well drilling contract should be ready to bid by September 2026. As long as weather is agreeable, wells could be drilled by December 2026. Well house documents should be ready for permit submissions by September 2026 and should be ready to bid in October. The contract for the well houses would then be awarded in November/December 2026, and work on the well houses would commence as soon as the wells are drilled and tested. Construction on well houses will likely continued until spring of 2027.

Preliminary plans for WTP Improvements were submitted in July 2026, and Norman staff is currently reviewing. A design review meeting for these plans convened in August 2026 and a follow up meeting is scheduled for September

2026. . Final design would then proceed thereafter and should be complete by the end of 2026. The WTP improvements should then bid in early 2027 with contracts awarded in March 2027. Construction would then continue for approximately one year to Spring 2028.

Engineer: Carollo (Dan Ethington)

Tecumseh Water Line Replacement (WA0380): The existing 24-inch water line along Tecumseh Road is a vital component of the Norman water distribution system. The crossing of Interstate 35 is a portion that is extremely deep and is not able to be worked on by City staff due to this depth. This project will replace the pipe generally from Flood Avenue to Journey Parkway to provide more reliable and maintainable water service to the area and for transmission of water under Interstate 35. This project will also replace several ductile iron laterals along this corridor. Contract was executed on February 27, 2024. Proposed alignment was reviewed and comments sent back to Plummer in May 2024. Next steps are to meet with Public Works on the timing of Tecumseh Road Widening Project from 24th to Flood, in an effort to determine the best window to replace the waterline along that section of road.

A meeting with ODOT occurred in June 2024, with ODOT accepting the proposed alignment. The next steps in this project are to execute the alignment survey and begin geotechnical assessment of the soil near I-35.

As of July 2024, the alignment survey is to be scheduled in September, with 30% plan development to follow the survey.

The alignment survey was completed in September 2024, and the 30% plans are currently in development. The survey yielded no unexpected findings.

In October 2024, Peter was informed that the Plummer engineers on the project, Alan Swartz and Tayler Kent, were leaving Plummer. A follow-up meeting was held to discuss the status of the project, and Robert Weinert, the engineer replacing Alan Swartz as the lead was introduced. Robert is a seasoned engineer and has worked on large projects for NUA in the past (Robinson Phase I and II WL Replacement).

A technical memorandum is expected in late November, with the 30% plans pushed back to early December.

The technical memorandum was received in December with 35% plans, and is being reviewed by NUA staff.

As of January 2025, the 35% plans are still under review. Utilities staff met with Public Works in February 2025 to ensure there are no future conflicts with projects Public Works has planned in the same area.

NUA staff to meet with Plummer in early April to review Plummer's response to NUA's comments on 30% plans. Following this meeting, Plummer will begin working on 60% plan set.

As of April 2025, Plummer continues to work on the 60% plans.

In late May 2025, Utilities staff received the final Technical Memorandum from Plummer. 60% plans are expected in June or July 2025.

Plummer provided an update at the end of January to let City Staff know that the 65% and the subsequent 95% plans will be completed by July or late August.

NUA staff met with Plummer engineers on August 15, 2025 about finalizing the 65% plans. Plans are expected in September.

In September 2025, the need for additional survey along the I-35 crossing was identified. Plummer will perform the additional survey work, as well as procure easement documentation for two buildings in the project alignment under an amendment for this project that will be executed in November 2025.

The amendment for additional survey was approved in the November 25, 2025 City Council Meeting. Plummer will now conduct the additional survey, and procure the easement documentation for the two buildings in the project alignment.

In December 2025, Plummer continued to develop the 65% plans and has proceeded with the additional survey amendment. 65% plans are anticipated in the first quarter of 2026.

Plummer delivered the 65% plans in the second week of February 2026, and these plans and specifications were reviewed and commented on by NUA staff.

Staff met with Plummer to discuss comments regarding the 65% plans on March 23, 2026.

As of May 2026, Plummer is discussing the currently proposed alignment with ODOT with regard to how and where it crosses 1-35. ODOT has plans for a new 1-35 exit/entrance in the future at Tecumseh and 1-35 that may affect the alignment.

Final plans have been received and staff will be meeting with Plummer on July 13, 2026 for a review workshop.

Following the final workshop in July, staff are working with Plummer on construction permit submissions at both ODEQ and ODOT. This project is expected to be ready to bid in November or December 2026.

Final Plans were received on September 4, 2026. Once ODEQ has finished their review, this project can be bid out. The anticipated bidding period is December 2026.

Engineer: Plummer *(Robert Weinert)*

Danfield Water Line Replacement (WA0379): This project will replace the existing 6 and 8-inch lines running along Danfield from where it intersects Brookhaven Blvd on the south the north to where it intersects the same street to the north. The existing lines are ductile iron pipe that are 40-50 years old and have experienced a significant amount of corrosion that have impacted water service to the development. The project is approximately 4,000 linear feet. The final design will also include waterline replacement of all five cul-de-sacs located in this section of Danfield. As of the first week in February, design for the Master Alignment has been completed. As of the first week in March 2024, design is underway. Design phase completion is expected in late April 2024. Follow-up with Parkihill on May 7, 2024 has design phase expected completion on May 17.

Plans were received on Monday October 7, 2024 and are currently under review by Norman Utilities Staff.

Staff has completed review of plans and bid documents are being prepared while Parkhill addresses NUA comments on the design.

From a 12-5-24 update email, NUA expects to receive the completed plans by January 1, 2025.

The Parkhill engineer on this project has moved to a different company and a meeting with the new project manager at Parkhill will take place in January 2025. As the initial plans were already received by NUA and returned to Parkhill with NUA comments to address, the final plans are expected to come in January or February 2025. NUA staff will meet with the new project manager in January to determine how close Parkhill is to tendering final plans.

During the meeting with the new Parkhill team assigned to this project, Parkhill determined the final plans will be ready by mid-February. Bid specifications are being prepared and bidding is slated to be advertised in March.

Bids were received and opened on May 1, 2025. The lowest bid received was from Southwest Water Works, LLC in the amount of $1,585,350. The contract is expected to be awarded at the City Council regular meeting on June 10.

Construction to begin on this project on November 12, 2025, and notification of construction work to Brookhaven residents will be sent on October 13, 2025.

Construction began on November 12, 2025, and the project continues to progress as-scheduled.

Construction on this project continued through the month of December 2025 without any significant delays. This project is still progressing as-scheduled.

Construction is complete for the original project scope. Change Order No. 1 was approved on March 24, 2026, to complete the water line replacement necessitated by a Public Works sidewalk project.

As of May 2026, work for the project has been completed and final payment will be rendered in the June 23, 2026 City Council Meeting.

Final acceptance and final payment was approved at the June 23, 2026 City Council meeting for this project.

Engineer: Parkhill (Sean Price)

Advanced Metering Infrastructure (WA0351): The City of Norman has an aged water meter population and current and improvement technology have improved such that advanced metering infrastructure would provide significant benefits for the City and its customers. The implementation of this technology will reduce staff requirements for the reading of meters and will ensure more timely and accurate readings. With daily water usage information accessible for staff and

the customer, customers will be able to be notified of leaks and better understand how water is used at their property. This will also help with water conservation efforts and billing resolutions. In addition to water metering improvements, the system and technology will also be leveraged to the maximum extent possible for monitoring the water system and other City needs. The consultant has completed the assessment phase of the project. The procurement phase, specifically the generation of the Request for Proposal, began in November. In May 2022, the Bureau of Reclamation notified staff that the City was awarded a $500,000 grant under the Watersmart program or a $2,000,000 grant under the Bipartisan Infrastructure Law program. Upon direction from City Council, staff is moving forward with this project to fully implement the project. Request for Proposal (RFP) 2223-13 was issued on August 25, 2022. Proposals were received. Three vendors were short-listed and interviews were completed November 15-17, 2022. The top-ranked vendor was selected and contract negotiations are underway. A waiver from the BOR was received and the project is now moving forward with contracts awarded on April 9, 2024. The formal implementation kickoff was held in June. Radio network is installed and meters are communicating and reading on the system. Integration work for software is ongoing. Meter upgrades are about 99.5 percent complete and approximately 43,000 meters have been upgraded to date. Additional inventory was received in June and the contractor is replacing the previous meters. Meters are currently planned to be fully installed in September. The Customer Engagement Portal became active on June 24, 2026, and the active customer portal accounts just went above 12,390 or just under 30 percent of the customers.

Consultant: E Source (Alyssa Pourciau)

Well Field Blending and Future Groundwater Treatment Site (WA0214):

This project will determine the best location, layout, and treatment processes for blending and treating the 41 active groundwater wells utilized by the City of Norman. All active wells are currently in compliance with the standards set forth in the Safe Drinking Water Act and Public Water Supply Operations are not required to provide treatment and residual disinfectant under Oklahoma Administrative Code 252:631. However, the NUA also treats and distributes surface water from Lake Thunderbird. Since the water from the surface water source and the groundwater wells is blended in the distribution system piping, ODEQ has indicated that the system will need to be modified such that a minimum disinfectant residual of 1.0 mg/L of total chloramines ($NHCL_2$) should be found throughout all parts of the system in the future. In addition, maximum contaminant levels (MCLs) of total chromium and arsenic may be lowered by EPA, and a new MCL for hexavalent chromium may be established in the future, thus requiring additional treatment for the groundwater wells. NUA entered into a contract with Carollo Engineering, Inc. on June 22, 2021 in the amount of $95,090 to develop preliminary layouts for the future build-out of the facility including immediate needs and future treatment processes. The Notice to Proceed date was set for June 29, 2021 and a kick-off meeting and site field investigations are scheduled to be held on July 21, 2021. Staff met with SRB, LLC this month to obtain assistance for acquiring the land needed for the blending location which includes review of property records, survey and map, and negotiation assistance. A Purchase Order was created for $16,200 for these services, and a 28-acre parcel of land was approved to be purchased by Council on February 22, 2022 in the amount of $800,000. This 28-acres, which became for sale in 2021, is located near a potential site that was evaluated as being in a more favorable location based on the layout of our wellfield, as indicated by a hydraulic model conducted by Plummer Associates, LLC. A final Technical Memo was received from Carollo in August 2022 and was sent to Plummer. This memo will be utilized by Plummer to determine the layout and modeling needed for the preliminary disinfection system. The engineering contract with Plummer for design of the disinfection system was approved by Council on October 11, 2022 in the amount of $528,900. Staff had a kick-off meeting on November 1, 2022 with engineers. Staff held the chlorine demand and disinfection byproducts testing on December 19, 2022 at the WTP. No DBPs were detected and demand was very low, as expected. An additional sum of $49,286 was added to the contract for work needed to improve the design following public comments. The Planning Committee and City Council approved the revised platting/zoning for the location. The Engineering Report has been submitted to the ODEQ for review. The Engineer has completed the final design for the project. The ODEQ has approved the Engineering Report; the bidding documents have been submitted for the ODEQ Construction Permit..

Site Evaluation Engineer: Carollo Engineering, Inc. (Tom Crowley & Rebecca Poole)
Land Acquisition: Smith Roberts Baldischwiler (Bryan Mitchell)
Disinfection System Engineer: Plummer Associates (Alan Swartz)

Well Line Extensions (WA0214):

The Groundwater Treatment Facility (GWTF) is currently under design to provide disinfection and disinfectant residua to better protect the quality of the water for customers. In order to get water to the facility for chemical addition, water extensions from the well fields are necessary. Additionally, sections of line are proposed to ensure increased resiliency by eliminating single points of failure in the water network feeding the proposed GWTF. This project includes the extension of approximately 13,000 linear feet of 12, 16, and 24-inch water lines.

On July 17, 2025, the Norman Utilities Authority (NUA) issued Request for Qualifications (RFQ) 2526-8 to engineering firms for various projects. Several firms were selected for various projects but Plummer Associates, Inc. (PAI) was selected for the water well line extensions.

Engineer: Plummer Associates, Inc. (Chris Ferguson)

Lead Service Line Inventory and Replacement (WA0384): The recent Lead and Copper Rule Revision will require new measures for utilities to comply with the rule. Specifically included within this proposed funding are 1) Inventory of approximately 5,000 service lines, 2) Distribution of pitchers to 20,000 locations, and 3) testing of 20,000 locations resulting from any disturbance. Costs for the inventory continue until completed. Reduced costs for the pitchers and testing are proposed in later years since the Advanced Water Metering project will be completed. Line Maintenance has continued to complete service line inventories and, based on the results of the surveys and discussions with the ODEQ, the estimated number of unknowns was reduced to approximately 4,500 services. The final inventory was submitted to the DEQ on October 16, 2024. Service line verification was completed for Norman schools and as requested by Voda.AI for their analysis. Staff is working with Voda regarding the updated analysis for potential presentation to the ODEQ.

James Garner Ave Waterline Replacement from Main to Duffy (WA0338): This project will replace the aging 6, 8, 12, and 16-inch waterlines between Main Street and Duffy Street along James Garner Avenue in conjunction with the Public Works Department James Garner Avenue Streetscape project currently being designed by Cowan Group Engineering, LLC. The waterlines in this area are over 50 years old and have experienced failures that disrupt water service and traffic flows. Replacement of these waterlines prior to the surface improvements will ensure good infrastructure and reduce the likelihood that the surface improvements have to be removed and replaced for future water line replacement work. NUA entered into a contract with Cowan Group Engineering, LLC in the amount of $93,800 on June 22, 2021. A kick-off meeting was held on February 15, 2022 after 60% streetscape plans were completed. Additional items were added to the project so an amendment will be brought to City Council for approval. This project will be completed in combination with the Public Works project to reduce overall restoration costs and impacts to the publicProject was bid but was over budget for the roadway portion of the work. Project advertised for bidding and bids were opened on June 11, 2026. Contract award to Southwest Water Works, LLC occurred on June 23, 2026. Work is ongoing with the 8-inch line along James Garner completed up to Linn and the 16-inch line installed between Duffy and James Garner adjacent to the BNSF railroad right-of-way.

Engineer: Cowan Group Engineering, LLC (Jeff Cowan)

Jenkins Avenue Waterline Replacement (WA0353): This project will replace approximately 2,500 feet of existing 6-inch waterline with new 12-inch waterline in concert with the planned widening of Jenkins Avenue through the City of Norman Public Works Department. This project will also design a 1,000-foot extension of the Segment D transmission line recommended by the 2003 water mater plan. In addition, this project will install a non-potable reuse line from Imhoff Road to Constitution Street. Freese and Nichols, Inc. is currently under contract with Public Works to design the widening on Jenkins Avenue and also the intersection improvements at Jenkins Avenue/Constitution Street/Imhoff Street, so staff determined that it would be in the best interest of the NUA to contract with Freese and Nichols, Inc. for this waterline project in order to ensure a cohesive design for both street improvements and the new water lines in this area. The contract with Freese and Nichols was approved by council on April 27, 2021 in the amount of $95,740. Staff had a project kick-off meeting with engineers on May 27, 2021. Public Works will be combining the waterline work into the ODOT streetscape project. This will save money in restoration costs and allow for a shorter construction period for the entire project. ODOT has bid the project and awarded contract. Water line installation on this project is currently ongoing with all of the 12-inch water line installed from Timberdell to Lindsey. The 24-inch water line installation began in August 2026 and the installation was completed to the south side of Imhoff with only testing remaining to tie the line into service.

Water Line Desktop Condition Assessment (WA0337): This contract provides for our consultant, Voda.AI, to complete a desktop condition assessment of the water lines within the distribution system. Each segment of water line within the City's database will be evaluated and scored for both likelihood and consequence of failure using information from GIS databases such as pipe age, material, soil conditions, and other factors relevant to pipe reliability. To prove their model's validity for our system, the model will be set up using historical data and the analysis will then be performed and compared against actual results for a test year. Staff have been working with the consultant to provide data and working through data cleanup. Initial results were provided in November. Staff reviewed the information in December and had modifications/corrections. Updated information provided and staff have reviewed the information. The project will be continued for the next 4 years with the information used as an input to identify future projects. Results for FYE 26 have been received and staff is utilizing information to create future projects.

Consultant: Voda.AI

Flood Water Line from Franklin to Huettner (WA0338): The existing 12-inch water line along Flood Avenue has experienced multiple failures impacting service to customers. This line was installed in the 1950s, and the segment from Robinson Street to Franklin Road was replaced 2022. However, the segment from Franklin Road northward has not yet been replaced. This project will replace the line from Franklin Road north to Huettner Road which is the southern extent of the area to be impacted by the interchange modifications for the East-West OTA Connector at Interstate 35. The project includes the replacement of approximately 3,500 linear feet of 12-inch water line to improve system reliability and reduce future maintenance needs.

Consultant: STV

SANITATION CAPITAL PROJECTS:

Compost Facility Scale House (SA0019):
This project will modify the existing City compost facility layout located at Bratcher Minor Road, west of Jenkins, to facilitate a more efficient operation for the public and facility, install scales used for weighing large loads of compost, and construction of a modular building with potable water and sanitary sewer for staff in charge of coordinating with customers. This building will also replace the prefabricated building purchased in 2003 that has become severely deteriorated and inadequate. Based on the project scope, staff appointed TriCore Group, LLC as the engineer responsible for design and bidding services. City Council approved the contract with TriCore Group in the amount of $30,500 on May 11, 2021. Staff met with Engineers on March 4, 2022 to discuss preliminary plans. It was determined that a permanent building be built, rather than a prefabricated building, to better accommodate operations. In order to do this, Engineers had to subcontract an architect for the design of the building. An amendment to the contract for architectural services was approved by Council on April 12, 2022, which increased the cost of engineering services to $39,000. The engineer requested an increase of $4,000 to the contract in order to pay for redesign of the architectural plans. Staff is working on revisions to the contract to approve a final contract amount of $43,000. Staff received final plans and specifications from the engineers on September 6, 2022 and are reviewing before starting the bid process. Planning reviewed the current set of plans and sent their comments on June 23, 2023. These were forwarded to the Engineer for incorporation to the final plan set. A quote for access control and cameras (Convergint) and low voltage (TransTel) was obtained by IT in June. The Engineer sent a revised set of plans this month. Upon review, there are pay items missing for concrete and asphalt work, as well as details and specifications missing for the storm shelter and other important components. Comments from Planning were not incorporated and a revised specifications book has not been sent. Updated plans and specifications are currently being prepared by TriCore. As of the first week in March 2024, City of Norman comments on the plans and specifications are currently being addressed by TriCore prior to entering the bidding phase of this project.

A discussion with Tricore took place on October 2, 2024 and they requested for Norman Utilities Staff to begin compiling bid documents. Bid documents are expected to be completed in November with the bidding process beginning in December. This project doesn't have the same priority as projects with federal or state funding window constraints such as the WRF Aeration Blowers and Biosolids CEC project, or projects that will have a greater impact on Norman residents such as the Danfield WL Replacement and SMP-18, which have all required significant input from the NUA in the period originally designated for producing the bid documents in October.

This project is expected to go out for bid in January or early February 2025. A request was made for Tricore to tender plans to Development Services for review while the bidding documents are finalized and the bidding process begins.

The project went out for bid in January and bid opening will be on March 20, 2025. As of March 2025, received bids are being evaluated before proceeding.

Following the evaluation of bids, Contract and Bonds have been sent to the lowest bidder WL McNatt & Company in the amount of $1,787,506. This exceeds the budget for this project, and a change order has been negotiated and sent to WL McNatt & Co., reducing the scope of work on this project to bring costs into alignment with budgetary constraints. The contract and change order for this project is expected to be awarded and approved in the last City Council regular meeting in May.

Contract was awarded at the May 27, 2025 City Council Regular Meeting and contract documents signed by CoN personnel were received on June 4, 2025. A preconstruction meeting will be held in June 2025 where a construction schedule will be set.

As of July 2025, submittals are undergoing the approval process with mobilization to follow.

As of October 2025, submittals are being reviewed by City Staff. Construction will not begin until submittals have been reviewed and approved.

As of November 2025, submittals have been reviewed and approved. Work will begin on the compost facility scale house in late November or early December.

The contractor is reviewing the grading plan CAD files before breaking ground on the project. The work will begin the second week of December 2025.

On December 29, 2025 construction began for this project. Construction began with pouring the foundation of the new compost facility building, and the facility has remained open during this portion of the construction.

In January 2026, the contractor completed the pour of the scale house foundation. Change Order No. 2 was executed on March 10, 2026, to provide supplemental structural engineering plan sheets as well as additional metal structural materials for the roof. Work on the project is currently ongoing.

As of May 2026, the metal framing has been completed and WL McNatt is now working on integrating electrical utilities while completing the non-metal portion of framing the new building.

In July 2026, the sidewalk surrounding the building and the remaining concrete driveway was poured. WL McNatt worked with OG&E on scheduling the installation of the new transformer for the new compost building. The electrical install work is expected to take place in late August or September.

In August 2026, OG&E received payment for their electrical infrastructure work, but the work has not yet been scheduled by OG&E.

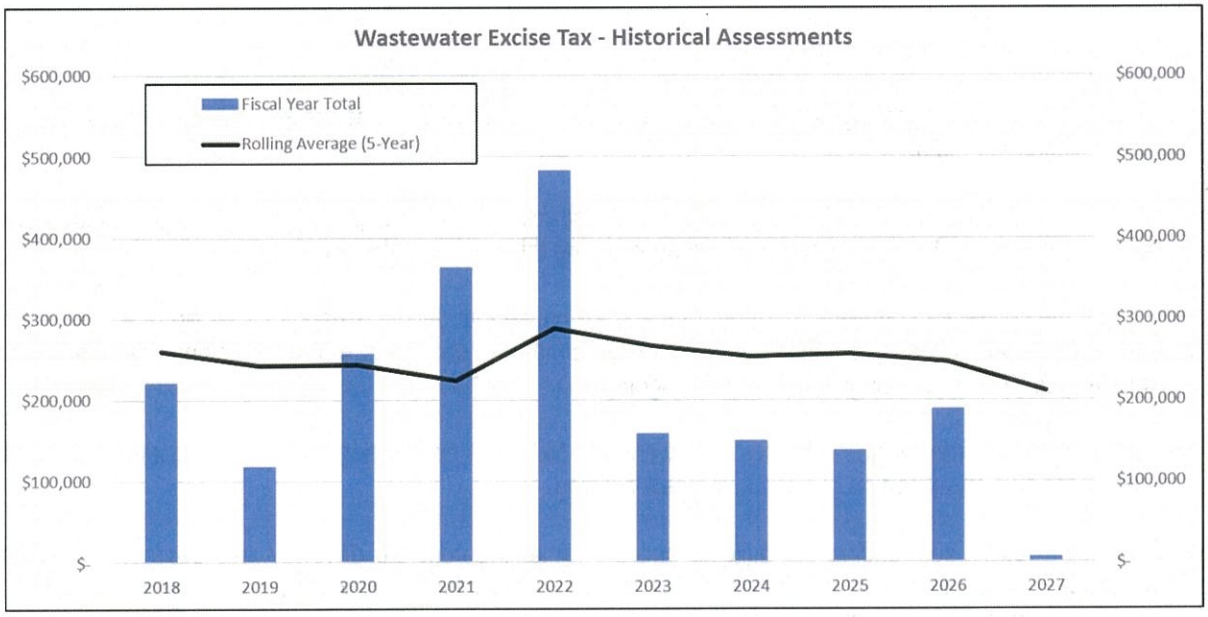
Engineer: TriCore Group, LLC (Greg Vance)

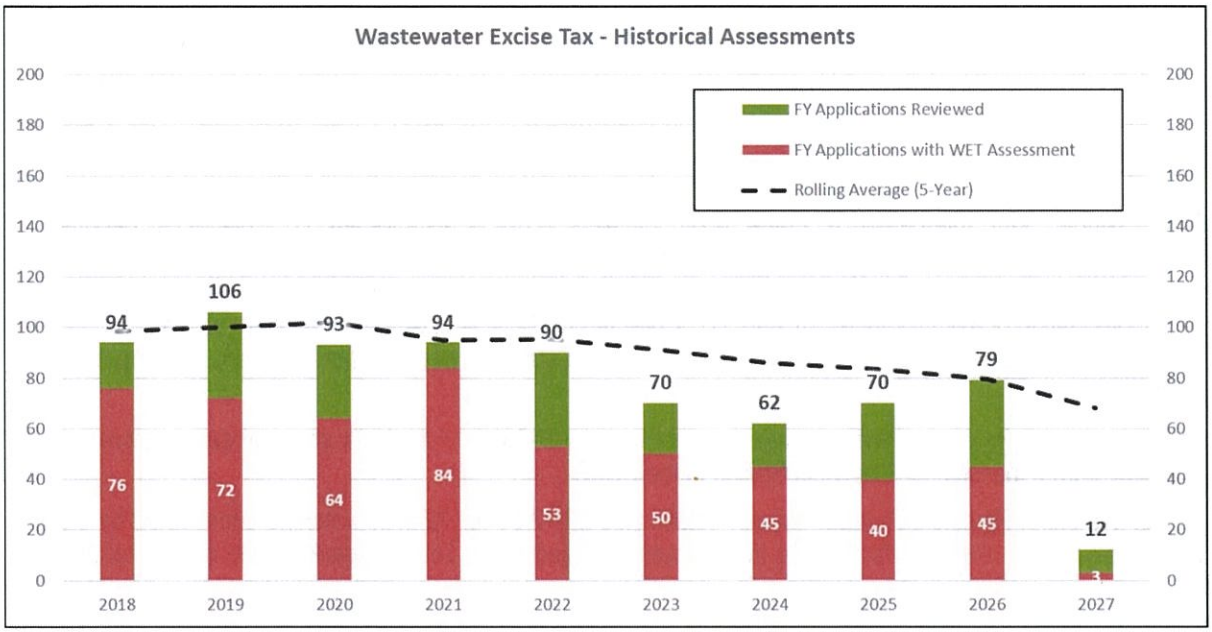
Sanitation Cost-of-Service Study (SA0025): This study will complete a financial evaluation of the Sanitation Fund. Raftelis, who has performed several financial studies for the Utilities Department, was selected to complete this work. Under this contract, Raftelis will evaluate the overall financial condition of the Sanitation fund amidst increasing costs. In summary, this study will develop a financial plan based on historical revenues and anticipated operating and capital expenditures, assess costs for service for various customer classes and services provided to sanitation customers, evaluate the current rate structure and prepare recommended modifications or increases to eliminate customer class subsidies and/or meet requirements for the financial plan; and present information to City Council. Contract was

awarded by City Council on January 23, 2024. Raftelis will provide an updated report with additional information requested by Council for rural recycling.

Wastewater Excise Tax – Non-Residential:

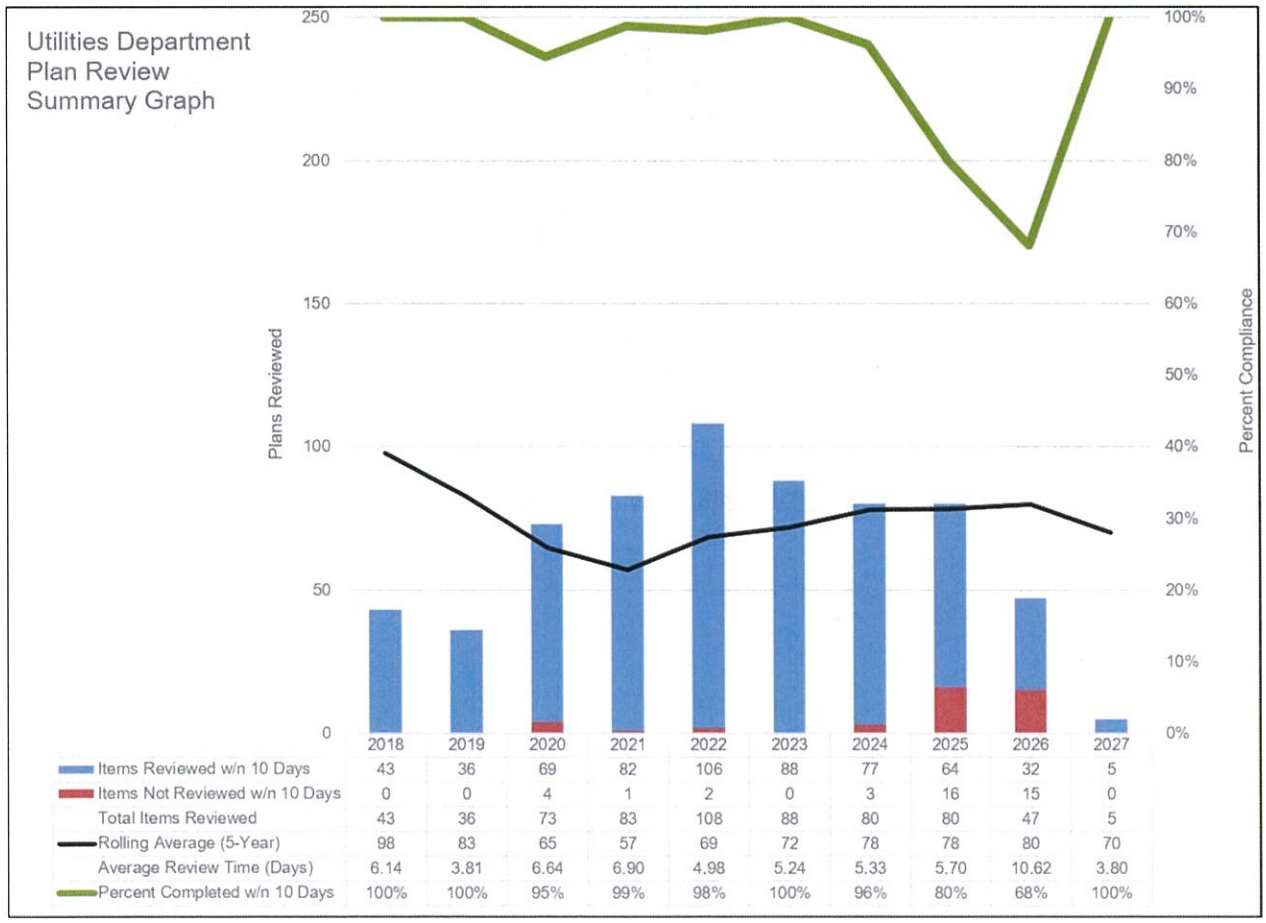
WRF Investment Fee/Wastewater Excise Tax: Staff evaluated the Wastewater Excise Tax on two commercial entities last month. One application was determined to increase wastewater flows over the previous use of the site. For the fiscal year, 12 commercial properties have been reviewed and a total of $5,426.73 has been assessed to the entities that will increase wastewater flows for their respective property. Below are graphs showing the amount assessed and the number reviewed.





PLAN REVIEW:

Three plan sets were reviewed this past month. Staff has reviewed 5 plans for the current fiscal year with an average review time of 1 day and with 100 percent of plans reviewed within 10 days.



	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Items Reviewed w/n 10 Days	43	36	69	82	106	88	77	64	32	5
Items Not Reviewed w/n 10 Days	0	0	4	1	2	0	3	16	15	0
Total Items Reviewed	43	36	73	83	108	88	80	80	47	5
Rolling Average (5-Year)	98	83	65	57	69	72	78	78	80	70
Average Review Time (Days)	6.14	3.81	6.64	6.90	4.98	5.24	5.33	5.70	10.62	3.80
Percent Completed w/n 10 Days	100%	100%	95%	99%	98%	100%	96%	80%	68%	100%

RECOUPMENT PROJECTS:

1. NW Sewer Study: 36th Interceptor & Force Main Payback projects established in 1998/1999: Because of abandonment of Carrington LS, two resolutions reducing number of parcels requiring payback approved 01/10/12. Releases for many properties now served by North interceptor system projects were filed of record in 2012. NUA approved appropriation of payback funds on 12/05/17. Collected payback fees of $697 for Jolley Addition on 03/23/18. NUA approved appropriation of payback funds 12/10/19 allowing staff to issue payback checks to developers in late December 2019.
2. Sewer Service Area 5 Payback: Payback project established by R-0304-13 for NUA share of sewer improvements along Highway 9 from the Summit Valley Lift Station to the USPS.
3. North Porter Waterline Payback: Payback project established 04/12/05 for 12-inch waterline constructed by Calvary Free Will Baptist Church along Porter Avenue from Tecumseh Road north. Total payback to date is $0.00 of potential $61,177.
4. 36th Avenue NW Waterline Payback: Payback project established 08/24/99 for 24-inch waterline along 36th Avenue NW from Tecumseh Road to SE 34th in Moore. Total payback to date is $65,123.
5. 24th Avenue NW Waterline Payback: Payback project established 04/22/08 for 24-inch waterline along 24th Avenue NW from convention center to Tecumseh Road. Medcore billed $27,212 on 04/15/20; total payback to date is $87,074 of original project cost of $346,134.
6. Post Oak Lift Station Payback: Payback project approved 04/14/09 for sewer and lift station improvements to serve the Links development and other properties in SE Norman. Construction complete and final payback costs approved 01/25/11. Parcel 5 payback of $15,717.09 paid 12/15/15; total of $15,717.09 paid to date and will be returned to Links at end of fiscal year. Payback funds returned to Links in January 2018. Links check reissued in July 2019 as previous check was never cashed.
7. Interstate Drive Waterline Payback: NUA approved payback project on 04/22/14 for waterline improvements in University North Park in conjunction with the extension of Interstate Drive. Construction was complete in late 2015. Staff has finalized project costs, payback amounts and the Final Payback resolution approved 12/10/19. Hudiburg Subaru billed $28,540 on 04/24/20 and UNP was billed $32,963 for detention pond on 04/24/20.
8. Ruby Grant Waterline Payback: NUA will soon consider a new waterline payback project for waterline improvements along Franklin Road in conjunction with the Ruby Grant Park Improvements. Norman Forward through the Parks Department will fund 50% and the NUA will fund the remaining costs to be paid back over 20 years as property to the north develops. Design plans are complete and project will bid 07/25/19. Ruby Grant Waterline Payback project approved by Council 12/10/19; construction of 12-inch waterline is nearing completion. Battison Honda is considering new development along Interstate Drive north of Franklin Road that will connect to the Ruby Grant Waterline.

Private Water Well Permits Issued

Two private well permit issued in August 2026 – PRWL202603248, PRWL202603437.

DIVISION OF ENVIRONMENTAL RESILIENCE AND SUSTAINABILITY

MONTHLY REPORT

AUG 2026

FY 2027, Q1

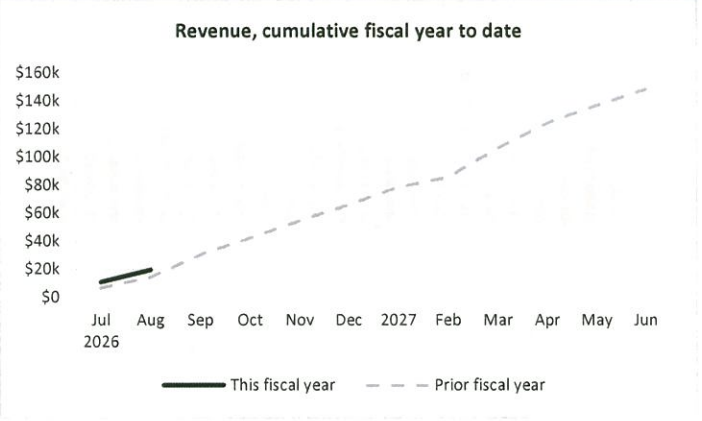
METRIC	AUG 2026		CHANGE	FY 2027 TO DATE	12-MONTH ROLLING
Source: DoERS_Monthly_Data.xlsx via Power Query	*this month*	*same month, prior year*	*vs. prior year*	*Jul 2026-Aug 2026 (2 months)*	*Sep 2025-Aug 2026*
STORMWATER - CONSTRUCTION SITES					
Inspections conducted	102	93	+9.7%	202	1,204
Active construction sites	93	91	+2.2%	n/a	n/a
Earth change permits issued	1	3	-66.7%	2	40
Enforcement actions - total	0	0	-	0	0
STORMWATER - INDUSTRIAL SITES					
Inspections conducted	1	-	-	2	-
Active industrial sites	4	-	-	n/a	n/a
Industrial permits issued	0	-	-	0	-
Enforcement actions - total	0	-	-	0	-
Citations	0	-	-	0	-
Notices of violation issued	0	-	-	0	-
Cease and desist orders	0	-	-	0	-
Stop work orders	0	-	-	0	-
STORMWATER - MS4 PROGRAM					
Public inquiries received - total	39	12	+225.0%	63	371
By channel received					
Action Center	12	2	+500.0%	18	88
PW Stormwater	2	0	-	2	10
Direct calls	4	3	+33.3%	6	82
Other channels	18	7	+157.1%	34	188
MCM 3 - outfall inspections	0	0	-	0	64
MCM 5 - post-construction inspections	52	0	-	138	267
MCM 6 - good housekeeping inspections	0	0	-	0	24

METRIC	AUG 2026		CHANGE	FY 2027 TO DATE	12 M
Source: DoERS_Monthly_Data.xlsx via Power Query	*this month*	*same month, prior year*	*vs. prior year*	*Jul 2026-Aug 2026 (2 months)*	*Sep 2025-Aug 2026*
PRETREATMENT / FATS, OILS AND GREASE (FOG)					
FOG inspections	32	20	+60.0%	67	339
Food license approvals	3	3	0.0%	5	28
Grease removed from interceptors (gal)	45,500	118,535	-61.6%	129,925	1,030,307
SIU inspections	0	0	-	0	17
SIU sites sampled	0	1	-100.0%	0	31
Table II monitoring completed	100%	0%	*n/a*	*n/a*	*n/a*
Table III monitoring completed	75%	0%	*n/a*	*n/a*	*n/a*
HOUSEHOLD HAZARDOUS WASTE					
Cars served - total	79	89	-11.2%	177	2,058
Material collected - total (lb)	5,512	4,833	+14.1%	11,475	132,402
Motor oil collected (gal)	500	445	+12.4%	665	4,294
Antifreeze collected (gal)	0	155	-100.0%	155	960
Cooking oil collected (lb)	0	0	-	0	-
Tires collected (ea)	0	175	-100.0%	360	3,238
Sharps disposals	7	10	-30.0%	17	-
Swap shop visits	9	17	-47.1%	17	90
Reusables collected (lb)	109	66	+65.6%	264	-
Reusable items added to swap shop (ea)	-	65	-	-	-
Reusable items taken from swap shop (ea)	-	203	-	-	-
Disposal cost per car served ($), period basis	*n/a*	*n/a*	*n/a*	*n/a*	$ 23.44
Pounds collected per car served	69.77	54.30	+28.5%	64.83	64.34
REVENUE					
FOG program	$ 150.00	$ 250.00	$ (0.40)	$ 650.00	$ 21,500.00
Industrial surcharge	$ 8,396.85	$ 7,410.02	$ 0.13	$ 18,596.15	$ 131,758.93
Lab analysis recovery	-	$ -	-	-	-
Industrial discharge permit fees	-	$ -	-	-	-
Earth change permit fees	$ -	-	-	$ 110.00	-
Industrial stormwater permit fees	$ -	-	-	$ -	-
Fertilizer applicator fees	$ -	-	-	$ -	-
Annual construction permit fees	-	-	-	-	-
Annual industrial permit fees	-	-	-	-	-
TOTAL REVENUE	$ 8,546.85	$ 7,660.02	$ 0.12	$ 19,356.15	$ 153,368.93

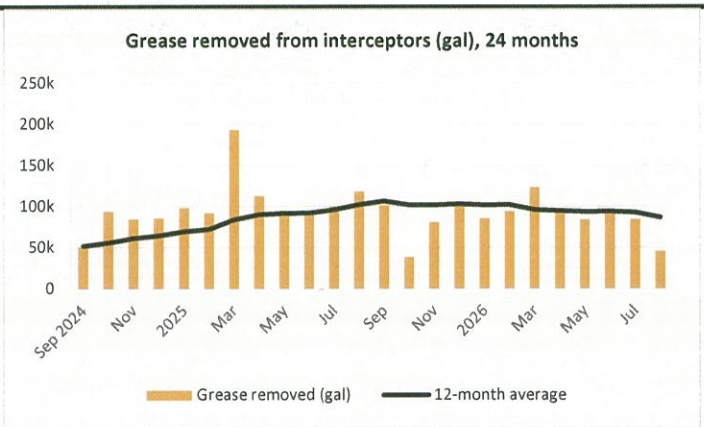
METRIC	AUG 2026		CHANGE	FY 2027 TO DATE	12
Source: DoERS_Monthly_Data.xlsx via Power Query	*this month*	*same month, prior year*	*vs. prior year*	*Jul 2026-Aug 2026 (2 months)*	*Sep 2025-Aug 2026*

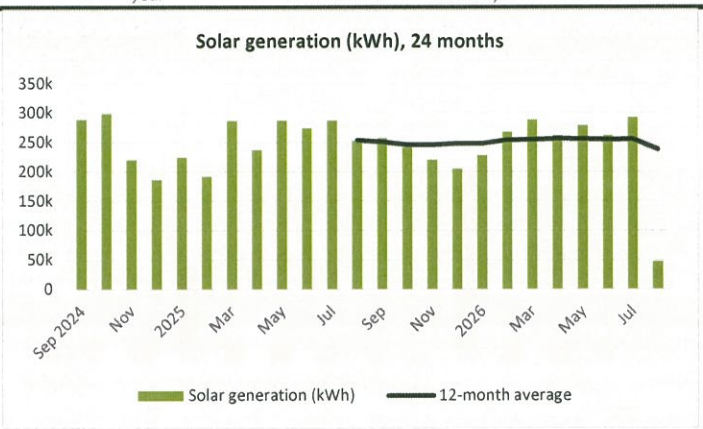
TRENDS





METRIC	AUG 2026		CHANGE	FY 2027 TO DATE	12
Source: DoERS_Monthly_Data.xlsx via Power Query	*this month*	*same month, prior year*	*vs. prior year*	*Jul 2026-Aug 2026 (2 months)*	*Sep 2025-Aug 2026*







ENVIRONMENTAL CONTROL ADVISORY BOARD - ACTIVITIES

Provided staff liaison support including attending meetings, preparation of minutes, speaker scheduling and issue research.
Beginning planning stages for MCPA review
Deciding on new topics for concentration
Working on recommendations for lighting best practices

DIVISION ACTIVITIES

On August 6, Katrina, Preston and JD attended a stormwater training in Tulsa.
On August 6, Michele met with members of Legal, PW and Utilities to discuss RIN and RNG and steps forward.
On August 6, Michele met with members of Legal, Assistant City Manager and Chris Mattingly to discuss potential steps for ABWOK ahead of the grant announcement.
On August 11, Michele participated in RFP interviews as the LTWA rep for the Carrington Pond retrofit project.
On August 12, teammates planned topics for abstracts for the Great Plains Stormwater Conference in 2027.
On August 12, Michele met with a potential Eagle Scout to discuss a project at LEAF.
On August 12, Parks and DoERS met to discuss projects for the upcoming Urban Forestry Grant.
On August 11-12, DoERS facilitated the Blue Thumb training at the Development Center.
On August 19, the 3rd CY 2026 Builders workshop was held online.
On August 20, DoERS team attended HAZWOPER refresher training.

METRIC	AUG 2026		CHANGE	FY 2027 TO DATE	1
Source: DoERS_Monthly_Data.xlsx via Power Query	*this month*	*same month, prior year*	*vs. prior year*	*Jul 2026-Aug 2026 (2 months)*	*Sep 2025-Aug 2026*

On August 21, ECS members demonstrated the Enviroscape model at Eisenhower Elementary.
On August 21, DoERS facilitated the 75% plans review meeting with Freese and Nichols on the Sequoyah Trails Pond retrofit project.
On August 23, Michele attended the OMCAP kickoff in OKC.

UPCOMING ACTIVITIES
9/19 Ruby Grant Cleanup
9/24 Ribbon Cutting for garden and mural
9/27 Monarchs in the Park
9/28 Citizen's Academy
10/17 Sutton Wilderness Trail and Tree
10/25 LT workshop and cleanup event

ONGOING PROJECTS
BOR Grant for Carrington Lakes _ LTWA
Sequoyah Trails Pond retrofit
Line Maintenance Buildng solar project

CITY OF NORMAN
DEPARTMENT OF UTILITIES
LINE MAINTENANCE DIVISION

MONTHLY PROGRESS REPORT
WATER MAINTENANCE

	FYE 2027		FYE 2026	
August 2026	MONTH	YTD	MONTH	YTD
New Meter Sets:	**50**	**83**	**18**	**48**
Number Short Sets	50	83	17	47
Number Long Sets	0	0	1	1
Average Meter Set Time	6.29	6.28	6.42	5.99
Number of Work Orders:				
Service Calls	501	1,012	477	999
Meter Resets	0	0	1	3
Meter Removals	3	15	3	17
Meter Changes	14	27	16	34
Locates Completed	600	1,216	611	1,354
Number of Water Main Breaks	18	26	15	27
Average Time Water Off	1.90	1.76	2.53	1.71
Number of Water Leaks	64	107	41	97
Fire Hydrants:				
New	0	0	0	0
Replaced	0	2	1	1
Maintained	142	205	75	190
Number of Valves Exercised	149	328	96	234
Feet of Main Construction	0	0	0	0
Hours of Main Construction	0	0	0	0
Meter Changeovers	0	0	0	0
OJI's	0	0	1	2
Hours Flushing/Testing New Mains	27.78	39	21	50
Hours Worked Outside of Division	0.00	0.00	0	0

CITY OF NORMAN
DEPARTMENT OF UTILITIES
LINE MAINTENANCE DIVISION

MONTHLY PROGRESS REPORT
SEWER MAINTENANCE

	FYE 2027		FYE 2026	
August 2026	MONTH	YTD	MONTH	YTD
Obstructions:				
City Responsibility	3	3	1	4
Property Owner Responsibility	19	32	16	31
TOTAL	22	35	17	35
Number of Feet of Sewer Cleaned:				
Cleaned	69,867	125,542	95,990	174,463
Rodded	3,869	8,098	1,413	5,554
Foamed	51,275	51,275	0	0
SL-RAT	0	0	0	0
TOTAL	**125,011**	**184,915**	**97,403**	**180,017**
Sewer Overflows:				
Rainwater	0	0	0	0
Grease/Paper/Roots	0	0	0	1
Obstruction	0	0	0	0
Private	2	2	1	3
Other (Lift Station, Line Break, etc.)	0	0	0	0
Total Overflows	**2**	**2**	**1**	**4**
Feet of Sewer Lines Televised	32,384	58,220	32,517	66,489
Locates Completed	283	629	304	624
Manholes:				
Inspected	1,295	2,269	1,123	2,348
New	0	0	0	0
Raised	0	2	6	24
Repaired	0	4	7	12
Feet of Sewer Lines Replaced/Repaired	5.00	14.00	20	28
Hours Worked at Lift Station	42.60	78.02	39	73
Hours Worked for Other Departments	2.12	7.19	3.63	7.00
OJI's	1	2	0	0
Square Feet of Concrete	0	0	198	198
Average Response Time (Minutes)	30.00	31.11	20.00	19.49
Number of Claims	0.00	0.00	0.00	0.00

City of Norman, Oklahoma
Department of Utilities

Monthly Progress Report
Water Reclamation Facility
August 1-31,2025

Flow Statistics

	FYE 2027		FYE 2026	
	This Month	YTD	This Month	YTD
Total Influent Flow (M.G.)	292.3	599.0	362.8	696.1
Total Effluent Flow (M.G.)	285.5	589.7	348.6	674.1
Influent Peak Flow (MGD)	10.6	12.2	25.0	25.0
Effluent Peak Flow (MGD)	10.5	12.4	24.2	24.2
Daily Avg. Influent Flow (MGD)	9.4	9.9	11.7	11.2
Daily Avg. Effluent Flow (MGD)	9.2	9.8	11.2	10.9
Precipitation (inches)	0.0	14.8	7.8	10.2

Discharge Monitoring Report Stats	EPA minimum percentage removal 85%	
5 day BOD:	Avg.	Avg.
Influent Total (mg/l)	154	126
Effluent Carbonaceous Total	2.3	2
Percent Removal	98.5	98.4
Total Suspended Solids:		
Influent (mg/L)	202	171
Effluent (mg/L)	2.3	11
Percent Removal	99	91.2
Dissolved Oxygen:		
Influent (min)	0.5	0.5
Effluent (min)	7.0	8.1
pH		
Influent (Low)	5.8	6.1
(High)	7.3	7.1
Effluent (Low)	6.7	6.5
(High)	7.3	7.4
Ammonia Nitrogen		
Influent (mg/L)	39.6	27.6
Effluent (mg/L)	0.2	1.3
Percent Removal	99.4	95.3

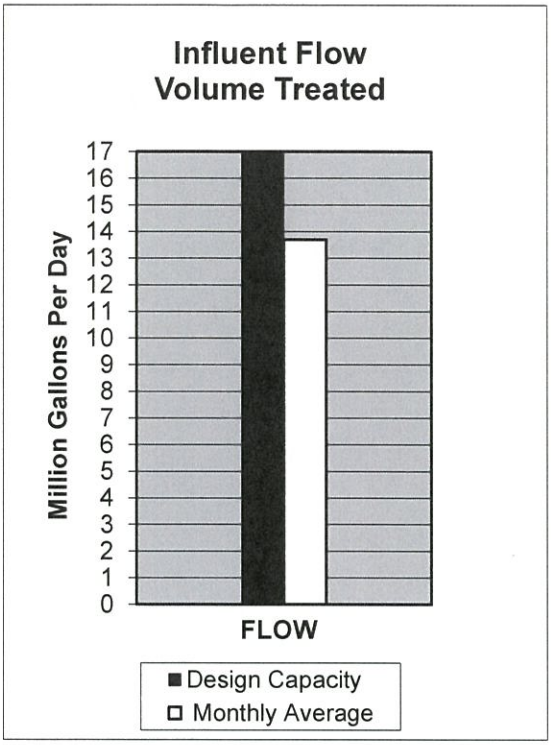
Utilities

Electrical				
Total kWh Used (Plant wide)	392,820	726,512	391,080	731,340
Aeration Blowers	137,600	248,200	121,500	235,700
UV Facility	70,000	138,800	65,000	131,000
Natural Gas				
Total cubic feet/day (plant wide)	405,000	839,000	120,000	233,000
Public Education (Tours)	0	0	0	0
Total Attendees FYE 26		0		115
OU Golf Course	16.3	37.9	27.4	38.0

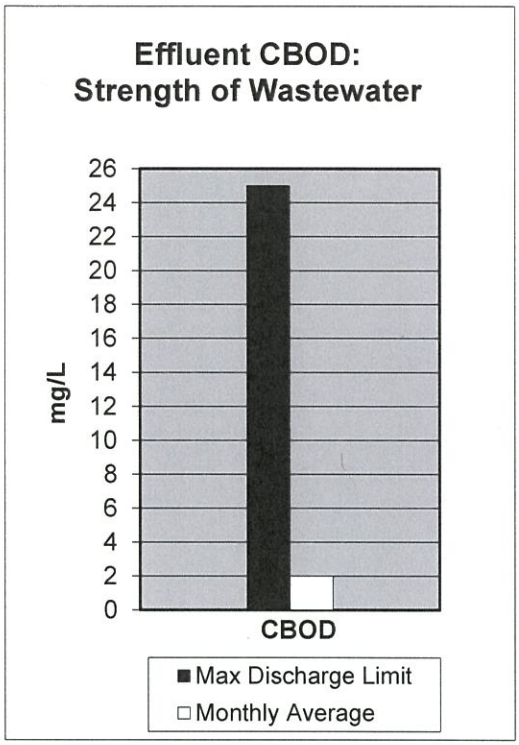
E.coli geometric mean for August **67** MPN (Limit 126 MPN)

CITY OF NORMAN
WATER RECLAMATION FACILITY
August 2026

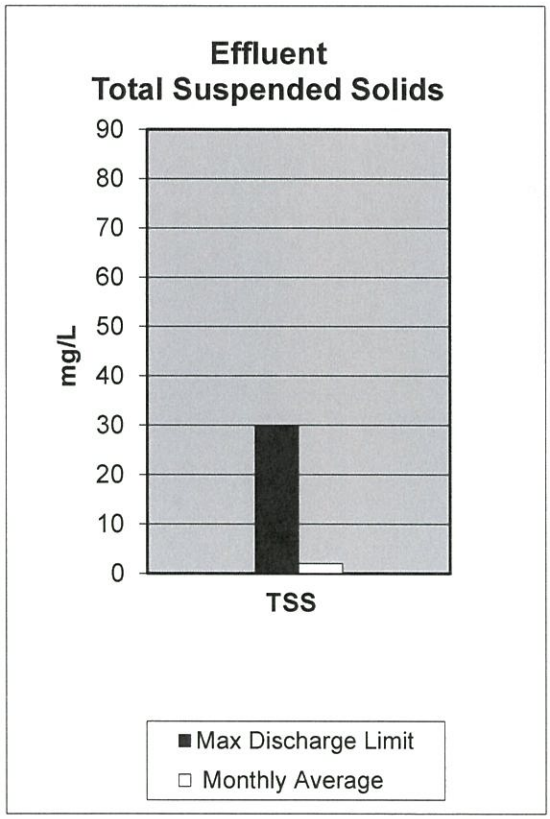
Influent Flow Volume Treated



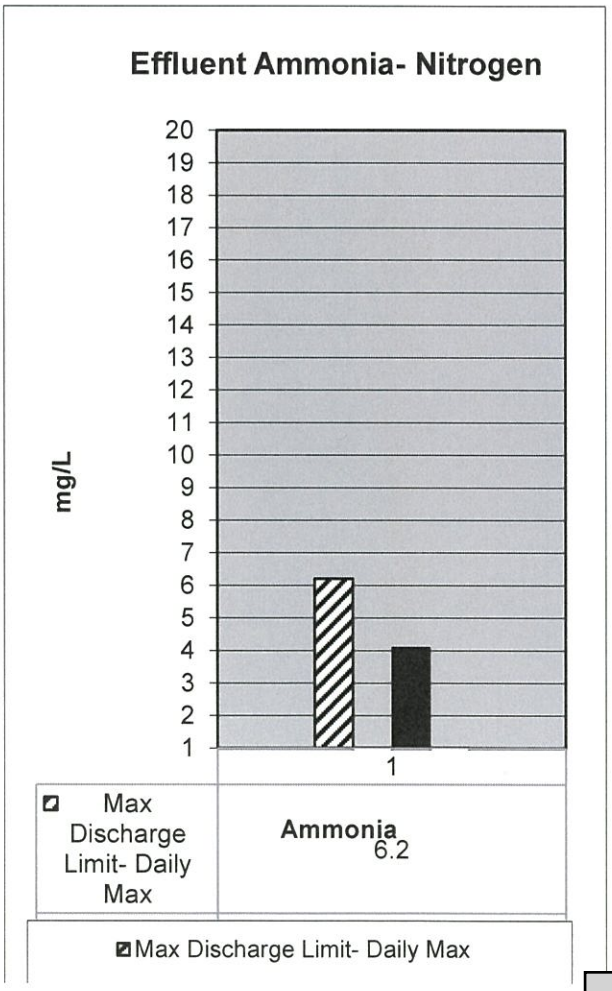
Effluent CBOD: Strength of Wastewater



Effluent Total Suspended Solids



Effluent Ammonia- Nitrogen



Comments here

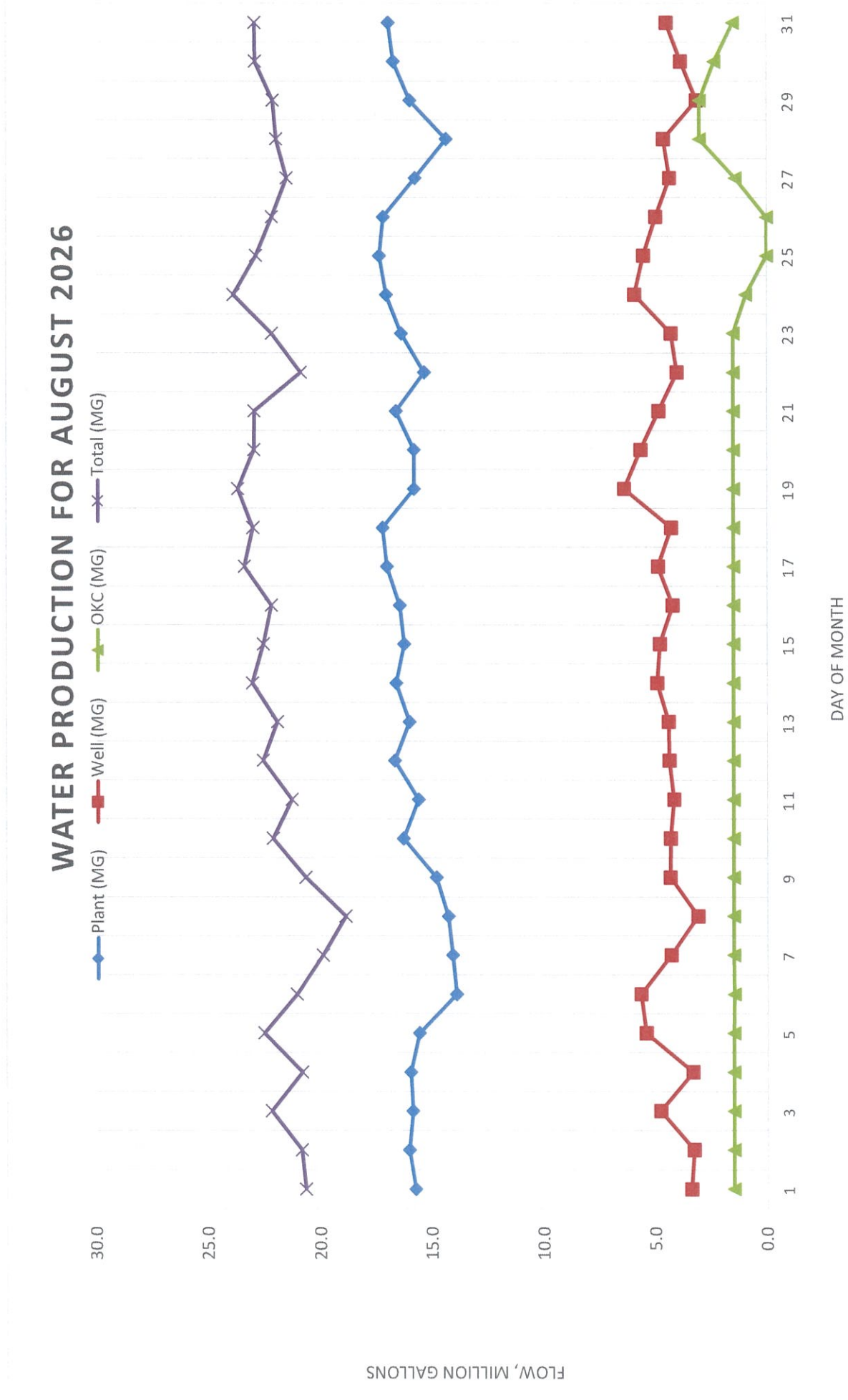
CITY OF NORMAN, OKLAHOMA
DEPARTMENT OF UTILITIES

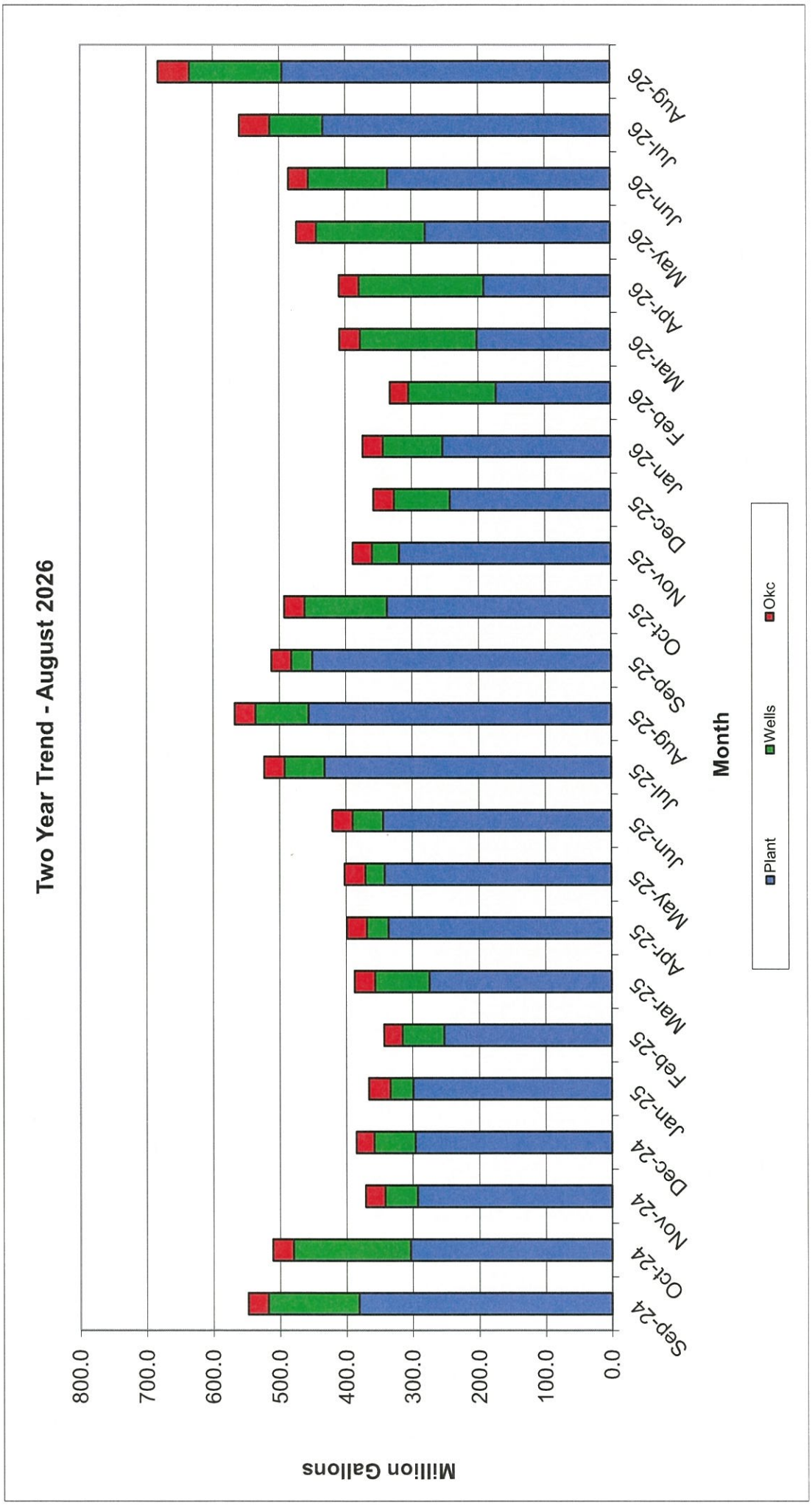
MONTHLY PROGRESS REPORT

WATER TREATMENT DIVISION **MONTH: August-2026**

	FYE 2027		FYE 2026	
Water Supply	This month	Year to date	This month	Year to date
Plant Production (MG)	495.70	929.36	455.77	887.46
Well Production (MG)	140.15	220.22	79.98	140.13
Oklahoma City Water Used (MG)	46.63	92.88	31.10	62.07
Total Water Produced (MG)	682.48	1242.46	566.85	1089.66
Average Daily Production	22.02	20.04	18.29	17.58
Peak Day Demand				
Million Gallons	23.89	23.89	21.14	21.14
Date	8/24/2026	8/24/2026	8/18/2025	8/18/2025
System Capacity (see note 1)	30.34	30.34	30.34	30.34
Demand Above Capacity (Peak Day)	0.00	0.00	0.00	0.00
Note 1: 2024- system capacity updated to reflect actual firm capacity from all sources				
Costs				
Plant	$804,079.85	$1,596,590.43	$743,814.64	$1,459,918.74
Wells	$264,742.92	$510,117.17	$236,510.06	$438,234.98
OKC	$153,612.80	$293,142.50	$120,675.55	$217,463.28
Total	$1,222,435.57	$2,399,850.10	$1,101,000.25	$2,115,617.00
Cost per Million Gallons				
Plant	$1,622.11	$1,717.95	$1,632.00	$1,645.06
Wells	$1,888.97	$2,316.44	$2,957.15	$3,127.32
OKC	$3,294.57	$3,156.14	$3,880.24	$3,503.74
Total	$1,791.17	$1,931.54	$1,942.32	$1,941.55
Water Quality				
Bacterial Samples in Compliance	100	200	100	200
Bacterial Samples out of Compliance	0	0	0	0
Total number of inquiries (Note 2)	0	2	2	3
Total number of complaints (Note 2)	19	23	4	6
Number of complaints per 1000 service connections	0.46	0.56	0.10	0.15
Note 2: Prior to April 2016 complaints and inquiries were grouped together, listed as complaints, and not distinguished.				
Safety				
Hours lost to OJI	0	0	0	0
Hours lost to TTD	0	0	0	0
Total Hours Lost	0	0	0	0
Safety Training Sessions Held	1	2	2	4
Public Education				
Number of tours conducted	1	2	3	3
Number of people on tours	1	16	44	44

Notes:
Installed temporary chiller onto the ozone cooling system.
Replaced pump and motor in wells 3 and 52.
Replaced starter contactor at well 40.


WATER PRODUCTION FOR AUGUST 2026
Plant (MG)
Well (MG)
OKC (MG)
Total (MG)
30.0
25.0
20.0
15.0
10.0
5.0
0.0
FLOW, MILLION GALLONS
1
3
5
7
9
11
13
15
17
19
21
23
25
27
29
31
DAY OF MONTH


Two Year Trend - August 2026
Million Gallons
800.0
700.0
600.0
500.0
400.0
300.0
200.0
100.0
0.0
Sep-24
Oct-24
Nov-24
Dec-24
Jan-25
Feb-25
Mar-25
Apr-25
May-25
Jun-25
Jul-25
Aug-25
Sep-25
Oct-25
Nov-25
Dec-25
Jan-26
Feb-26
Mar-26
Apr-26
May-26
Jun-26
Jul-26
Aug-26
Month
Plant
Wells
Okc

COMPOST MONTHLY REPORT

AUGUST 2026

	MONTH
TONS BROUGHT IN BY COMPOST CREWS:	294.21
LANDFILL TIPPING FEE'S	$ 21.75
SAVINGS FROM NOT DUMPING AT LANDFILL:	$ 6,399.07
TONS BROUGHT IN BY PUBLIC:	2,500.00
TONS BROUGHT IN BY CONTRACTORS :	10,400.00
TONS BROUGHT IN BY OTHER CITY DEPARTMENTS:	
LANDFILL TIPPING FEE'S	$ 21.75
SAVINGS FROM NOT DUMPING AT LANDFILL:	$ 280,575.00
TOTAL SAVINGS FROM NOT DUMPING AT LANDFILL:	$ 286,974.07
REVENUE COLLECTED FROM COMPOST SALES:	**$0.00**
REVENUE COLLECTED FROM GATE SALES:	**$8,520.00**
TOTAL TONS COLLECTED	**13,194.21**

	MULCH CUBIC YDS MONTH	COMPOST CUBIC YDS MONTH
PARKS DEPT.		**0**
ROAD & CHANNEL		**0**
LINE MAINTENANCE		**0**
STREET DEPT.	**2,000**	**0**
WATER TREATMENT		**0**
MURPHY PRODUCTS OKC		**0**
SELF LOADING BIN		**0**
DRYING BEDS		**1,000**
COMPOST SOLD BY CUBIC YARDS	**0**	**0**
MULCH SOLD BY CUBIC YARDS		**100**
TOTAL:	**2,000**	**1,100**

CURBSIDE MONTHLY RECYCLING REPORT

Aug-26

PROGRAM STATISTICS	
	AVERAGE MONTH
SET OUT/PARTICIPATION RATE:	98%
AVERAGE TONS PER DAY :	13.99
POUNDS PER HOME:	16

COMMODITY BY TON		
	% of Total	**TONS**
ALUMINUM BEVERAGE CAN	2.10%	5.47
#1 PET	5.50%	14.32
NEWS	0.00%	0
GLASS CONTAINERS	5.72%	14.89
MIX PAPER	33.40%	86.97
PLASTIC FILM	0.57%	1.48
#2 NATURAL	0.90%	2.34
#2 COLOR	1.10%	2.86
#3-#7	0.00%	0
METAL	0.82%	2.14
RIGIDS	0.89%	2.32
TIN-STEEL SCRAP	3.30%	8..59
TRASH	28.30%	73.69
OCC	17.40%	45.31
TOTAL	**100.00%**	**251.79**

	MONTH
SERVICE CALLS (MISSES)	
HOUSESIDE	
REMINDER	
SCATTERED	
MISC.	
REPAIR	
NEW	
ADD	
MISSING	
EXCHANGE	
REPLACE	
PICK UP	
TOTAL CALLS	0.00

	MONTH
LANDFILL COST AVOIDANCE	$5,476.43

SANITATION DIVISION PROGRESS REPORT

SUMMARY 2027

	FYE 27 MONTH	YR-TO-DATE
Vehicle Accidents	3	4
On The Job Injuries	0	1
Bulk Pickups	50	100
Refuse Complaints	125	240
New Polycarts Requests	80	158
Polycarts Exchanges	8	16
Additional Polycart Requests	69	165
Replaced Stolen Polycarts	72	144
Replaced Damaged Polycarts	76	152
Polycarts Repaired	27	54

MONTHLY TRANSFER STATION REPORT
August 2026

	TONS PER MONTH	REVENUE PER MONTH
O.U.	438.85	$25,909.98
STANDARD GATE	639.04	$72,929.60
RESIDENTIAL	345.50	$18,108.00
MATTRESS		$350.00
TOTALS:	1,423.39	$117,297.58

		MONTH
# OF LOADS TRANSPORTED TO OKC LANDFILL BY TRANSFER STATION TRUCKS.		441.00
# OF TONS TRANSPORTED TO OKC LANDFILL BY TRANSFER STATION TRUCKS.		7981.28
# OF LOADS TRANSPORTED TO OKC LANDFILL BY INDIVIDUAL SANITATION TRUCKS.		0.00
# OF TONS TRANSPORTED TO OKC LANDFILL BY INDIVIDUAL SANITATION TRUCKS:		0.00
TOTAL LOADS BROUGHT TO LANDFILLS:		441.00
GRAND TOTAL TONS TO LANDFILLS		7,981.28
DISPOSAL COST PER TON (OKC)		$21.75
TIPPING FEE'S FOR DUMPING AT OKC:		$173,592.84
GRAND TOTAL TIPPING FEE'S		$173,592.84
# OF LOADS BROUGHT TO TRANSFER STATION COMMERCIAL SANITATION TRUCKS:		702.00
# OF TONS BROUGHT TO TRANSFER STATION COMMERCIAL SANITATION TRUCKS:		3820.39
# OF LOADS BROUGHT TO TRANSFER STATION RESIDENTIAL SANITATION TRUCKS:		384.00
# OF TONS BROUGHT TO TRANSFER STATION RESIDENTIAL SANITATION TRUCKS:		2614.41
TOTAL LOADS BROUGHT TO TRANSFER STATION:		1086.00
TOTAL TONS BROUGHT TO TRANSFER STATION:		6434.80
MISCELLANEOUS TONS BROUGHT BY OTHER DEPTS.:		77.79
TOTAL TONS RECEIVED AT TRANSFER STATION		6512.59

Drop Center Report August 2026

MONTHLY UNIT PRICES	Revenue per ton	Proc. Fee	LBs Rejected	Tons Rejected	%	LNDFL Fee	Tons Diverted	$ Diverted
ALUMINUM:	$950.00	$0.00	0	0	0%	$21.75	538.65	$11,715.64
PLASTICS:	$0.00	$0.00						
STEEL CANS:	$0.00	$0.00						
MIXED OFFICE PAPER:	$0.00	$0.00						
CARDBOARD:	$20.00	$0.00						

RECYCLING CENTER DATA:	#9	Westwood	Hollywood	Transfer				
	TONS	TONS	Tons	Tons	Total Tons	PRO/FEE	Revenues	Net
ALUMINUM:	0.29	0.1	0.4	0.05	0.84	$0.00	$798.00	$798.00
PLASTICS:	2.46	0.87	3.61	0.31	7.25	$0.00	$0.00	$0.00
STEEL CANS:	0.29	0.1	0.4	0.05	0.84	$0.00	$0.00	$0.00
MIXED OFFICE PAPER:	2.44	0.96	2.6	2.83	8.83	$0.00	$0.00	$0.00
CARDBOARD:	20.61	12.66	30.73	1.63	65.63	$0.00	$1,312.60	$1,312.60
RECYCLING CENTER TOTALS:	26.09	14.69	37.74	4.87	83.39	$0.00	$2,110.60	$2,110.60

Commercial Cardboard Containers		Compactors		Glass	
TONS	Revenues	TONS	Revenues	TONS	Revenues
188.5	$3,770.00	16.87	$337.40	22.26	$0.00

Expenses	Average hrly+ benefits		$26.78		
	Cage Rolloff	Cardboard	Occ Compact	MXD Office	Total
Hours	44	188.5	10	16	258.5
Labor $	$1,178.32	$5,048.03	$267.80	$428.48	$6,922.63
Vehicle cost	$0.00	$0.00	$0.00	$0.00	$0.00

Customer Revenue
$12,264.09

Total All Recycle and Cardboard	
Tons	Revenues
311.02	$6,218.00

Total Recycle Only	
Tons	Revenues
40.02	$798.00

Total Cardboard	
Tons	Revenues
271.00	$5,420.00

Revenue	**Total Revenue**	**Total Expense**	**Total Net**
	$18,482.09	**$6,922.63**	**$ 11,559.46**

File Attachments for Item:

12. CONSIDERATION OF SUBMISSION, ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RECEIPT OF THE CITY MANAGER'S CONTRACT AND CHANGE ORDER REPORT AND DIRECTING THE FILING THEREOF.

CITY OF NORMAN, OK
STAFF REPORT

MEETING DATE: 9/22/2026

REQUESTER: Jamie Meyer, City Clerk

PRESENTER: Jamie Meyer, City Clerk

ITEM TITLE: CONSIDERATION OF SUBMISSION, ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RECEIPT OF THE CITY MANAGER'S CONTRACT AND CHANGE ORDER REPORT AND DIRECTING THE FILING THEREOF.

office memorandum

DATE: September 11, 2026

TO: Darrel Pyle, City Manager
Shannon Stevenson, Assistant City Manager

FROM: Michele Loudenback, Environmental and Sustainability Manager

SUBJECT: Approval of Assignment for completion of geotechnical work for the Sequoyah Trails Pond Retrofit after vendor corporate acquisition.

BACKGROUND:
Contract K-2324-136 was approved on February 27, 2024, with Burgess Engineering and Testing to provide on-call professional services related to construction testing. A geotechnical assessment of the Sequoyah Trails pond is necessary before the water quality retrofit design can move forward and so a work order was created in July with Burgess under the on-call agreement. Shortly after work began on the work order, Burgess was bought by Standard Engineering and Field Services. Design of the retrofit for water quality benefits the Sequoyah Trails pond, located within the Woodcrest Creek basin of the Lake Thunderbird watershed, as this basin is one of the highest sources of nutrients in the city.

DISCUSSION:
To allow design work to continue, staff recommends assignment of the work order for this project to Standard. Standard provided an acceptable and reasonable proposal to accomplish this assessment and have retained much of the same project staff. To date, no payment has been made, and Standard has agreed to honor the previous scope and fee.

Staff recommends approval of the Project Data Sheet and Agreement for Services to complete the work allowed by Work Order No. ES001 to Contract K-2324-136 in the amount not-to-exceed $6,600 for geotechnical testing services with funding from the Lake Thunderbird TMDL Project (50599968-46201 / DR0061) which has an available balance of $1,710,294.76.

Reviewed by: Chris Mattingly, Director of Utilities CM

9-14-26
Date

Signature

☑ APPROVED
☐ DISAPPROVED

BY:
☑ Darrel Pyle, City Manager
☐ Shannon Stevenson, Assistant City Manager

cc: Anthony Purinton, Assistant City Attorney

WO ES001
K-2324-136

STANDARD ENGINEERING & FIELD SERVICES -- PROJECT DATA SHEET & AGREEMENT FOR SERVICES

To ensure proper report distribution, invoicing, and specification interpretation, please provide the following, in detail, including valid email addresses:

Client Firm/Entity	NUA	Standard Proposal No.:	
Address:	225 N. Webster	Project Name/Description:	Sequoyah Trails Pond Retrofit Geotechnical Assessment
City, State, Zip Code:	Norman, OK 73069	Project Location:	Norman, OK
Project Manager:	Michele Loudenback	Project Owner:	Norman Utilities Authority
PM E-Mail:	Michele.loudenback@normanok.gov	Owner Project No.:	K-2526-126
PM Phone:	405-292-9731	Prime Contractor:	
Job No.:		Architect or Engineer:	
Client Agent Phone:		BET Project No.:	26184
Client Agent E-Mail			

Paying Party (if different from Client)

Firm / Organization:	
Address:	
City, State, Zip Code:	
Project Manager:	
PM E-Mail:	
PM Phone:	
Job No.:	

ACCOUNTING INFORMATION*

AP Contact:	Deborah Gonzalez
Address:	225 N. Webster
City, State, Zip Code:	Norman, Ok 73069
AP Contact Phone:	405-292-9731
AP Contact E-Mail:	Deborah.gonzalez@normanok.gov
Purchase Order No.:	
Other AP Instructions.:	

Address Project Correspondence to: Michele Loudenback
Authorized Standard Representative:

REPORT DISTRIBUTION*

	X E-Mail ☐ Web Portal		☐ E-Mail ☐ Web Portal
Firm / Organization:	NUA	Firm / Organization:	
Contact:	Michele Loudenback	Contact:	
E-Mail:	Michele.loudenback@normanok.gov	E-Mail:	
	☐ E-Mail ☐ Web Portal		☐ E-Mail ☐ Web Portal
Company:		Company:	
Contact:		Contact:	
E-Mail:		E-Mail:	

Other Pertinent Information:

Disclosure of Hazardous and Toxic Material and Conditions at the Project (check One)
RESPONSIBLE PARTY is not aware of any hazardous wastes or substances, toxic materials or conditions or petroleum products ("Hazardous Materials") existing at the site of the Project, EXCEPT:

☐ None ☐ Petroleum Fuels Only ☐ Those items Described (attached "Exhibit III" if more space is required)

By signing below, Client and Paying Party (hereinafter collectively Responsible Party) hereby engage Standard to provide the services set forth in PART I, at the Project described above, Responsible Party agrees to pay Standard in accordance with PART II. The parties agree:

PART I – Scope of Work, the following is incorporated herein by reference:

Per the Agreement, Work Order No. ES001, between Client and Burgess Testing Company LLC a/k/a Burgess Engineering and Testing ("Assigned Contract")

PART II – Fee, the following is incorporated herein by reference:

Per the Assigned Contract or project

Burgess Testing Company, LLC ("Assignor") has assigned to Standard Engineering & Field Services ("Assignee"), all of its right, obligations, liability, and interest in, to, and under the Assigned Contract, which shall expressly include all of Assignor's right, title, and interest with respect to all amounts that remain due and payable to for services to be provided under the Assigned Contract after AUGUST 21, 2026 ("the Effective Date"). Assignee accepts this assignment and hereby agrees to fully perform all the terms, provisions, covenants and conditions contained in the Assigned Contract on the part of the Assignor to be performed after the Effective Date of this Agreement with the same force and effect as if the Assignee had executed the Assigned Contracts. Assignee further agrees to be bound by all of the provisions of the Assigned Contract and to perform all of the remaining obligations thereunder from and after the Effective Date of this Assignment. The undersigned, Client, hereby consents to the Assignment of the Contract, as identified in Part I and waiving none of its rights thereunder, all of which shall be enforceable against Assignee or Assignor during the periods defined in the Assignment.

WO ES001
K-2324-136

The Client or Paying Party agrees to pay Standard's invoices for services rendered after AUGUST 21, 2026. Payment shall be made to Standard Engineering & Field Testing, 3400 N. Lincoln Blvd., Oklahoma City, OK 73105. Work may be suspended if payment is not timely received. If an invoice is sent to collections, the Client or Paying Party agrees to pay all attorney fees, court costs and other incurred expenses related thereto. If the Project is terminated in whole or in part, then the Client or Paying shall pay for services performed prior to Standard's receipt of written notice of such termination, including Standard's reimbursable expenses and actual and reasonable shut-down costs.

Point of Contact: Please call Standard Dispatch to schedule work as far in advance as possible, work must be scheduled at least 24 hours in advance to ensure proper and timely service. Specific testing work cannot be performed if Standard is not contacted in advance of applicable project activities and certain special inspections can only be performed before subsequent construction activities cover the work to be inspected. Standard will make an effort to meet all dispatch requests, but any work not scheduled 24 hours in advance is not guaranteed and will be done on a first come first served basis. Standard will have no liability or responsibility for work not scheduled 24 hours in advance.

To schedule work please call: OKC **405-528-0541** • Tulsa **918-289-0005** • Lawton **580-353-0872** • Enid **580-237-3130**

REPORTS CANNOT BE ISSUED UNTIL THIS DOCUMENT IS COMPLETED AND RETURNED TO STANDARD

Client	**Paying Party**
Signature	Signature
Name, Title DARREL PYLE, CITY MANAGER	Name, Title
Date 9-14-24	Date

File Attachments for Item:

13. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RECEIPT OF THE CITIZENS PUBLIC SAFETY SALES TAX OVERSIGHT COMMITTEE ANNUAL REPORT FOR FYE 2026.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 09/22/26

REQUESTER: Kimberly Coffman, Chief Accountant

PRESENTER: Clint Mercer, Director of Finance

ITEM TITLE: CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RECEIPT OF THE CITIZENS PUBLIC SAFETY SALES TAX OVERSIGHT COMMITTEE ANNUAL REPORT FOR FYE 2026.

City of Norman, Oklahoma

Citizens' Public Safety Sales Tax Oversight Committee

Annual Report

July 2025 – June 2026

City of Norman, Oklahoma
Citizens' Public Safety Oversight Committee
Annual Report
July 1, 2025 – June 30, 2026

Executive Summary

The Citizen's Public Safety Sales Tax (PSST) Oversight Committee (CPSOC) offers the following information for the status of the Fiscal Year Ending June 30, 2026 (FYE 26). We are pleased to report that several items were accomplished this year, but we would be remiss if we did not report on the items that are outstanding and must be addressed.

MAJOR ISSUES

- **School Resource Officer (SRO) Program:** The SRO program was fully implemented in FYE 2025; however, Norman Public Schools has been unable to make a significant contribution toward the cost of the program. In FYE 2026, Norman Public Schools contributed $541,858.68, representing approximately 23% of the program's total cost of $2.3 million. The remaining cost of the program was funded through PSST revenues and transfers from the General Fund.
- **Emergency Communications and Operations Center (ECOC) Secondary Generator**: The CPSOC unanimously recommended that the City Council explore alternative funding sources for a secondary, natural-gas-powered generator for the ECOC. The Committee emphasized that redundant power sources are critical to maintaining uninterrupted emergency communications and essential City operations during severe weather and other critical incidents, particularly given the potential for failure of the existing diesel generator.
- **Public Safety Study Ad Hoc Committee**: On February 4, 2025, the City Council received the results of a Public Safety Study conducted by the Matrix Consulting Group. To date, an implementation plan for the study's recommendations has not been established. During the reporting period, the CPSOC submitted a formal recommendation to the City Council proposing the formation of an ad hoc committee to conduct a comprehensive review of the study's recommendations and develop a strategic plan for its implementation.

PROJECT STATUS

- The Emergency Communications Operations Center (ECOC) was completed in 2024, and an accompanying vehicle storage facility is almost complete. The only critical capital need remaining in the PSST II plan is to reconstruct/relocate Fire Station #5.

FINANCIAL OVERVIEW

Public Safety Sales Tax (PSST) revenue was -6% below the budget target for FYE 26. A $490,753 subsidy from the General Fund and a $160,818 subsidy from the Capital Fund was budgeted and required

in FYE 26 to keep the PSST Fund in the black. Sales tax trends will be monitored each year to determine the need for future subsidies until the PSST critical capital needs have been completed.

LOOKING FORWARD

- Comprehensive review of the 2026 Public Safety Study and potential implementation
- Mid-mount aerial ladder platform completion and delivery
- Reconstruction/relocation of Fire Station # 5

Table of Contents

Executive Summary …… 1

Introduction ……..... 4

Public Safety Sales Tax Staffing Plan ……..……... 7

Plan Status / Findings and Conclusions ……... 8

Appendix A – Public Safety Sales Tax I Ordinance O-0708-32 ……. 10

Appendix B – Community Oriented Policing Resolution R-0809-125 ……... 15

Appendix C – Public Safety Sales Tax II Ordinance O-1314-33 …… 23

Appendix D – Public Safety Sales Tax Committee Meeting Schedule and Minutes …. 35

Appendix E – Public Safety Sales Tax Fund Financial Report …… 79

Appendix F – Public Safety Sales Tax II Original Plan ……... 80

Appendix G – Public Safety Sales Tax II Fire Apparatus Replacement Schedule ……. 82

Introduction

On May 13, 2008, a special election was held in the City of Norman providing for the assessment of a temporary seven-year sales tax of one half of one percent (.5%) in addition to the present City and State sales tax for staffing of forty-one (41) additional Police personnel and thirty (30) additional Fire personnel. The additional sales tax was also to be used for vehicles and equipment for such personnel, acquiring, constructing and equipping two new fire stations. The proposition was approved with a vote of 8,301 in favor to 4,307 opposed. The public safety sales tax was implemented October 1, 2008, and expired September 30, 2015.

On April 1, 2014, a special election was held in the City of Norman providing for the extension of the one-half percent (.5%) public safety sales tax beginning October 1, 2015. The proposition was approved with a vote of 3,801 in favor to 3,662 opposed. In this report, the tax effective prior to October 1, 2015, is called PSST I, and the tax effective on October 1, 2015, is called PSST II.

Creation and Purpose

The Ordinance calling the election provided for the establishment of a Citizens Public Safety Oversight Committee (CPSOC) to review the expenditures of such monies and submit recommendations to the City Council regarding such expenditures. Further, the CPSOC was to review the expenditures of revenues collected to determine if such funds were expended for the purposes specified and monitor the successful implementation of community-oriented policing concepts. The Ordinance called for the committee to issue reports on their findings to the City Council and the public on an annual basis or as requested by the Council. (See Appendix A for the PSST I Ordinance, Appendix B for the COP Establishment Resolution, and Appendix C for the PSST II Ordinance and Resolution).

Membership

The Norman City Council, in its meeting of February 10, 2009, appointed the first Citizen's Public Safety Oversight Committee. Current members of the Committee are Linda Price, Russell Rice, Gregory Gilkey, Mark Emerson, Ann Gallagher, Brittany Elliott, Nicholas Heflin, and Kyle Hurley.

Meeting Schedule

The CPSOC meets monthly. Below are the dates for the Committee's meetings from July 2025 to June 2026. (See Appendix D for the Schedules of Regular Meetings and the Corresponding Agendas).

July 10, 2025	Monthly Meeting
August 14, 2025	Monthly Meeting
September 11, 2025	Monthly Meeting
October 9, 2025	Monthly Meeting
November 13, 2025	Monthly Meeting
December 11, 2025	Monthly Meeting
January 8, 2026	Monthly Meeting
February 12, 2026	Monthly Meeting
March 12, 2026	Monthly Meeting
April 9, 2026	Monthly Meeting

May 14, 2026	Monthly Meeting – Cancelled for lack of Quorum
June 11, 2026	Monthly Meeting

Discussion Items

The topics of discussion involved Public Safety Sales Tax revenues and expenses for each month. Detailed financial information is included under the Financial Report section of this document.

Members of the Police Command staff presented monthly information regarding the Community Oriented Policing efforts.

Members of the Fire Command staff presented monthly updates on Fire Department activity.

Other topics of discussion and advisement to Council included:

- Fire Department Apparatus Replacement Schedule – (See Appendix H)
- Emergency Communications Operations Center project
- Data-Driven Approaches to Crime & Traffic Safety (DDACTS)
- School Resource Officer Program staffing
- Emergency Communications staffing

Accomplishments

The Committee continued its work meeting monthly to review revenue and expenditures reports as well as monitoring the community-oriented policing philosophy.

Financial Report

On May 13, 2008, the citizens of Norman voted on and approved a temporary 7-year, one-half percent (0.5%) Public Safety Sales Tax (PSST I) to increase the number of police officers and firefighters, and to construct and equip two new fire stations. The sales tax began October 1, 2008, and terminated on September 30, 2015. The City received its first sales tax remittance from the Oklahoma Tax Commission on December 18, 2008.

As of June 30, 2026, a total of $171,890,721 has been collected from the PSST since its inception. An additional $17,520,622 has been collected from the related Public Safety Use Tax (a sales tax levied on purchases made outside of the city for use within the city). Interest earned from investing the taxes has earned the PSST Fund an additional $1,597,912. Total expenditures to date from PSST funds are $229,115,495 (see Appendix E for a revenue and expenditure analysis by month).

As mentioned earlier in this report, on April 1, 2014, a special election was held in the City of Norman providing for the permanent extension of the one half of one percent (.5%) public safety sales tax beginning October 1, 2015. The proposition was approved and is called PSST II.

With the approval of the PSST permanent extension, Ordinance O-1314-33 was also approved. This Ordinance specifically states what the PSST II revenues can and will be used for. The Ordinance directed that funding for the 71 personnel added to the City public safety workforce by the PSST I be made permanent; 19 personnel be added over a period of four years (13 police officers to staff a School Resource Officer program; 4 additional Dispatchers; and 2 Emergency

Vehicle Mechanics); and a program to replace or acquire Critical Public Safety Capital Facility Needs be implemented (See Appendix G for the original PSST II project, equipment and personnel plan). The Critical Public Safety Capital Needs were identified, in priority order, as follows:

Emergency Communication System Replacement - $15,000,000
Emergency Operations/Dispatch Center Facility - $6,500,000
Fire Apparatus Replacement Program – $6,800,000
Reconstruct/Relocate Fire Station #5 - $3,500,000
TOTAL - $31,800,000

In discussions and presentations leading up to the approval of the PSST extension, the plan to finance the Emergency Communications (Radio) System and Emergency Operations Center (EOC) facilities through some sort of debt issuance was discussed and acknowledged due to the need to have those facilities up and running before sufficient PSST revenues would accrue. Under the plan, available PSST fund balance would be used as a partial "down payment" on the Communication System and EOC facilities, and PSST Fund balance would be used to pay for the Fire Apparatus and Fire Station #5 Reconstructions on a pay-as-you-go basis, as funds became available after the Radio System and EOC were financed.

As illustrated on the following page, the City of Norman has followed the approved Staffing Plan in adding personnel to the budgeted workforce as anticipated by PSST I and PSST II. During FYE 17, it was originally planned to add seven additional School Resource Officers, two Emergency Vehicle Mechanics and two Emergency Communications Officers. Due to financial cuts and an economic downturn, all of the planned positions, except for the two Communication Officers, were delayed. In FYE 18, three of the remaining seven School Resource Officers were added. No positions were fulfilled in FYE 19. Two Emergency Vehicle Mechanic positions were approved for FYE 20. The two remaining Emergency Communications Officer positions and the four remaining School Resource Officer positions were added during FYE 2024.

Public Safety Sales Tax Staffing Plan

	Original Plan								
	Fire-fighters	Commissioned Police Officers	Non-commissioned Police Officers	Plan Total	Fulfilled in PSST I	Fulfilled in PSST II	Not Fulfilled	Reason
FYE 2008	0	0	0	0	0		0	
FYE 2009	0	12	0	12	12		0	
FYE 2010	15	9	0	24	24		0	
FYE 2011	0	9	0	9	9		0	
FYE 2012	15	5	0	20	20		0	
FYE 2013	0	2	0	2	2		0	
FYE 2014	0	2	0	2	2		0	
FYE 2015	0	2	0	2	2		0	
FYE 2016	0	6	0	6		6	0	
FYE 2017	0	7	2 Emerg Vehicle Mechanics 2 Emerg Communications Officers	11		2 Emerg Communications Officers	7 Police Officers 2 Emerg Vehicle Mechanics	Lack of funding/staffing
FYE 2018	0	0	0	0		3 Police Officers planned in FYE 2017	0	
FYE 2019	0	0	2 Emerg Communications Officers	2			4 Police Officers, 2 Emergency Communications Officers	Lack of funding/staffing
FYE 2020	0	0	0	0		2 Emerg Vehicle Mechanics planned in FYE 2017	4 Police Officers, 2 Emergency Communications Officers	Lack of funding/staffing
FYE 2021	0	0	0	0			4 Police Officers, 2 Emergency Communications Officers	Lack of funding
FYE 2022	0	0	0	0			4 Police Officers, 2 Emergency Communications Officers	Lack of funding
FYE 2023	0	0	0	0			4 Police Officers, 2 Emergency Communications Officers	Lack of funding
FYE 2024	0	0	0	0		2 Emerg Communications Officers, 4 Police Officers	0	
Total	30	54	0	90	71	19	0	

Total Public Safety Personnel[a]

	Firefighters		Commissioned Police Officers	
	Budgeted	Filled 6/30	Budgeted	Filled 6/30
FY 2008	127	120	134	125
FY 2009	127	123	146	127
FY 2010	142	126	155	156
FY 2011	142	135	164	159
FY 2012	157	129	169	165
FY 2013	157	156	169[b]	154
FY 2014	157	150	171	159
FY 2015	157	156	173	157
FY 2016	157	145	177[c]	158
FY 2017	157	155	177	163
FY 2018	157	151	178[d]	160
FY 2019	158	141	180	170
FY 2020	158	148	180	176
FY 2021	158	155	171[e]	166
FY 2022	158	143	171	160
FY 2023	158	149	180[f]	158
FY 2024	158	157	184[g]	165
FY 2025	158	150	184	177
FY 2026	158		184	185[h]
FY 2027	159[h]		184	

[a] Only includes positions in the Fraternal Order of Police (FOP) and International Association of Fire Fighters (IAFF), excludes all other public safety support personnel.
[b] In the FY 2013 Budget, one Major (FOP)position was reclassified to a non-union Deputy Police Chief position, and a Forensic Tech (FOP)position was reclassified to a non-union position, and two PSST positions were added, so no net change in total.
[c] In the FY 2015 Budget year, a Master Police Officer position was reclassified to a non-union Forensic Tech position. In FYE 2016, a Police Officer position was reclassified to a non-union I.T. Systems Support Tech position for the PD and six officers were added for the School Resource Officer program.
[d] In the FY 2018 Budget year, three additional School Resource Officers were added, an MPO was reclassified to a non-union Animal Welfare Shelter Manager and a Sergeant was reclassified as a non-union Police Standards Administrator. In FYE 2019, a police major was added.
[e] In FYE 2021, nine commissioned positions were cut in the Police Department in the General Fund.
[f] In the FY 2023 Budget year, nine commissioned positions were added in the Police Department in the General Fund.
[g] In the FY 2024 Budget year, four commissioned School Resource Officer positions were added in the Public Safety Sales Tax Fund.
[h] In the FY 2026 Budget year, a Health and Safety Coordinator position was added in the Fire Department in the General Fund and the Police Department was authorized to over hire 1 additional commissioned position due to upcoming retirements.

Plan Status

The original PSST plan is complete. With the hiring of nine (9) additional police officers for the school resource officer program in FYE 16 and 18, two (2) Emergency Communications Officers in FYE 17, the hiring of two (2) Emergency Vehicle Mechanic positions in FYE 20, and the approval of two (2) Emergency Communications Officers and four (4) police officers for the school resource officer program in FYE 24, the staffing plan for PSST II is also complete.

With the approval of PSST II, PSST II revenues will be utilized for specific capital improvements identified in the PSST II Ordinance, including an improved communications system, replacement of fire trucks and apparatus, relocation and reconstruction of Fire Station No. 5, and the construction of an emergency operations and dispatch facility.

Findings and Conclusions

The Committee reports that City staff has been responsive to information requests and guidance as such requests have been made.

Committee members would like a more prospective review of public safety issues to be able to make recommendations to Council before any decisions are made. The Committee is a dedicated group that comprises subject matter experts within their fields and has the expertise needed to give Council advice and recommendations on public safety issues. Members are eager to share their knowledge with Council to help with decision making.

Public Safety Sales Tax expenditures have been extensively reviewed by the committee and the committee finds such expenditures have been made in accordance with the Ordinance establishing the parameters for such expenditures. In the Committee's judgment, the Police Department is successfully implementing Community Policing concepts.

Looking Forward to the Fiscal Year Ending 2027

In the future, the committee will continue monitoring activities designated in the COP Annual Work Plan (see Appendix F) as well as monitoring expenditures and revenues associated with the Public Safety Sales Tax collections.

The Committee also looks forward to the partnership with the Norman Public Schools for the School Resource Officer (SRO) Program as a part of the PSST extension, and the reconstruction/relocation of Fire Station #5.

The committee stands ready to assist the Council in whatever advisory capacity they deem appropriate.

The Citizen's Public Safety Oversight Committee FYE 2026 Annual Report was approved at the CPSOC meeting on September 10, 2026, with the recommendation that it be forwarded to City Council as required by Ordinance 0-0708-32.

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AUTHORIZING THE CALLING AND HOLDING OF A SPECIAL ELECTION IN SAID CITY OF NORMAN, STATE OF OKLAHOMA, (THE CITY), ON THE 13TH DAY OF MAY, 2008, FOR THE PURPOSE OF SUBMITTING TO THE REGISTERED, QUALIFIED ELECTORS OF SAID CITY THE QUESTION OF APPROVING OR REJECTING ORDINANCE NO. O-0708-32 OF THE CITY OF NORMAN, OKLAHOMA, LEVYING AND ASSESSING A SALES TAX OF ONE HALF OF ONE PERCENT (.5%) IN ADDITION TO PRESENT CITY AND STATE SALES TAXES UPON THE GROSS PROCEEDS OR GROSS RECEIPTS DERIVED FROM ALL SALES TO ANY PERSON TAXABLE UNDER THE SALES TAX LAW OF OKLAHOMA INCLUDING, BUT NOT LIMITED TO, CERTAIN ENUMERATED SALES LISTED THEREIN; PROVIDING FOR THE PURPOSE OF THE ONE HALF OF ONE PERCENT (.5%) SALES TAX TO BE USED FOR STAFFING OF ADDITIONAL POLICE PERSONNEL AND ADDITIONAL FIRE PERSONNEL IN ACCORDANCE WITH THE STAFFING PLAN ADOPTED HEREIN, VEHICLES AND EQUIPMENT FOR SUCH PERSONNEL, ACQUIRING, CONSTRUCTING, AND EQUIPPING TWO FIRE STATIONS IN THE CITY OF NORMAN, OKLAHOMA, AND THEN FOR SUCH OTHER LAWFUL PURPOSES AS SPECIFIED HEREIN; TO BECOME EFFECTIVE ON THE 1ST DAY OF OCTOBER, 2008, AND TERMINATE ON 30th DAY OF SEPTEMBER, 2015; PROVIDING EXEMPTIONS EXEMPTED FROM THE SALES TAX LAW OF OKLAHOMA INCLUDING, BUT NOT LIMITED TO, CERTAIN ENUMERATED EXEMPTIONS LISTED THEREIN; PROVIDING FOR THE ADMINISTRATION AND COLLECTION OF TAX; REQUIRING THE FILING OF RETURNS; PROVIDING FOR INTEREST AND PENALTIES FOR FAILURE TO PAY TAX WHEN DUE; PROVIDING FOR TAXPAYER TO KEEP RECORDS; REQUIRING VENDORS TO COLLECT TAX FROM PURCHASER AT TIME OF SALE; ESTABLISHING LIENS; AUTHORIZING THE CITY COUNCIL TO MAKE ADMINISTRATIVE AND TECHNICAL CHANGES AND ADDITIONS EXCEPT TAX RATE; MAKING THE TAX CUMULATIVE; PROVIDING SEVERABILITY OF PROVISIONS; REQUIRING APPROVAL OF ORDINANCE BY MAJORITY OF REGISTERED VOTERS VOTING AT AN ELECTION HELD FOR SUCH PURPOSE AS PROVIDED BY LAW; FIXING EFFECTIVE DATE; AND PROVIDING FOR THE SEVERABILITY THEREOF.

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

§ 1. Proposition. That the Mayor of the City of Norman, Oklahoma, or in her absence or incapacity, the duly qualified Mayor Pro Tem, be and hereby is authorized and directed to call a special election to be held in the City of Norman, Oklahoma, on the 13th day of May, 2008, for the purpose of submitting to the registered, qualified voters of said City of Norman, Oklahoma, for their approval or rejection the following proposition:

PROPOSITION

"SHALL ORDINANCE NO. O-0708-32 PROVIDING FOR THE ASSESSMENT OF A SALES TAX OF ONE HALF OF ONE PERCENT (.5%) IN ADDITION TO THE PRESENT CITY AND STATE SALES TAX UPON THE GROSS PROCEEDS OR GROSS RECEIPTS DERIVED FROM ALL SALES TO ANY PERSON TAXABLE UNDER THE SALES TAX LAW OF OKLAHOMA INCLUDING, BUT NOT LIMITED TO, CERTAIN ENUMERATED SALES LISTED THEREIN; PROVIDING FOR THE PURPOSE OF THE ONE HALF OF ONE PERCENT (.5%) TO BE USED, TO THE EXTENT FEASIBLE FROM THE REVENUES GENERATED HEREBY, FOR STAFFING OF FORTY-ONE (41) ADDITIONAL POLICE PERSONNEL AND THIRTY (30) ADDITIONAL FIRE PERSONNEL IN ACCORDANCE WITH THE STAFFING PLAN ADOPTED HEREIN, VEHICLES AND EQUIPMENT FOR SUCH PERSONNEL, ACQUIRING, CONSTRUCTING, AND EQUIPPING TWO FIRE STATIONS IN THE VICINITY OF 36TH AVENUE NORTHWEST AND TECUMSEH STREET AND IN THE VICINITY OF EAST ALAMEDA AND EAST 36TH AVENUE IN THE CITY OF NORMAN, OKLAHOMA, ALL TO BE OWNED EXCLUSIVELY BY THE CITY OF NORMAN AND THEN FOR SUCH OTHER LAWFUL PURPOSES OF THE CITY BE APPROVED; AND PROVIDING THAT SUCH ADDITIONAL ONE HALF OF ONE PERCENT (.5%) SHALL BEGIN TO BE LEVIED ON OCTOBER 1, 2008, AND CEASE TO BE LEVIED ON SEPTEMBER 30, 2015?"

§ 2. That such call for said election shall be by Special Election Proclamation and Notice, signed by the Mayor or Mayor Pro Tem and attested to by the City Clerk, setting forth the proposition to be voted on; that the ballots set forth in the proposition be voted upon substantially as set out in Section 1 hereof; and that the returns of said election shall be made to and canvassed by the Cleveland County Election Board.

§ 3. That the number and location of the polling places and the persons who conduct the elections shall be the same as the regular polling places and persons prescribed and selected by the Cleveland County Election Board for elections in the City of Norman, Oklahoma.

§ 4. That the Special Election Proclamation and Notice of even date, a copy of which is on file with the City Clerk and which is incorporated herein by reference, calling such special election is hereby approved in all respects, and that the Mayor or Mayor Pro Tem is hereby authorized to execute said special election proclamation on behalf of the City, and the City Clerk is hereby authorized to

attest and affix the seal of said City to said Special Election Proclamation and Notice and cause a copy of said Special Election Proclamation and Notice to be published as required by law, and a copy thereof delivered to the Cleveland County Election Board.

§ 5. That the City Clerk shall serve or cause to be served, a copy of this Ordinance and a copy of the Special Election Proclamation and Notice of Election upon the office of the Cleveland County Election Board, not less than sixty (60) days prior to the date of the election.

§ 6. Citation and codification. This Ordinance shall be known and cited as the Norman Sales Tax Ordinance of 2008, and the same shall be codified and incorporated into the Code of Ordinances of the City of Norman, Oklahoma (the "City").

§ 7. Tax imposed. It is hereby imposed a sales tax of one half of one percent (.5%) (in addition to any and all other sales taxes now in force) to be levied upon the gross receipts derived from all sales taxable under the Oklahoma Sales Tax Code.

§ 8. Effective date and termination. This Ordinance shall become and be effective on and after the 1st day of October, 2008, subject to approval of a majority of the registered voters of the City of Norman voting on the same in the manner prescribed by law. This Ordinance and the sales tax referenced herein shall terminate and cease to be levied seven (7) years from the effective date of this Ordinance, or on the 30th day of September, 2015 provided that this tax, at the discretion of the then sitting City Council, may be submitted to the registered voters of the City of Norman for re-approval prior to the expiration of the tax.

§ 9. Purposes of revenues. The proceeds of the one half of one percent (.5%) sales tax levied and assessed by this Ordinance shall be used, to the extent feasible from the revenues generated hereby, as follows:

> First, for staffing of forty-one (41) additional police personnel and thirty (30) additional fire personnel in accordance with the staffing plan adopted herein, vehicles and equipment for such personnel, acquiring, constructing, and equipping two fire stations in the vicinity of 36th Avenue Northwest and Tecumseh Street and in the vicinity of East Alameda and East 36th Avenue in the City of Norman, Oklahoma, all to be owned exclusively by the City of Norman and for the promotion of community relations through a philosophy of community policing which promotes a partnership and interaction between public safety personnel and the citizens of the City of Norman, and then for such other purposes as may be adopted by Council in accordance with criteria specified in section 13 below, provided it is not the intention that revenue generated from this additional tax levy be utilized to create inequities in the City of Norman Compensation system among public safety and nonpublic safety personnel.

§10. Establishment of Citizens Public Safety Oversight Committee. A Citizens Public Safety Oversight Committee shall be established to review the expenditures of such monies and submit recommendations to Council regarding such expenditures.

§11. Appointment and number of members. Members of the Citizens Public Safety Oversight Committee shall be appointed by the Mayor of the City of Norman upon approval by a majority of the City Council. The Committee shall consist of one member from each Ward and one member at-large. The Citizens Public Safety Oversight Committee shall not be current City employees, officials, contractors or vendors of the City.

§12. Purposes of Citizens Public Safety Oversight Committee. The Citizens Public Safety Oversight Committee shall review the expenditure of revenues collected pursuant to this Ordinance to determine if such funds are expended for the purposes specified in the Ordinance, monitoring the successful implementation of community policing concepts, and issuing reports on their findings to the City Council and the public on an annual basis or as requested by Council, and may review and make recommendations on such other issues related to Public Safety as may be assigned to it by Council.

§13. Staffing Plan. Revenues collected hereunder shall be expended first for the staffing, compensation and equipping of police and fire personnel over the period of the tax in accordance with the Staffing Plan set forth herein, and the excess for such other public needs as may be identified and budgeted by Council after evaluation considering at least one of the following criteria: projects or expenditures that enhance public safety services; projects or expenditures that enhance emergency management capabilities; projects or expenditures that provide direct services to the citizens; projects or expenditures that help ensure long term financial stability of the City; and/or projects or expenditures that provide for continuity of existing City services.

Year of Tax	Additional Police Personnel	Additional Fire Personnel
1	12	0
2	9	15
3	9	0
4	5	15
5	2	0
6	2	0
7	2	0
Total added Personnel	41	30

§14. Subsisting state permits. All valid and subsisting permits to do business issued by the Oklahoma Tax Commission pursuant to the Oklahoma Sales Tax Code are, for the purpose of this Ordinance, hereby ratified, confirmed and adopted in lieu of any requirement for an additional City permit for the same purpose.

§15. Payment of tax. The tax herein levied shall be paid at the time and in the manner and in the form prescribed for the payment of state sales tax under the Oklahoma Sales Tax Code.

§16. In addition to current taxes. The tax levied hereby is in addition to any and all other sales taxes levied or assessed by the City. Provided, however, that those provisions of Article IV of Chapter 8 (Sales Tax) of the Code of Ordinances, of the City of Norman, Oklahoma, not inconsistent herewith, shall apply to the sales tax levied and assessed by this Ordinance. For the purpose of this Ordinance, references in the Code of Ordinances to specific provisions of the Oklahoma Sales Tax Code shall deem to be referenced to said statutory provisions, as amended.

§17. Amendment. The citizens of the City of Norman, Oklahoma, by their approval of this Ordinance at the election hereinabove provided for, hereby authorize the City by Ordinance duly enacted to make any such administrative and technical changes or additions in the method and manner of administration and enforcing this Ordinance as may be necessary or proper for efficiency and fairness except that the purpose, rate and limitation of time for collection of the tax herein provided shall not be changed without the approval of the qualified electors of the City as provided by law. Prior to approval of such amendatory Ordinance, the Oversight Committee established pursuant to Section 10 herein shall review and make recommendation to the Council regarding the amendment.

§18. Provisions cumulative. Provisions hereof shall be cumulative and in addition to any and all other taxing provisions of City Ordinances.

§19. Exclusion from "Non-dedicated" UNP TIF revenues. The additional tax authorized under this Ordinance shall not be considered a "non-dedicated" tax as contemplated in the Norman University North Park Project Plan, and accordingly no revenues generated from this additional tax levied on retail sales occurring within the Increment District shall be considered part of the Sales Tax Increment apportioned to the University North Park Tax Increment Finance District.

§20. 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 11th day of March, 2008.

Mayor

ATTEST:

City Clerk

NOT ADOPTED this _____ day of _____, 2008.

Mayor

Resolution

R-0809-125

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, ESTABLISHING COMMUNITY ORIENTED POLICING (COP) IN ORDER TO IDENTIFY POLICING PRIORITIES OF THE COMMUNITY AND CREATE A STRATEGY FOR DEVELOPING PROCESSES FOR THOSE PRIORITIES.

§ 1. WHEREAS, on May 13, 2008, a special election was held in the City of Norman for a proposed temporary increase in the city sales tax by one half of one percent (.5%).

§ 2. WHEREAS, one purpose of the revenues was for the promotion of community relations through a philosophy of community policing which promotes partnership and positive interaction between the public safety personnel and the citizens of the City of Norman.

§ 3. WHEREAS, the Citizens Public Safety Oversight Committee (CPSOC) was established to review expenditures, monitor the successful implementation of community policing concepts and issue reports on their findings to the City Council and the public at least annually, or as frequently as the committee deems appropriate, or as requested by Council, and make recommendations on other issues related to public safety as may be assigned by Council.

§ 4. WHEREAS, the City of Norman, Oklahoma, desires to establish Community Oriented Policing (COP) to assist the Police Department in identifying policing priorities and develop processes to achieve implementation of community policing.

§ 5. WHEREAS, that COP should be implemented as a philosophy which permanently and positively changes the police department's interaction with the community. This positive interaction will lead to the creation of a safe, diverse and inclusive community. By working together, the Norman Police Department and the citizens of Norman can develop creative solutions to contemporary community problems related to public safety including crime, fear of crime, social and physical disorder, and neighborhood decay.

§ 6. WHEREAS, it is believed that the development of identified activities that focus on all City departmental efforts will assist in the achievement of Community Oriented Policing.

§ 7. WHEREAS, the Norman City Council encourages future City Councils to fully evaluate and seek reconsideration, as appropriate, of the Public Safety Tax (which expires on September 30, 2015) at least one (1) year prior to its expiration.

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

§ 8. That the Norman City Council and the Citizens Public Safety Oversight Committee shall assist the Police Department in identifying the policing priorities of the community and suggest processes to address those priorities.

§ 9. That the Police Department will prepare a Five Year Implementation Plan in order to set forth the strategies and activities to successfully implement community policing concepts based on the priorities and policies established by the Norman City Council and CPSOC.

§10. That the Police Department will prepare an Annual Work Plan (AWP), consistent with the five (5) year plan on the basis of intended results, strategies, budget, and the formation of community partners. The AWP will provide detailed activity planning and set out what will be accomplished during the year. The AWP shall contain:

a. Expected outcomes;

b. Activities to be carried out towards the achievement of the expected outcomes;

c. The time frame (by calendar quarter) for undertaking the planned activities; and

d. Identification of those responsible for implementing components of the plan.

PASSED AND ADOPTED this 28th day of April, 2009.

Mayor

ATTEST:

City Clerk

City of Norman, Oklahoma
2009
Norman's Rededication to Community Oriented Policing

The Norman Police Department

In September 1919, the City of Norman ("the City") received its charter and the Norman Police Department became the primary law enforcement agency for the City. All early documents indicate that the department's manpower at the time was in the single digits-employing one to four officers. As the population of the City has changed over the years, so has the Norman Police Department. Currently, the department consists of 147 commissioned and 55 civilian personnel, for a total of 202 employees.

All 202 employees are assigned to one of three bureaus: Patrol, Criminal Investigations and Staff Services. The Patrol Bureau is responsible for such things as responding to calls for service, investigating and taking appropriate action regarding traffic activity, criminal activity, and unusual circumstances. In addition, the Patrol Bureau is responsible for the apprehension of offenders, recovery of stolen property, and preparation of reports and presentation of court testimony. The department's Criminal Investigations Bureau is responsible for the investigation of criminal activity, collection and preservation of crime scene evidence, apprehension of offenders, recovery of stolen property, and preparation of reports. The Criminal Investigations Bureau also manages the presentation of evidence to the prosecutor's office and presentation of court testimony. The Staff Services Bureau is responsible for records, communications, training, personnel services, animal welfare, and fiscal management. In 2009, the total budget for the department is approximately $17M (excluding capital projects).

Initial Community Policing Efforts

The concept of community oriented policing ("COP") was first implemented by the Norman Police Department in 1993. The department's focus was becoming more committed to providing the highest quality of police service by working in partnership with the community to create permanent solutions to problems and enhance the quality of life in Norman. Soon after the implementation of this philosophy, the department observed success in partnering with the community and addressing problems. Problem solving became a proactive task rather than a reactive one. However, over the next fifteen years, the department's COP approach was weakened by declining staffing levels, increasing population and calls for service.

crime, greater respect for law and order, increased crime control and crime prevention, and greater citizen satisfaction with police services.

Community policing represents a continuation of established traditions of policing in the United States. It flows from the following fundamental values:

- The police department believes that the prevention of crime is its number one priority.
- The police department involves the community in the delivery of its services.
- The police department holds itself accountable to the community it serves.
- The police department upholds three dimensions of equity: equal access to police services, equal treatment of all individuals under the U.S. Constitution, and equal distribution of police services and resources.

Research shows that community policing programs follow ten (10) underlying principals:

1. Crime prevention is the responsibility of the whole community.
2. The police and the community share ownership, responsibility, and accountability for the prevention of crimes.
3. Police effectiveness is a function of crime control, crime prevention, problem solving, community satisfaction, quality of life, and community engagement.
4. Mutual trust between the police and the community is essential for effective policing.
5. Crime prevention must be a flexible, long-term strategy in which the police and community collectively commit to resolving the complex and chronic causes of the crime.
6. Community policing requires knowledge, access and mobilization of community resources.
7. Community policing can only succeed when police administration and government officials enthusiastically support its principles and tenets.
8. Community policing depends on decentralized, community-based participation in decision-making.
9. Community policing allocates resources and services, which is based on analysis, identification and projection of patterns and trends, rather than incidents.
10. Community policing requires an investment in training with a special emphasis on: problem analysis and problem solving, facilitation, community organization, communication, mediation and conflict resolution, resource identification and use, networking and linkages, and cross-cultural competency.

It is a common misconception that COP is "soft on crime." This is not the case. Officers continue to make arrests and issue citations. However, the emphasis must shift with COP from activity indicators to long term solutions for problems. COP is also not "social work" or a cosmetic solution. The implementation of the COP philosophy merely formalizes and promotes community building and community-based problem solving which includes strong law enforcement components. COP must also not be viewed as a

Recent Events

On May 13th, 2008, a special election was held in the City of Norman which proposed a temporary increase in the city sales tax by one half of one percent (.5%). Voters approved the proposition and it became effective on October 1, 2008. The approval of this additional tax, in part, will be used to staff additional police personnel, which in turn will allow COP to be reinstated in the community. With the enactment of this temporary public safety sales tax, a Citizen's Public Safety Oversight Committee was established to review the expenditures of the new monies and submit recommendations to the City Council regarding these expenditures. Members of the Citizen's Public Safety Oversight Committee are appointed by the Mayor upon approval by a majority of the City Council.

The Citizen's Public Safety Oversight Committee reviews the expenditures of revenues collected pursuant to the ordinance to determine if such funds are expended for the purposes specified in the ordinance. In addition, the Committee monitors the successful implementation of community policing concepts. Further, the City Council encourages the Citizens Oversight Committee to seek input and issue reports on their findings to the City Council and the public at least annually, or as frequently as the Committee deems appropriate or as requested by the Council. The Committee may review and make recommendations on such other issues related to Public Safety as may be assigned by the City Council.

In order to be successful, the COP mission and goals must be redefined to meet the current needs of the City of Norman. The City Council Oversight Committee along with members of the department recommend that the creation of a safe, diverse and inclusive community should be the paramount goal. The implementation of the COP philosophy is an opportunity to create positive interactions between the police department and the community.

Universal Principles of COP

Community policing is best described as a philosophy, managerial style, and organizational strategy. The goals of community policing are to promote better police-community partnerships and more proactive problem solving with the community. Community policing can help solve a wide range of community problems and issues involving crime control, crime prevention, and fear of crime.

In addition to Community Oriented Policing (COP), community policing is referred to by several names such as Community Problem Solving, Neighborhood Policing, and Problem-Based Policing. In order to be effective, community policing must be based on collaboration between police and citizens in a non-threatening and cooperative spirit. COP requires that police listen to citizens, take seriously how citizens perceive problems and issues, and seek to solve problems which have been identified. A fundamental assumption of the community policing approach is that the community is more likely than the police to recognize and understand public safety needs. Effective community policing can result in enhanced quality of life in neighborhoods, reduction of the fear of

passing fad. In order to be effective, COP must be adopted as a philosophical change in the way the police interact with the public.

Norman's Desired COP Philosophy

The purpose of this COP statement is to unify community efforts, build alignment and loyalty among the Police Department staff, communicate our COP stance to the entire organization and the community, and finally to empower employees to set correct priorities and make correct decisions.

In addition to defining the principles and values of COP, the Police Department and Council Oversight Committee developed a vision of COP for Norman. It is the position of the group that COP should be implemented as a philosophy which permanently and positively changes the police department's interaction with the community. This positive interaction will lead to the creation of a safe, diverse and inclusive community. By working together, the Norman Police Department and the citizens of Norman can develop creative solutions to contemporary community problems related to public safety including crime, fear of crime, social and physical disorder, and neighborhood decay.

The mission of community oriented policing is to enhance the quality of service to Norman by developing a partnership based on trust using community relations, problem identification/solutions, and crime prevention. These partnerships must be permanent relationships of trust between the police and the community that must be developed and maintained to establish a network of resources to help in the problem identification and problem solving process. These relationships of trust enable law enforcement to gain greater access to valuable information from the community that could lead to the solution and prevention of crimes. Trust must be achieved before the police can assess the needs of the community and develop the close ties that will create community support. Community partnerships require an adoption of a policing perspective that exceeds the standard/traditional law enforcement emphasis. It is well understood that these partnerships will not happen overnight and will require an ongoing effort to be maintained.

The first element in working towards community oriented policing is the formation of community partnerships. Partnerships between police and community stakeholders are needed in order to carefully examine the characteristics of problems in neighborhoods and apply appropriate remedies. The group has identified community stakeholders such as the University of Oklahoma, other Norman educational institutions, social service agencies, businesses, the media, law enforcement, elected and appointed civic officials, property owners associations, neighborhood watches and members of the community as entities that must work together to ensure the success of community oriented policing.

Another element of community oriented policing that must be in place for the program to become effective is problem solving. Problem solving must be implemented in a proactive method to identify problems, educate all parties involved, and assign resources to solve those problems. Problem solving will require statistical analysis of data to

produce feedback and evaluate the effectiveness of the solution. It is acknowledged that the results from this element may not be observed for several years after re-start-up.

The police must also enact a public information outreach to the community concerning community oriented policing programs, activities and opportunities. The police will in turn use these opportunities to develop partnerships to help identify and solve public safety issues. It is expected that the police will partner with Norman's diverse population to accomplish the expectations. The police must also open lines of communication from the youth to the elderly to address community concerns. The police will be able to then implement proactive crime prevention and increase the police visibility in the community, especially in neighborhoods.

Geographically based policing or the use of "beats" will allow for officers to be assigned to a specific area and remain as the primary person in the area. This will allow the officer to gain knowledge of that area and provide for accountability for the area. By remaining in one geographic location, officers are better able to act as liaisons for citizens with other city departments and give the community a clear understanding of whom to contact for COP issues. In addition, geographically based policing provides an opportunity for officers to focus on specific crime "hot spots" and adapt solutions. Officers should be continually evaluated on both their proactive and reactive programs.

Recruitment of new departmental personnel should be aimed at attracting new employees who are well suited to a COP philosophy. All commissioned and civilian departmental members will be COP knowledgeable, although some may have greater responsibilities. All department personnel, sworn and civilian, will be given initial and ongoing COP training. Their work plans, performance reviews, and performance measures will clarify expectations for employees under the COP philosophy. The entire organizational structure of the department will be structured to support COP.

The Citizens Oversight Committee should determine the mechanisms for measuring whether or not the benchmarks are being met, and if they should be adjusted based on their evaluations and public input. In order to facilitate this process, any needs should be directed to the City Manager and Council. The evaluation should be included in all reports. Our community's support of the COP program is essential to make it an enduring endeavor despite any changes in administration and political makeup of the Council. This can only be achieved by meeting the needs and expectations of the public. In order to achieve this, it is imperative for the Citizens Oversight Committee to create a means for public input and interaction.

Action

To achieve its goals the Norman Police Department will prepare a Five Year Implementation Plan to set forth the strategies and activities to successfully implement community policing concepts. Further, the Norman Police Department will prepare an Annual Work Plan consistent with the Five Year Implementation Plan on the basis of intended results, strategies, budget and the formation of community partners. The

Annual Work Plan will provide detailed activity planning and accomplishments such as expected outcomes and activities, a time frame and identification of those responsible for implementation of all components of the Annual Work Plan.

Conclusion

Community oriented policing requires the police and the community to work together in partnership to solve community problems. Communication must be open and continuous with the youth of Norman and all other members of the community talking to police. COP allows for a better understanding of police duties and gives the citizens a greater voice in setting police priorities while improving the quality of life for the community. The partnerships created by community oriented policing will be permanent and help ensure a safe, diverse and inclusive city.

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APPENDIX B

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AUTHORIZING THE CALLING AND HOLDING OF A SPECIAL ELECTION IN SAID CITY OF NORMAN, STATE OF OKLAHOMA, (THE CITY), ON THE FIRST DAY OF APRIL, 2014, FOR THE PURPOSE OF SUBMITTING TO THE REGISTERED, QUALIFIED ELECTORS OF SAID CITY THE QUESTION OF APPROVING OR REJECTING ORDINANCE NO. O-1314-33 OF THE CITY OF NORMAN, OKLAHOMA, LEVYING AND ASSESSING A SALES TAX OF ONE HALF OF ONE PERCENT (1/2%) ACCOUNTED FOR IN THE PUBLIC SAFETY SALES TAX FUND INTENDED TO REPLACE THE ONE HALF OF ONE PERCENT (1/2%) TEMPORARY PUBLIC SAFETY SALES TAX OF 2008 PROVIDED FOR IN ORDINANCE NO. O-0708-32 UPON ITS EXPIRATION ON SEPTEMBER 30, 2015 BUT IS OTHERWISE IN ADDITION TO PRESENT CITY AND STATE SALES TAXES UPON THE GROSS PROCEEDS OR GROSS RECEIPTS DERIVED FROM ALL SALES TO ANY PERSON TAXABLE UNDER THE SALES TAX LAW OF OKLAHOMA INCLUDING, BUT NOT LIMITED TO, CERTAIN ENUMERATED SALES LISTED THEREIN; PROVIDING FOR THE PURPOSE OF THE ONE HALF OF ONE PERCENT (1/2%) SALES TAX TO BE USED, TO THE EXTENT FEASIBLE FROM THE REVENUES GENERATED HEREBY, FOR THE PURPOSES OF RETENTION OF THE SEVENTY-ONE (71) PUBLIC SAFETY PERSONNEL POSITIONS INITIALLY ADDED WITH REVENUES FROM THE PUBLIC SAFETY SALES TAX OF 2008 COLLECTED PURSUANT TO ORDINANCE NO. O-0708-32; ADDITION OF THIRTEEN (13) POLICE PERSONNEL POSITIONS TO IMPLEMENT A SCHOOL RESOURCE OFFICER PROGRAM JOINTLY FUNDED WITH PARTICIPATING PUBLIC SCHOOL SYSTEMS WITHIN THE MUNICIPALITY, FOUR (4) EMERGENCY COMMUNICATIONS OFFICERS, AND TWO (2) EMERGENCY VEHICLE MECHANICS; REPLACEMENT OF CITY EMERGENCY COMMUNICATIONS SYSTEMS; CONSTRUCTION OF EMERGENCY OPERATIONS AND DISPATCH FACILITY; REPLACEMENT OF FIRE TRUCKS AND APPARATUS; RELOCATION AND RECONSTRUCTION OF FIRE STATION NO. 5; DEBT SERVICE IF INCURRED FOR THE ABOVE PURPOSES; AND THEN ACCOUNTING FOR THREE EIGHTHS OF ONE PERCENT (3/8%) TO THE GENERAL FUND AND ONE EIGHTH OF ONE PERCENT (1/8%) TO THE CAPITAL FUND FOR SUCH OTHER LAWFUL PURPOSES AS SPECIFIED HEREIN; TO BECOME EFFECTIVE ON THE FIRST DAY OF OCTOBER, 2015, FROM THE SALES TAX LAW OF OKLAHOMA INCLUDING, BUT NOT LIMITED TO, CERTAIN ENUMERATED EXEMPTIONS LISTED THEREIN; PROVIDING FOR THE ADMINISTRATION AND COLLECTION OF TAX; REQUIRING THE FILING OF RETURNS; PROVIDING FOR INTEREST AND PENALTIES FOR

FAILURE TO PAY TAX WHEN DUE; PROVIDING FOR TAXPAYER TO KEEP RECORDS; REQUIRING VENDORS TO COLLECT TAX FROM PURCHASER AT TIME OF SALE; ESTABLISHING LIENS; AUTHORIZING THE CITY COUNCIL TO MAKE ADMINISTRATIVE AND TECHNICAL CHANGES AND ADDITIONS EXCEPT TAX RATE; MAKING THE TAX CUMULATIVE; AMENDING SECTIONS 8-403 AND 8-416 OF CHAPTER 8 OF THE CODE OF ORDINANCES TO ADD A PERMANENT TAX FOR PUBLIC SAFETY PURPOSES; REQUIRING APPROVAL OF ORDINANCE BY MAJORITY OF REGISTERED VOTERS VOTING AT AN ELECTION HELD FOR SUCH PURPOSE AS PROVIDED BY LAW; FIXING EFFECTIVE DATE; AND PROVIDING FOR THE SEVERABILITY THEREOF.

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

§ 1. Proposition. That the Mayor of the City of Norman, Oklahoma, or in her absence or incapacity, the duly qualified Mayor Pro Tem, be and hereby is authorized and directed to call a special election to be held in the City of Norman, Oklahoma, on the first day of April, 2014, for the purpose of submitting to the registered, qualified voters of said City of Norman, Oklahoma, for their approval or rejection the following proposition:

PROPOSITION

"SHALL ORDINANCE NO. O-1314-33 PROVIDING FOR THE ASSESSMENT OF A SALES TAX OF ONE HALF OF ONE PERCENT (1/2%) ACCOUNTED FOR IN THE PUBLIC SAFETY SALES TAX FUND INTENDED TO REPLACE THE ONE HALF OF ONE PERCENT (1/2%) TEMPORARY PUBLIC SAFETY SALES TAX OF 2008 PROVIDED FOR IN ORDINANCE NO. O-0708-32 UPON ITS EXPIRATION ON SEPTEMBER 30, 2015 BUT IS OTHERWISE IN ADDITION TO THE PRESENT CITY AND STATE SALES TAX UPON THE GROSS PROCEEDS OR GROSS RECEIPTS DERIVED FROM ALL SALES TO ANY PERSON TAXABLE UNDER THE SALES TAX LAW OF OKLAHOMA INCLUDING, BUT NOT LIMITED TO, CERTAIN ENUMERATED SALES LISTED THEREIN; PROVIDING FOR THE PURPOSE OF THE ONE HALF OF ONE PERCENT (1/2%) TO BE USED, TO THE EXTENT FEASIBLE FROM THE REVENUES GENERATED HEREBY, FOR THE PURPOSES OF RETENTION OF THE SEVENTY-ONE (71) PUBLIC SAFETY PERSONNEL POSITIONS INITIALLY ADDED WITH REVENUES FROM THE PUBLIC SAFETY SALES TAX OF 2008 COLLECTED

PURSUANT TO ORDINANCE NO. O-0708-32; ADDITION OF THIRTEEN (13) POLICE PERSONNEL POSITIONS TO IMPLEMENT A SCHOOL RESOURCE OFFICER PROGRAM JOINTLY FUNDED WITH PARTICIPATING PUBLIC SCHOOL SYSTEMS WITHIN THE MUNICIPALITY, FOUR (4) EMERGENCY COMMUNICATIONS OFFICERS, AND TWO (2) EMERGENCY VEHICLE MECHANICS; REPLACEMENT OF CITY EMERGENCY COMMUNICATIONS SYSTEMS; CONSTRUCTION OF EMERGENCY OPERATIONS AND DISPATCH FACILITY; REPLACEMENT OF FIRE TRUCKS AND APPARATUS; RELOCATION AND RECONSTRUCTION OF FIRE STATION NO. 5; DEBT SERVICE IF INCURRED FOR THE ABOVE PURPOSES; AND THEN ACCOUNTING FOR THREE EIGHTHS OF ONE PERCENT (3/8%) TO THE GENERAL FUND AND ONE EIGHTH OF ONE PERCENT (1/8%) TO THE CAPITAL FUND FOR SUCH OTHER LAWFUL PURPOSES OF THE CITY BE APPROVED; AND PROVIDING THAT ONE HALF OF ONE PERCENT (1/2%) SHALL BEGIN TO BE LEVIED ON OCTOBER 1, 2015?"

§ 2. That such call for said election shall be by Special Election Proclamation and Notice, signed by the Mayor or Mayor Pro Tem and attested to by the City Clerk, setting forth the proposition to be voted on; that the ballots set forth in the proposition be voted upon substantially as set out in Section 1 hereof; and that the returns of said election shall be made to and canvassed by the Cleveland County Election Board.

§ 3. That the number and location of the polling places and the persons who conduct the elections shall be the same as the regular polling places and persons prescribed and selected by the Cleveland County Election Board for elections in the City of Norman, Oklahoma.

§ 4. That the Special Election Proclamation and Notice of even date, a copy of which is on file with the City Clerk and which is incorporated herein by reference, calling such special election is hereby approved in all respects, and that the Mayor or Mayor Pro Tem is hereby authorized to execute said special election proclamation on behalf of the City, and the City Clerk is hereby authorized to attest and affix the seal of said City to said Special Election Proclamation and Notice and cause a copy of said Special Election Proclamation and Notice to be published as required by law, and a copy thereof delivered to the Cleveland County Election Board.

§ 5. That the City Clerk shall serve or cause to be served, a copy of this Ordinance and a copy of the Special Election Proclamation and Notice of Election upon the office of the Cleveland County Election Board, not less than sixty (60) days prior to the date of the election.

§ 6. Citation and codification. This Ordinance shall be known and cited as the Norman Public Safety Sales Tax Ordinance of 2015, and the same shall be codified and incorporated into Chapter 8, Article IV of the Code of Ordinances of the City of Norman, Oklahoma (the "City") as follows:

* * *

Section 8-403 – Tax Rate – Sales subject to tax.

There is hereby levied an excise tax of three and one half (3.5) percent, upon the gross proceeds or gross receipts derived from all sales taxable under the Sales Tax Law of Oklahoma . . . [remaining provisions of this section unchanged]

* *

Section 8-416 – Pledge of portions of tax for expenditure for certain purposes.

(a) Seventy (70) percent of the additional or second one-percent excise tax (sales tax) will be expended solely for capital expenditures or debt service on obligations financing said capital expenditures for the City, or any public trust having the City as beneficiary, and the remaining thirty (30) percent of the additional or second one-percent tax will be expended for the general municipal government function of the City.

(b) The additional one half percent of excise tax (sales tax) derived from the Public Safety Sales Tax of 2015 will be expended first to fund Public Safety Personnel positions that were initially funded by the Temporary Public Safety Sale Tax of 2008; to fund the addition of thirteen (13) police personnel to implement a school resource officer program, four (4) emergency communications officers, and two (2) emergency vehicle mechanics; replacement of city radio communications systems; construction of emergency operations and dispatch facility; replacement of fire trucks and apparatus; relocation and reconstruction of fire station no. 5; debt service if incurred for the above purposes.

(c) Upon satisfaction of the purposes of subsection (b), then the revenues (sales tax) derived from the Public Safety Sales Tax of 2015 shall be accounted for as follows: three eighths of one percent (3/8%) to the General Fund and one eighth of one percent (1/8%) to the Capital Fund for such other public needs as may be identified and budgeted by Council after evaluation considering at least one of the following criteria: projects or expenditures that enhance public safety services;

projects or expenditures that enhance emergency management capabilities; projects or expenditures that enhance animal welfare capabilities; projects or expenditures that provide direct services to the citizens; projects or expenditures that help ensure long term financial stability of the City; and/or projects or expenditures that provide for continuity of existing City services.

* * *

§ 7. Tax imposed. It is hereby imposed a sales tax of one half of one percent (1/2%) (in addition to any and all other sales taxes now in force) to be levied upon the gross receipts derived from all sales taxable under the Oklahoma Sales Tax Code.

§ 8. Effective date and termination. This Ordinance shall become effective on and after the first day of October, 2015, subject to approval of a majority of the registered voters of the City of Norman voting on the same in the manner prescribed by law.

§ 9. Purposes of revenues. The proceeds of the one half of one percent (1/2%) sales tax levied and assessed by this Ordinance shall be dedicated to the Public Safety Sales Tax Fund and used, to the extent feasible from the revenues generated hereby, as follows:

For retention of the seventy-one (71) public safety sales tax personnel initially added with revenues from the Public Safety Sales Tax of 2008 collected pursuant to Ordinance No. O-0708-32; addition of thirteen (13) police personnel to implement a school resource officer program jointly funded with participating public school systems within the municipality, four (4) emergency communications officers, and two (2) emergency vehicle mechanics; replacement of City emergency communications systems; construction of emergency operations and dispatch facility; replacement of fire trucks and apparatus; relocation and reconstruction of Fire Station No. 5; debt service if incurred for the above purposes; the revenues, upon satisfaction of the above purposes, shall be accounted for as follows: three eighths of one percent (3/8%) to the General Fund and one eighth of one percent (1/8%) to the Capital Fund for such other purposes as may be adopted by Council in accordance with criteria specified in section 13 below, provided it is not the intention that revenue generated from this additional tax levy be utilized to create inequities in the City of Norman Compensation system among public safety and nonpublic safety personnel.

§10. Citizens Public Safety Oversight Committee. The Citizens Public Safety Oversight Committee, established by Ordinance No. O-0708-32, shall review the expenditures of such monies and submit recommendations to Council regarding such expenditures.

§11. Appointment and number of members. The Citizens Public Safety Oversight Committee, established by Ordinance No. O-0708-32, shall continue to be appointed by the Mayor of the City of Norman upon approval by a majority of the City Council. Prior to the Mayor's recommended appointment of a new Committee member, the Mayor shall consult with the Councilmember for the Ward from which the Committee member is to be chosen. The Committee shall continue to consist of one member from each Ward and one member at-large. The Citizens Public Safety Oversight Committee shall not be current City employees, officials, contractors or vendors of the City.

§12. Purposes of Citizens Public Safety Oversight Committee. The Citizens Public Safety Oversight Committee shall review the expenditure of revenues collected pursuant to this Ordinance to determine if such funds are expended for the purposes specified in the Ordinance, monitoring the successful implementation of community policing concepts, and issuing reports on their findings to the City Council and the public on an annual basis or as requested by Council, and may prospectively review and make recommendations on such other issues related to Public Safety as may be assigned to it by Council.

§13. Staffing Plan. Revenues collected hereunder shall be accounted for in the Public Safety Sales Tax Fund and expended first for the retention of the seventy-one (71) public safety sales tax personnel initially added with revenues from the Public Safety Sales Tax of 2008 collected pursuant to Ordinance No. O-0708-32; addition of thirteen (13) police personnel to implement a school resource office program jointly funded with participating public school systems within the municipality, four (4) emergency communications officers, and two (2) emergency vehicle mechanics; replacement of City emergency communications systems; construction of emergency operations and dispatch facility; replacement of fire trucks and apparatus; relocation and reconstruction of Fire Station No. 5 over the period of the tax in accordance with the Staffing Plan set forth herein, and debt service if incurred for the above purposes. The revenues, upon satisfaction of the above purposes, shall be accounted for as follows: three eighths of one percent (3/8%) to the General Fund and one eighth of one percent (1/8%) to the Capital Fund for such other public needs as may be identified and budgeted by Council after evaluation considering at least one of the following criteria: projects or expenditures that enhance public safety services; projects or expenditures that enhance emergency management capabilities; projects or expenditures that enhance animal welfare capabilities; projects or expenditures that provide direct services to the citizens; projects or expenditures that help ensure long term financial stability of the City; and/or projects or expenditures that provide for continuity of existing City services.

Year of Tax	School Resource Police Officers	Additional Emergency Vehicle Mechanics	Additional Communications Officers
1	7	2	2
2	6	0	0
3	0	0	2

§14. Subsisting state permits. All valid and subsisting permits to do business issued by the Oklahoma Tax Commission pursuant to the Oklahoma Sales Tax Code are, for the purpose of this Ordinance, hereby ratified, confirmed and adopted in lieu of any requirement for an additional City permit for the same purpose.

§15. Payment of tax. The tax herein levied shall be paid at the time and in the manner and in the form prescribed for the payment of state sales tax under the Oklahoma Sales Tax Code.

§16. In addition to current taxes. The tax levied hereby is intended to replace the one half of one percent (1/2%) temporary Public Safety Sales Tax of 2008 provided for in Ordinance no. O-0708-32 upon its expiration on September 30, 2015 and is otherwise in addition to any and all other sales taxes levied or assessed by the City. Provided, however, that those provisions of Article IV of Chapter 8 (Sales Tax) of the Code of Ordinances, of the City of Norman, Oklahoma, not inconsistent herewith, shall apply to the sales tax levied and assessed by this Ordinance. For the purpose of this Ordinance, references in the Code of Ordinances to specific provisions of the Oklahoma Sales Tax Code shall deem to be referenced to said statutory provisions, as amended.

§17. Amendment. The citizens of the City of Norman, Oklahoma, by their approval of this Ordinance at the election hereinabove provided for, hereby authorize the City by Ordinance duly enacted to make any such administrative and technical changes or additions in the method and manner of administration and enforcing this Ordinance as may be necessary or proper for efficiency and fairness except that the purpose, rate and limitation of time for collection of the tax herein provided shall not be changed without the approval of the qualified electors of the City as provided by law. Prior to approval of such amendatory Ordinance, the Oversight Committee established pursuant to Section 10 herein shall review and make recommendation to the Council regarding the amendment.

§18. Provisions cumulative. Provisions hereof shall be cumulative and in addition to any and all other taxing provisions of City Ordinances.

§19. Exclusion from "Non-dedicated" UNP TIF revenues. The additional tax authorized under this Ordinance shall not be considered a "non-dedicated" tax as contemplated in the Norman University North Park Project Plan, and accordingly no revenues generated from this additional tax levied on retail sales occurring within the Increment District shall be considered part of the Sales Tax Increment apportioned to the University North Park Tax Increment Finance District.

§20. 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 28th day of January, 2014.

Cindy S. Rosenthal
Mayor

ATTEST:

Brenda Hall
City Clerk

CITY OF NORMAN CORPORATE SEAL OKLAHOMA

NOT ADOPTED this _____ day of _____, 2014.

_____
Mayor

SPECIAL ELECTION
PROCLAMATION AND NOTICE OF ELECTION

Under and by virtue of the Statutes of the State of Oklahoma and acts complimentary, supplementary, and enacted pursuant thereto, and Ordinance No. O-1314-33 dated January 28, 2014, authorizing the calling of an elections on the Proposition hereinafter set forth, I, the undersigned Mayor of the City of Norman, Oklahoma. On the first day of April, 2014, for the purpose of submitting to the registered qualified voters in said City the proposed Proposition:

PROPOSITION

"SHALL ORDINANCE NO. O-1314-33 PROVIDING FOR THE ASSESSMENT OF A SALES TAX OF ONE HALF OF ONE PERCENT (1/2%) ACCOUNTED FOR IN THE PUBLIC SAFETY SALES TAX FUND INTENDED TO REPLACE THE ONE HALF OF ONE PERCENT (1/2%) TEMPORARY PUBLIC SAFETY SALES TAX OF 2008 PROVIDED FOR IN ORDINANCE NO. O-0708-32 UPON ITS EXPIRATION ON SEPTEMBER 30, 2015 BUT IS OTHERWISE IN ADDITION TO THE PRESENT CITY AND STATE SALES TAX UPON THE GROSS PROCEEDS OR GROSS RECEIPTS DERIVED FROM ALL SALES TO ANY PERSON TAXABLE UNDER THE SALES TAX LAW OF OKLAHOMA, INCLUDING, BUT NOT LIMITED TO, CERTAIN ENUMERATED SALES LISTED THEREIN; PROVIDING FOR THE PURPOSE OF THE ONE HALF OF ONE PERCENT (1/2%) TO BE USED, TO THE EXTENT FEASIBLE FROM THE REVENUES GENERATED HEREBY, FOR THE PURPOSES OF RETENTION OF THE SEVENTY-ONE (71) PUBLIC SAFETY PERSONNEL INITIALLY ADDED WITH REVENUES GENERATED FROM THE PUBLIC SAFETY SALES TAX OF 2008 LEVIED AND COLLECTED PURSUANT TO ORDINANCE NO. O-0708-32; ADDITION OF THIRTEEN (13) POLICE PERSONNEL TO IMPLEMENT A SCHOOL RESOURCE OFFICER PROGRAM JOINTLY FUNDED WITH PARTICIPATING PUBLIC SCHOOL SYSTEMS WITHIN THE MUNICIPALITY, FOUR (4) EMERGENCY COMMUNICATIONS OFFICERS, AND TWO (2) EMERGENCY VEHICLE MECHANICS; REPLACEMENT OF CITY EMERGENCY COMMUNICATIONS SYSTEMS; CONSTRUCTION OF EMERGENCY OPERATIONS AND DISPATCH FACILITY; REPLACEMENT OF FIRE TRUCKS AND APPARATUS; RELOCATION AND RECONSTRUCTION OF FIRE STATION NO. 5; DEBT SERVICE IF INCURRED FOR THE ABOVE PURPOSES; AND THEN ACCOUNTING FOR THREE EIGHTHS OF ONE PERCENT (3/8%) TO THE GENERAL FUND AND

ONE EIGHTH OF ONE PERCENT (1/8%) TO THE CAPITAL FUND FOR SUCH OTHER LAWFUL PURPOSES OF THE CITY BE APPROVED AFTER CONSIDERING SPECIFIED CRITERIA; AND PROVIDING THAT SUCH ADDITIONAL ONE HALF OF ONE PERCENT (1/2%) SHALL BEGIN TO BE LEVIED ON OCTOBER 1, 2015?"

The ballot used at said election shall set out the Proposition as set forth above and shall also contain the words:

1st ☐ YES - FOR THE PROPOSITION
2nd ☐ NO – AGAINST THE PROPOSITION

(If the voter desires to vote for the above Proposition, he shall mark the ballot accordingly; if he desires to vote against the above Proposition, he shall mark the ballot accordingly.)

That only the registered qualified voters of the City of Norman, Oklahoma, may vote upon the Proposition as above set forth. The polls shall be opened at 7:00 o'clock a.m. and shall remain open continuously until and be closed at 7:00 o'clock p.m.

The special election shall be held at the same places and in the same manner prescribed by law for conducting county and state elections and the numbers and locations of the polling places and the persons who shall conduct said election shall be the same as for county and state elections, all as respectively designated and prescribed by the County Election Board of Cleveland County, Oklahoma.

WITNESS my hand as Mayor of the City of Norman, Oklahoma, and the seal of said City affixed hereto on the 28th day of JANUARY 2014.

Cindy Rosenthal
Mayor

(SEAL)

ATTEST:

Brenda Hall
CITY CLERK

CITY OF NORMAN CORPORATE SEAL OKLAHOMA

Resolution

R-1314-111

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, EXPRESSING THE INTENT OF THE CITY COUNCIL TO USE THOSE REVENUES GENERATED FROM THE TEMPORARY PUBLIC SAFETY SALES TAX REFERENDUM THAT ARE UNENCUMBERED WHEN THE TAX EXPIRES ON SEPTEMBER 30, 2015 FOR PUBLIC SAFETY CAPITAL IMPROVEMENTS, PROVIDED VOTERS APPROVE THE PUBLIC SAFETY SALES LEVY UNDER ORDINANCE NO. O-1314-33.

§ 1. WHEREAS, on March 11, 2008, the City Council adopted Ordinance No. O-0708-32, the Public Safety Sales Tax ("PSST I"), creating a temporary one half of one percent sales tax on retail sales extending from October 1, 2008 to September 30, 2015 with the revenues generated thereby to be used primarily for public safety purposes; and

§ 2. WHEREAS, the voters of the City of Norman approved Ordinance No. O-0708-32, PSST I, at a duly called election held on May 13, 2008; and

§ 3. WHEREAS, the primary purposes of PSST I, including the addition of seventy-one (71) public safety personnel, will have been accomplished before its expiration on September 30, 2015; and

§ 4. WHEREAS, because PSST I was a temporary sales tax, Council previously directed staff to reserve adequate revenues generated from PSST I to continue to fund the seventy-one (71) public safety personnel positions and associated equipment expenditures for an additional six months beyond the expiration date of PSST I; and

§ 5. WHEREAS, the City Council has authorized funding from PSST I revenues to accomplish a number of additional public safety capital improvements and expenditures authorized by the PSST I Ordinance including: improved communication systems; remodeling and equipping the Norman Investigations Center (formerly Smalley Center); making a contribution to the "Rainy Day" Fund; and making a contribution to the General Fund in support of the emergency communications function; among other expenditures, and City Council anticipates revenues from PSST I to remain unencumbered beyond those purposes on September 30, 2015; and

§ 6. WHEREAS, on January 28, 2014, the City Council adopted Ordinance No. O-1314-33, the continuation of the Public Safety Sales Tax ("PSST II"), that will continue to levy a one half of one percent tax on retail sales beginning on October 1, 2015; and

§ 7. WHEREAS, the voters of the City of Norman will consider approval of Ordinance No. O-1314-33, PSST II, at a duly called election held on April 1, 2014; and

§ 8. WHEREAS, if PSST II is approved by the voters, the revenues collected to be set aside from PSST I initially intended to pay for salaries, benefits, and associated equipment of the seventy-one (71) public safety personnel hired under PSST I for an additional six months beyond the expiration of PSST I will no longer be necessary for such a purpose, and revenues collected that are unencumbered on September 30, 2015, as described in Section 5 above, together, are estimated to be four million nine hundred thousand dollars ($4.9 million); and

§ 9. WHEREAS, City Council desires to formally express its intent, should the voters approve PSST II, to utilize the PSST I revenues identified in Section 8 above, to the extent needed, for the specific Public Safety capital improvements identified in the PSST II Ordinance.

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

§ 10. That should the voters approve Ordinance O-1314-33, then the revenues collected under PSST I originally intended to provide for salary, benefits, and associated equipment for the seventy-one public safety personnel positions for an additional six months beyond the expiration date of PSST I, and the other unencumbered PSST I revenues on September 30, 2015, shall be used, to the extent needed, for the specific Public Safety capital improvements identified in the PSST II Ordinance.

PASSED AND ADOPTED this 25th day of February, 2014.

CITY OF NORMAN CORPORATE SEAL OKLAHOMA

Cindy Rosenthal
Mayor

ATTEST:

Brenda Hall
City Clerk

City Clerk's Office Use Or

Monthly Planner	DL
Municode Calendar	DR
Meeting Room Calendar	MA

2025 CALENDAR YEAR
SCHEDULE OF REGULAR MEETINGS

Public Safety Sales Tax Oversight Committee
Name of Board/Commission/Committee

Please enter the date of the meeting in the DATE column or type in the following:
"Meetings scheduled as Needed" in the DATE column.

DATE		TIME		Physical Location
01-09-25		4:00PM-5:00PM		Development Center, Conference Room B, 225 N. Webster Ave., Norman, OK CANCELLED
02-13-25		4:00PM-5:00PM		Development Center, Conference Room B, 225 N. Webster Ave., Norman, OK
03-13-25		4:00PM-5:00PM		Development Center, Conference Room B, 225 N. Webster Ave., Norman, OK
04-10-25		4:00PM-5:00PM		Development Center, Conference Room B, 225 N. Webster Ave., Norman, OK
05-08-25		4:00PM-5:00PM		Development Center, Conference Room B, 225 N. Webster Ave., Norman, OK
06-12-25		4:00PM-5:00PM		Development Center, Conference Room B, 225 N. Webster Ave., Norman, OK
07-10-25		4:00PM-5:00PM		Development Center, Conference Room B, 225 N. Webster Ave., Norman, OK
08-14-25		4:00PM-5:00PM		Development Center, Conference Room B, 225 N. Webster Ave., Norman, OK
09-11-25		4:00PM-5:00PM		Development Center, Conference Room B, 225 N. Webster Ave., Norman, OK
10-09-25		4:00PM-5:00PM		Development Center, Conference Room B, 225 N. Webster Ave., Norman, OK
11-13-25		4:00PM-5:00PM		Development Center, Conference Room B, 225 N. Webster Ave., Norman, OK
12-11-25		4:00PM-5:00PM		Development Center, Conference Room B, 225 N. Webster Ave., Norman, OK

To be completed by person filing notice:

Name: Dannielle Risenhoover
City of Norman Finance Dept.
Address: 225 N. Webster Ave.
Norman, OK 73069
Phone No.: 405-366-5413

Filed in the office of the Municipal Clerk at 10:13 a.m./p.m. on 11-19-24

Signed: Brenda Hall
City Clerk

**Must be filed prior to December 15, 2024*

City Clerk's Office Use Only

Monthly Planner	UF
Municode Calendar	RR
Meeting Room Calendar	NA

2026 CALENDAR YEAR
SCHEDULE OF REGULAR MEETINGS

Public Safety Sales Tax Oversight Committee
Name of Board/Commission/Committee

Please enter the date of the meeting in the DATE column or type in the following:
"Meetings scheduled as Needed" in the DATE column.

DATE		TIME		Physical Location	
01-08-26		3:00PM-4:00PM		CoN Development Center, Conference Room B 225 N. Webster Ave., Norman, OK	
02-12-26		3:00PM-4:00PM		CoN Development Center, Conference Room B 225 N. Webster Ave., Norman, OK	
03-12-26		3:00PM-4:00PM		CoN Development Center, Conference Room B 225 N. Webster Ave., Norman, OK	
04-09-26		3:00PM-4:00PM		CoN Development Center, Conference Room B 225 N. Webster Ave., Norman, OK	
05-14-26		3:00PM-4:00PM		CoN Development Center, Conference Room B 225 N. Webster Ave., Norman, OK	Cancelled for lack of quorum
06-11-26		3:00PM-4:00PM		CoN Development Center, Conference Room B 225 N. Webster Ave., Norman, OK	
07-09-26		3:00PM-4:00PM		CoN Development Center, Conference Room B 225 N. Webster Ave., Norman, OK	
08-13-26		3:00PM-4:00PM		CoN Development Center, Conference Room B 225 N. Webster Ave., Norman, OK	
09-10-26		3:00PM-4:00PM		CoN Development Center, Conference Room B 225 N. Webster Ave., Norman, OK	
10-08-26		3:00PM-4:00PM		CoN Development Center, Conference Room B 225 N. Webster Ave., Norman, OK	
11-12-26		3:00PM-4:00PM		CoN Development Center, Conference Room B 225 N. Webster Ave., Norman, OK	
12-10-26		3:00PM-4:00PM		CoN Development Center, Conference Room B 225 N. Webster Ave., Norman, OK	

To be completed by person filing notice:

Name: Dannielle Risenhoover

Address: City of Norman Development Center
225 N. Webster Ave., Norman, OK

Phone No.: 405-366-5413

Filed in the office of the Municipal Clerk at 2:17 a.m./p.m. on 10-10-25

Signed: Brenda Hall
City Clerk

*Must be filed prior to December 15, 2025

CITY OF NORMAN, OK
PUBLIC SAFETY OVERSIGHT COMMITTEE MEETING
Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069
Thursday, July 10, 2025 at 4:00 PM

MINUTES

The Public Safety Oversight Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room B at the Development Center, on Thursday, July 10, 2025 at 4:00 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, at the Development Center at 225 N. Webster, and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

PRESENT
Chairman Linda Price
Committee Member Kenny Orr
Committee Member Kyle Hurley
Committee Member Lea Greenleaf
Committee Member Mark Emerson
Committee Member Russell Rice
Committee Member Gregory Gilkey
Committee Member Brittany Elliott

ABSENT
Committee Member Ann Gallagher

OTHERS
Major Chad Vincent, NPD
Asst. Chief Chad Roney, NFD
Kim Coffman, Budget Manager
Dannielle Risenhoover, Admin. Tech. IV
Bill Scanlon, Citizen
Joshua Hinkle, Ward 6 Council Member
David Gandesbery, Ward 1 Council Member

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT, AND/OR DISCUSSION OF MINUTES FROM JUNE 12, 2025

Member Hurley moved to approve the June 12, 2025, Public Safety Oversight Committee minutes which were duly seconded by Member Emerson. The motion passed unanimously.

Items submitted for the record:
Citizens Public Safety Oversight Committee Minutes from June 12, 2025.

2. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT AND/OR DISCUSSION OF FINANCIAL REPORTS

Kim Coffman gave the report. Coffman stated that revenues were 6.5% below the budget target and the School Resource Officer (SRO) reimbursement was approximately 30% below the budget for fiscal year 2025. Coffman stated that everything on the expenditure side was below budget. "We did have some overages in the areas of overtime in the SRO Division and the Fire Suppression Division, but otherwise Police was about 7% below budget overall and Fire was 26% below budget, year-to-date. The 26% was due, in large part, to the fire apparatus program. We're still waiting on, I think, three trucks to be completed at this point; so, we haven't had the final payouts."

Coffman detailed some of the major purchases for the month of June.

After a lengthy discussion regarding the Cleveland County SRO contract with Norman Public Schools vs. the City of Norman's SRO contract with Norman Public Schools, the Board determined, in a unanimous vote, that a letter to the Mayor and City Council Members was pertinent and should include the following:

1. The City of Norman's (CON) School Resource Officer Program was established in Fiscal Year Ending (FYE) 2017 pursuant to voter approval of the permanent Public Safety Sales Tax (PSST II) on April 1, 2014. In addition to continuously funding the 71 police and fire positions under PSST I, PSST II created the SRO Program, mandating the addition of 13 SROs over four years, or as otherwise feasible, with joint funding by the school district. The program began with six SROs in FYE 2017, expanded to nine SROs in FYE 2018, and reached the full complement of thirteen SROs in FYE 2025. The PSST II ordinance and the corresponding SRO contract with Norman Public Schools (NPS) specified a "cost share," although no fixed reimbursement percentage or amount was delineated. From FYE 2017 through FYE 2023, NPS contributed a total of $4,407,247 to the city, representing approximately 50% of the total program costs of $9,026,753 over that period, as estimated. The average annual payment from NPS during these years was $629,464.

2. Due to budgetary constraints, NPS reduced its reimbursement in FYE 2024 to $500,000, while total SRO program costs amounted to $1,773,115 that year.

3. A new contract for FYE 2025 and subsequent years was approved, requiring NPS to contribute $531,232 in FYE 25 and required 2% increases each year after. This amount was derived from one-half of the salaries and benefits of thirteen entry-level CON police officers, prorated over 182 workdays (corresponding to the standard nine-month school year), in addition to up to $165,000 for overtime expenses requested by NPS.

4. The total program cost for FYE 2025 was $2,452,230, which included $289,705 in overtime related to after-hours school functions.

5. For FYE 2026, the SRO program is projected to cost $2,307,899 in total. Under the current agreement, NPS is obligated to reimburse $541,856, or approximately 23.4% of this amount, including up to $165,000 in overtime.

6. The Public Safety Sales Tax will fund the remaining estimated $1,766,043, or 76.5%, of the program for FYE 2026.

7. In view of these considerations, the Committee respectfully recommends that the Council direct the City Manager to re-negotiate the SRO contract with NPS to provide for a more equitable cost share of total program expenses, including overtime. The Committee further notes that, as of June 30, 2025, NPS and Cleveland County executed a contract providing reimbursement to the County in the amount of $630,000 annually for seven Sheriff's Deputies—equating to approximately $90,000 per deputy per year—while the City's agreement provides reimbursement of only $41,681 per SRO for the same period.

Member Greenleaf made the motion which was duly seconded by Member Rice.

Council Member Hinkle raised the question as to if Council should look at creating a Student Resource Trust to support the Public Safety Sales Tax Fund. Coffman stated that she would get with the Finance Director to see about putting this topic on the next City Council Finance Committee agenda.

Items submitted for the record:
Financial Reports

DISCUSSION ITEMS

3. MONTHLY UPDATES

a) FIRE DEPARTMENT UPDATES

Assistant Chief Chad Roney gave the update. For fiscal year 2026, the Fire Fighter Union is continuing with the same contract they had in fiscal year 2025. The active paramedic protocols for Stations 5 and 6 will also continue, as-is, under this contract.

The Fire Department is currently taking applications to fill eight vacant positions. They have approval to hire up to 15 people if there is a vacancy to fill. The Public Safety Study recommended 90 out of 121 recommended positions be filled within the next five years. According to Roney, the lack of filled positions with the Fire Department isn't due to a shortage of applications, but a shortage of funding.

Recent community events that the Fire Department participated in were parades, Safety Town, and Fourth of July celebrations.

Fire suppression units will start going out with Fire Inspectors to get a better understanding of some of the City's more complex structures. Roney stated that this is to aid in better pre-planning for better fire department responses.

Replacement fire apparatuses include: a super single brush unit that is scheduled to be received in fall 2025, Engine Three that is scheduled to be received in December 2025 and Ladder One that is scheduled to be received in May 2026.

b) POLICE DEPARTMENT UPDATES

Major Chad Vincent gave the update. The Norman Police Department (NPD) partnered with Oklahoma City Police to provide policing services for some of the Oklahoma City Thunder

basketball games and the Champion Parade. Vincent referred to this as "a great time and great way to build partnerships."

The Police Department is still looking at the Public Safety Study to identify what elements should be prioritized. "We are ranking what we can do now without funding. We're also trying to "stage up" for long-term strategic planning," Vincent said.

There will likely be a police academy starting in late spring. The Department is down five commissioned officers with approximately 200 applicants.

Vincent touched on the Oklahoma Highway Patrol's decision to move their troopers out of the metro and into the rural areas, releasing all urban jurisdiction and operation to the metro police departments. "We are navigating this with our other metro law enforcement agency partners. We're not sure what this looks like, honestly," Vincent said. "For us, our stretch of I-35 doesn't seem like a lot, but it was at least 400 car crashes, two fatalities, multiple motor assists…it's just different out there. For safety, I would prefer not to have any of our officers out there. We broke it down into manpower and we would need probably four to five officers to adequately add this into what we are doing."

c) DISPATCH UPDATES

Major Chad Vincent gave the update. The Dispatch Department is down two employees with a new academy starting soon. Since moving into the Emergency Communications Operations Center, the Department is seeing more applications come through for employment. "Everybody wants to work in that new space," Vincent said.

d) EMERGENCY COMMUNICATIONS OPERATIONS CENTER (ECOC) UPDATES

Major Chad Vincent gave the update. The final construction pieces of the ECOC continue to proceed with no reported issues.

4. DISCUSSION OF PUBLIC SAFETY STUDY AND IMPLEMENTATION

A) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT, AND/OR DISCUSSION OF A RECOMMENDATION LETTER TO CITY COUNCIL REQUESTING THE APPOINTMENT OF A SUBCOMMITTEE TO ADDRESS THE IMPLEMENTATION OF THE MATRIX PUBLIC SAFETY STUDY

Member Hurley recommended that the Council establish an ad hoc committee to conduct a comprehensive review of the Matrix Public Safety Study presented on February 4, 2025, and to develop a strategic plan for its implementation which was duly seconded by Member Rice. The motion passed unanimously. Member Hurley expressed his willingness to serve as chair of such a committee, and several other members of the PSST Oversight Committee showed interested in participating as well. This information and recommendation is also to be comprised in a letter to the Mayor and City Council Members.

MISCELLANEOUS COMMENTS

5. ESTABLISH TOPICS FOR THE AUGUST 14, 2025 MEETING

The Annual Report for fiscal year 2025 will be added as a topic to the August 14, 2025 meeting agenda.

ADJOURNMENT

Member Rice made a motion to adjourn the meeting which was duly seconded by Member Hurley. The motion passed unanimously.

Linda Price, Chair
Citizens Public Safety Oversight Committee

CITY OF NORMAN, OK
PUBLIC SAFETY OVERSIGHT COMMITTEE MEETING
Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069
Thursday, August 14, 2025 at 4:00 PM

MINUTES

The Public Safety Oversight Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room B at the Development Center, on Thursday, August 14, 2025 at 4:00 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, at the Development Center at 225 N. Webster, and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

PRESENT
Chairman Linda Price
Committee Member Kenny Orr
Committee Member Mark Emerson
Committee Member Russell Rice
Committee Member Ann Gallagher
Committee Member Gregory Gilkey
Committee Member Brittany Elliott

ABSENT
Committee Member Kyle Hurley
Committee Member Lea Greenleaf

OTHERS
Major Chad Vincent, NPD
Asst. Chief Chad Roney, NFD
Jacob Huckabaa, Budget Analyst
Bill Scanlon, Citizen

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT, AND/OR DISCUSSION OF MINUTES FROM JULY 10, 2025

Member Rice moved to approve the June 12, 2025, Public Safety Oversight Committee minutes which were duly seconded by Member Emerson. The motion passed unanimously.

Items submitted for the record:
Citizens Public Safety Oversight Committee Minutes from July 10, 2025.

REPORTS

2. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT AND/OR DISCUSSION OF FINANCIAL REPORTS

Budget Analyst Jacob Huckabaa gave the report. Sales tax revenues came in at approximately 12% below the target for the month of July and Use tax was approximately 5% below the target. Revenue as a total, is approximately 13.7% below the July target. Huckabaa reviewed the expenses for the month of July as well. "Looking over all the different cost centers, everything is going to be over budget for the monthly costs," Huckabaa said. These costs include but aren't limited to salaries and benefits as well as some capital equipment that included two police cars.

3. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF FISCAL YEAR 2025 ANNUAL FINANCIAL REPORT

Member Gallagher motioned to approve the FY25 Annual Financial Report which was duly seconded by Member Orr. The motion passed unanimously.

Items submitted for the record:
FY2025 Annual Financial Report

DISCUSSION ITEMS

4. MONTHLY UPDATES

a) FIRE DEPARTMENT UPDATES

Assistant Chief Chad Roney gave the update. The Fire Union attempted to roll the fire contract over from the previous year; however, this was denied by the union members. Roney stated that there will be an attempt to clean up some of the language in the contract and there may be some incentives involving time off added to the contract negotiations. Roney does not believe that the contract will change much from a monetary perspective.

The Fire Department is currently in the hiring process. There are ten positions available. There are 106 individuals going through the interview process the week of August 11. These applicants have already passed the physical agility and written test. The fire academy will start in October and cadets will graduate in January 2026. "This academy will only be filling vacant positions. It is not an increase in staffing," Roney said. "We will typically get to the end of an academy with the same number we started with."

Replacement fire apparatuses include: a super single brush unit that is expected to be received in September 2025, Engine Three that is scheduled to be received in December 2025 and Ladder One that is scheduled to be received in May 2026.

b) POLICE DEPARTMENT UPDATES

Major Chad Vincent gave the update. The Police Department is short seven commissioned officers. A hiring event will take place in October with an academy starting in May. "Police retirement has changed for the good, but that's also going to encourage some folks to retire," Vincent said. "So, we're going to have to navigate those waters in the coming year or so." A community policing officer position has been opened. It is expected that in approximately one month, this position will be filled and more community police events will be arranged.

Vincent stated that the Department has been focused on "back to school" and the School Resource Officer Program. "We have been very cautious on how we're spending overtime dollars," Vincent said. "We've put out a bit of a minimal plan. We've pulled back a little this year. We still have lots of great coverage in our schools, but not as much as we've done in the past."

On September 10 the Police Department will host a cookout for residents at Lexington Crossings Mobile Home Park. "We'll have a bunch of officers out and it's just a good time for us to hang out with the community and cook some hamburgers," Vincent said.

On September 27 the Police Department will compete in the charity kickball tournament, "Clash for a Cause" that supports Fostering Futures.

On October 14 the Police Department will host National Night Out at the Sooner Mall.

Vincent stated that Norman Police Department seeks and utilizes outside resources to help with homeless complaints; however, he also acknowledged that the City needs a group like the Homeless Alliance to "quarterback" the homeless crisis.

c) DISPATCH UPDATES

No dispatch update was given.

d) EMERGENCY COMMUNICATIONS OPERATIONS CENTER (ECOC) UPDATES

No Emergency Communications Operations Center update was given.

5. DISCUSSION OF PUBLIC SAFETY STUDY AND IMPLEMENTATION

No information regarding the formation of an Ad Hoc committee has been received by the Committee.

6. ESTABLISH TOPICS FOR THE SEPTEMBER 11, 2025 MEETING

The topics for the September 11, 2025 meeting will remain the same.

MISCELLANEOUS COMMENTS

There were no miscellaneous comments.

ADJOURNMENT

Member Rice made a motion to adjourn the meeting which was duly seconded by Member Gallagher. The motion passed unanimously.

Linda Price, Chair
Citizens Public Safety Oversight Committee

CITY OF NORMAN, OK
PUBLIC SAFETY OVERSIGHT COMMITTEE MEETING
Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069
Thursday, September 11, 2025 at 4:00 PM

MINUTES

The Public Safety Oversight Committee of the City of Norman, Cleveland County, State of Oklahoma, will meet in Regular Session in Conference Room B at the Development Center, on Thursday, September 11, 2025 at 4:00 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, Development Center at 225 N. Webster, and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

PRESENT
Chairman Linda Price
Committee member Kenny Orr
Committee member Kyle Hurley
Committee member Lea Greenleaf
Committee member Mark Emerson
Committee member Russell Rice
Committee member Gregory Gilkey

ABSENT
Committee member Ann Gallagher
Committee member Brittany Elliott

OTHERS
Major Chad Vincent, NPD
Major Brent Barbour, NPD
Asst. Chief Chad Roney, NFD
Dannielle Risenhoover, Admin. Tech IV
Kim Coffman, Budget Manager
Jacob Huckabaa, Budget Analyst
Bill Scanlon, Citizen

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT, AND/OR DISCUSSION OF MINUTES FROM AUGUST 14, 2025

Member Gilkey moved to approve the August 14, 2025, Public Safety Oversight Committee minutes which were duly seconded by Member Rice. The motion passed unanimously.

Items submitted for the record:
Citizens Public Safety Oversight Committee Minutes from August 14, 2025.

REPORTS

2. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT AND/OR DISCUSSION OF FINANCIAL REPORTS

Budget Manager Kim Coffman gave the financial report and provided the Committee Members a hard copy of the approved annual report. Coffman stated, "We're about $315,000 below our revenue budget target year-to-date. That's mostly because we are about $217,000 below the budget target for sales tax." Norman Public Schools (NPS) has been sent their first School Resource Officer bill for the 2025-2026 school season. They were billed according to the 2025 contract that authorizes a 2% increase in charges over the 2024 contracted amount. The bill totals $60,206.52 for the month of September. Coffman sends NPS nine invoices per year. These invoices, from September through May, will total $541,858.68.

Expenses for August included two payrolls. "Five divisions are over the budget target for the month of August, and it was all due to salaries that were over budget," Coffman said. Coffman stated that there weren't any substantial expenses outside of salaries and overtime in the month of August.

DISCUSSION ITEMS

3. MONTHLY UPDATES

a) FIRE DEPARTMENT UPDATES

Assistant Fire Chief Chad Roney gave the update. October is fire prevention month, so he anticipates a lot of station tours. He had no action to report on the Fire Union's contract negotiations with the City. The Fire Department has authorization to hire 11 new firefighters. Background checks are now being conducted on the applicants. These applicants are in the process of completing their pension physicals as well. The start date for the 11 hired applicants is slated for October 3.

A super single brush unit for Station 9 has been received, is being inspected, and will have radios installed soon. The old Station 9 brush unit will be decommissioned when the new unit comes on-line. Engine 3 that was scheduled to be received in December 2025 is expected to be received in January 2026. Ladder 1 that was scheduled to be received in May 2026 is now expected to be received in June 2026 due to factory workers being on strike.

b) POLICE DEPARTMENT UPDATES

Major Chad Vincent gave the update. The current police academy cadets are scheduled to graduate on October 16, 2025. The department will be six commissioned officers short after this cadet class graduates. The next academy is expected to be in the spring of 2026. Approximately three hundred applications have been received for the spring academy.

Currently, the City has one community services officer that orchestrates police sponsored community events. An additional community services officer should be hired in the next few weeks. "We're going to revamp and relook at our community outreach initiatives. The vision won't change, but I think the quantity will change because we'll have another person in there," Vincent said. On October 14th the Police Department will host National Night Out at the Sooner Mall.

Vincent stated that the Police Department is having great success with SPIDR Tech, the automated customer service software suite that provides direct text messages, emails and mobile-friendly surveys between law enforcement and community members. "We're getting a ton of good response. We're finding some really valuable information. I think it's providing a better service to our community because it gives them updates. The overall satisfaction rate for that (police services), across the entire department, is almost 92%," Vincent said. "That's incredibly high."

The Police Department has a new police K-9. Her name is Murphey, and she specializes in detecting electronic storage devices. She is also cross trained as a therapy dog.

c) DISPATCH UPDATES

Major Brent Barbour gave the update. The Dispatch Department is three dispatch positions short from being fully staffed. Four applicants have advanced and were sent for background checks. A Communications III position is also available.

d) EMERGENCY COMMUNICATIONS OPERATIONS CENTER (ECOC) UPDATES

Major Brent Barbour gave the update. Barbour stated that there are some warranty items being addressed at the Emergency Communications Operations Center (ECOC), "but nothing major". Construction of the vehicle storage facility is expected to be completed this fall.

3. DISCUSSION OF PUBLIC SAFETY STUDY AND IMPLEMENTATION

Kim Coffman confirmed that City Council received the Public Safety Oversight Committee's letter of recommendation to form a Public Safety Study Committee. The Public Safety Oversight Committee is waiting to hear back from the Mayor regarding their recommendation.

5. ESTABLISH TOPICS FOR THE OCTOBER 9, 2025 MEETING

The Committee will continue with the same agenda topics for the October 9, 2025 meeting.

MISCELLANEOUS COMMENTS

Chair Price stated, "This is September 11th. It's a day to remember how important our first responders are – all of them."

ADJOURNMENT

Member Rice made a motion to adjourn the meeting which was duly seconded by Member Hurley. The motion passed unanimously.

Linda Price, Chair
Citizens Public Safety Oversight Committee

CITY OF NORMAN, OK
PUBLIC SAFETY OVERSIGHT COMMITTEE MEETING
Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069
Thursday, October 09, 2025 at 4:00 PM

MINUTES

The Public Safety Oversight Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room B at the Development Center, on Thursday, October 09, 2025 at 4:00 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, at the Development Center at 225 N. Webster, and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

PRESENT
Chairman Linda Price
Committee member Kenny Orr
Committee member Kyle Hurley
Committee member Mark Emerson
Committee member Russell Rice
Committee member Gregory Gilkey
Committee member Brittany Elliott

ABSENT
Committee member Lea Greenleaf
Committee member Ann Gallagher

OTHERS
Major Chad Vincent, NPD
Major Brent Barbour, NPD
Dannielle Risenhoover, Admin. Tech IV
Kim Coffman, Budget Manager
Bill Scanlon, Citizen
Russell Anderson, Dispatch
Chief Travis King, NFD
Asst. Chief Jason Smith, NFD
Asst. Chief Pat Holding, NFD

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT, AND/OR DISCUSSION OF MINUTES FROM SEPTEMBER 11, 2025

Member Hurley moved to approve the September 11, 2025, Public Safety Oversight Committee minutes which were duly seconded by Member Emerson. The motion passed unanimously.

Items submitted for the record:
Citizens Public Safety Oversight Committee Minutes from September 11, 2025.

REPORTS

2. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT AND/OR DISCUSSION OF FINANCIAL REPORTS

Kim Coffman gave the update. Sales tax revenue is down 9.5% from the budgeted target. "Keep in mind, the monthly target to meet budget is just over a million dollars," Coffman said. "We have not met that at all. October is not looking much better." Use tax revenue is over the budgeted amount by 3%; however, this does not make up for the lack of sales tax revenue.

Norman Public Schools (NPS) has not remitted payment for September's $60,000 School Resource Officer (SRO) invoice that was issued approximately 30 days ago. Coffman reached out to Tyler Jones with NPS, and he asked that Coffman resend the invoice. Additionally, Coffman will be issuing the October SRO invoice within the next few days.

Coffman reviewed individual department and division expenses, focusing mostly on overtime costs. "For each division, overtime is over budget except for in Fleet and Heavy Repair," Coffman said.

The Patrol Department had a $36,000 expense in overtime for the month of September. "They're actually only at 26% of their salary budget, so that's not bad," Coffman said. School Resource Officers had a $4,200 overtime payment for September. That places SROs 3% over their salary budget. Criminal Investigations had a $3,600 overtime payment for September; however, they are still below their salary budget. Emergency Communications had a $2,500 overtime payment for September, which puts them 5% over their salary budget.

The Fire Department spent $33,377 on overtime in the month of September. "They're slightly over budget," Coffman said.

Major Barbour and Chief King pointed out that the City is reimbursed for some overtime costs but those reimbursements are not put back into the salary budget. Instead, they are deposited into the City's General Fund. Coffman said, "We always have to keep expenses and revenues separate, but if you look at those two items together, you'll get a better picture overall." Coffman stated that she would gather the reimbursement data and provide it to the Committee.

Items submitted for the record:
Financial Reports

DISCUSSION & ACTION ITEMS

3. MONTHLY UPDATES

a) FIRE DEPARTMENT UPDATES

Chief Travis King gave the update. Engine 3 that was scheduled to be received in December 2025 is expected to be received in January 2026. Ladder 1 that was scheduled to be received in May 2026 is now expected to be received in "late summer". A new fire academy started October 6th with 11 recruits. It is believed that they will start shift work in December.

b) POLICE DEPARTMENT UPDATES

Major Chad Vincent gave the update. He highlighted the upcoming community events that t Police Department will be taking part in:

National Night Out: Tuesday, October 14
Turning Point USA: Thursday, October 16
Diamond Creek Apartments Cookout: Monday, October 20
Home football game: Saturday, October 25

Brett Willer has been hired as an additional Norman Police Department Community Outreach Officer. He will start in this position in January 2026.

Nine cadets are slated to graduate from the Norman Police Academy on Thursday, October 16. Applications are still being accepted for the next police academy that will be hosted in May 2026.

c) DISPATCH UPDATES

Russell Anderson gave the update. The Dispatch Division is down three employees. Three individuals are in the hiring process. The next academy will start October 31, 2025. Dispatch will have the Mobile Command Post at the National Night Out and Fall Fest events. The Department continues to work with the University of Oklahoma Computer Science Department on a quality assurance program. "Maybe by the end of this semester we'll have a semi-functioning product from them that they can start polishing up in the future capstone projects," Anderson said.

The City of Edmond is looking at joining Oklahoma City's radio system. "This would be great for interoperability for us," Anderson said. "We're already on the same CAD system so if we could do a shared CAD system and shared radio system, that's huge amounts of geographic difference between the two of us, so if two of us went down we could park ourselves in either communications center."

d) EMERGENCY COMMUNICATIONS OPERATIONS CENTER (ECOC) UPDATES

Major Barbour gave the update. He hopes that the Vehicle Storage Facility will be completed in a month. The Norman Police Department recently utilized the Emergency Communications Operations Center to host a regional conference. "It was another great use of not only the space and the facility, but of the adaptability of the space," Barbour said.

4. DISCUSSION OF PUBLIC SAFETY STUDY AND IMPLEMENTATION

Member Hurley will reach out to City Council regarding what the next steps should be involving the Public Safety Study and implementation.

5. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT, AND/OR DISCUSSION OF THE 2026 SCHEDULE OF MEETINGS

Member Rice commented that the Public Safety Oversight Committee meeting is at the same time as the City Council Oversight Committee meeting each month. He made a motion to move the Public Safety Oversight Committee meeting to 3:00 PM on the second Thursday of every month so that the meetings would not conflict with each other. This motion was duly seconded by Member Elliott. The motion passed unanimously. The Public Safety Oversight Committee will start meeting at 3:00 PM, the second Thursday of each month, starting January 2026.

6. ESTABLISH TOPICS FOR THE NOVEMBER 13, 2025, MEETING

There are no new topics for the November 13, 2025 meeting.

MISCELLANEOUS COMMENTS

Member Gilkey congratulated Kim Coffman and the City of Norman Finance Department on their Distinguished Budget Award. Coffman was also congratulated on the scholarship she was awarded by the Government Finance Officers Association (GFOA) to attend a local government finance conference in Australia.

ADJOURNMENT

Member Rice made a motion to adjourn the meeting which was duly seconded by Member Hurley. The motion passed unanimously.

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Linda Price, Chair
Citizens Public Safety Oversight Committee

CITY OF NORMAN, OK
PUBLIC SAFETY OVERSIGHT COMMITTEE MEETING
Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069
Thursday, November 13, 2025 at 4:00 PM

MINUTES

The Public Safety Oversight Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room B at the Development Center, on Thursday, November 13, 2025 at 4:00 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, Development Center at 225 N. Webster, and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

PRESENT
Chairman Linda Price
Committee member Kenny Orr
Committee member Mark Emerson
Committee member Ann Gallagher
Committee member Gregory Gilkey
Committee member Brittany Elliott

ABSENT
Committee member Lea Greenleaf
Committee member Russell Rice
Committee member Kyle Hurley

OTHERS
Major Chad Vincent, NPD
Asst. Chief Chad Roney, NFD
Dannielle Risenhoover, Admin. Tech IV
Kim Coffman, Budget Manager
Jacob Huckabaa, Budget Analyst
Bill Scanlon, Citizen
Russell Anderson, Dispatch

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT, AND/OR DISCUSSION OF MINUTES FROM OCTOBER 9, 2025

Member Gallagher moved to approve the October 9, 2025, Public Safety Oversight Committee (PSST) minutes which were duly seconded by Member Gilkey. The motion passed unanimously.

Items submitted for the record:
Citizens Public Safety Oversight Committee Minutes from October 9, 2025.

REPORTS

2. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT AND/OR DISCUSSION OF FINANCIAL REPORTS

Kim Coffman gave the report. "From July thru October, we're still behind on sales tax," Coffman said. "Year-to-date, we're about 7.5% below the (sales tax) budget target. We're 6% over the budget target for use tax." Coffman stated that the use tax revenue does not fill the gap for the lack in sales tax revenue.

The City of Norman received their first and second School Resource Officer (SRO) reimbursement payments for the 2025-2026 school year from Norman Public Schools (NPS). "They've been paying pretty timely since they've started paying, so that's looking good." Coffman said.

Coffman reviewed individual department and division expenses. The target for expenses, at this point in the fiscal year, is 33%. For salaries, the targeted expense is 34.6%. "Most of the divisions are over the budget target," Coffman said. "Overall, the Norman Police Department (NPD) is about 8% over the budget target and that's due to overtime and the annual software maintenance payment that was made." The Norman Fire Department (NFD) is 11% over the budget target due to salaries and benefits; however, due to a savings in their capital equipment budget, NFD is collectively 3% over budget.

Coffman provided a University of Oklahoma (OU) Overtime Billing report to the Committee. The report showed what OU owes the City of Norman in overtime fees for public safety services provided by NPD and NFD during athletic events. "This is really a drop in the bucket when it comes to their total overtime, but it's not nothing," Coffman said. "The bad news is that I don't think Treasury has billed OU in a few years for this overtime. I'm staying on Treasury to make sure that they do this and get reimbursement for these three fiscal years and get caught up." The OU overtime reimbursement is expected to equal approximately $300,000.

Items submitted for the record:
Financial Reports
University of Oklahoma Overtime Billing Report

DISCUSSION ITEMS

3. MONTHLY UPDATES

a) FIRE DEPARTMENT UPDATES

Assistant Chief Chad Roney gave the update. Roney notified the Committee that different assistant chiefs will start attending the Public Safety Sales Tax Oversight Meetings to give the Fire Department updates. Who gives the updates will be relative to who is on duty during the time of the meetings.

The replacement unit for Brush Pumper 6 in now in service and Brush Pumper 6 has been moved to Station 9 to be used as an emergency medical unit in the response to "low level" medical calls. Roney states that this is an effort to try and save from wear and tear on the department's larger apparatuses and to be cost effective as much as possible. Engine 3 is expected to be received

in late December 2025 or January 2026. Ladder 1 is expected to be received in late summer 2026.

Eleven firefighter recruits are currently in the Norman Fire Academy. They are slated to graduate on December 19, 2025. "Those 11 positions are filling vacancies," Roney said. "That will help with our overtime; unfortunately, it is not going to completely fix the overtime until we get more staffing." It may be possible for the Fire Department to host another fire academy in spring 2026.

b) POLICE DEPARTMENT UPDATES

Major Chad Vincent gave the update. Graduates of the October 16, 2025 police academy are now on patrol and responding to calls. Vincent states that they are a "great group" and that they are "doing well". The next police academy will start in May 2026.

Vincent highlighted the upcoming community events that the Police Department will be taking part in:

Norman Christmas Parade: Saturday, December 6
50th Annual Chili Supper Benefit: Thursday, January 29
Multiple OU Football Games

In the last week, Norman Animal Welfare sent 65 shelter animals to Colorado and Oregon to be rehomed. It's reported that several of these animals had homes waiting for them upon their arrival.

Injury car crashes have been on the rise. "Those on our collision investigation team are getting kind of taxed," Vincent said. "We've had a number of really rough injury crashes. Share with your loved ones to slow down and take their time."

Citizen Bill Scanlon mentioned concerns about the building of a new fire station and the building of a new police station being tied to a bond that includes a new homeless shelter. Kim Coffman stated, "I certainly haven't heard about this officially, other than what was mentioned at the last Finance Committee Meeting. They mentioned since we're going to pay off the debt that PSST carries, it currently matures in 2027, they were talking about issuing, potentially, a new bond to pay for Fire Station 10. If it's a sales tax bond, they don't have to go to a vote. They just pledge the sales tax revenue and sell it that way. Pay attention to the study sessions and the Council meetings; because, obviously, before any bonds go out to vote, they have to have a public meeting where people have the opportunity to have public comment, and the Council has to approve that election."

Chair Price added, "I want to be clear that what Kim is talking about is a separate bond that would add Station 10 with a new bond that would replace the public safety (bond). That's completely separate from the one you're (Bill Scanlon) discussing today. My concern was, the discussion had been around trying to get a bond issued for a homeless shelter that didn't pass (previously). If they think the only way they can get it to pass would be by adding fire and police to it – that is a political ploy."

Scanlon stated, "I talked to (Mayor) Holman yesterday and they had not decided on whether to go with one or three (items attached to a bond)."

The Committee's consensus was that more information was needed on this subject before sending a recommendation letter to Council.

c) DISPATCH UPDATES

Russell Anderson gave the update. He stated that the academy that started October 31 is going well. There are three individuals in the academy. The Department continues to work with the University of Oklahoma Computer Science Department on a quality assurance program. The quality assurance program was recently added to the City of Norman's computer network.

The Dispatch Department will have a float in the Norman Christmas Parade.

City of Moore is joining the City of Norman's computer-aided design (CAD) system. It is expected to be a 12 to 18 month build out.

d) EMERGENCY COMMUNICATIONS OPERATIONS CENTER (ECOC) UPDATES

Russell Anderson gave the report. He states that construction of the vehicle storage facility and punch list items at the Emergency Communications Operations Center (ECOC) are going well. There are three significant punch list items to address at the ECOC; Anderson states that they are "working really closely with Crossland Construction" to address these items. The back-up generator for the ECOC will be delivered soon.

4. DISCUSSION OF PUBLIC SAFETY STUDY AND IMPLEMENTATION

Kim Coffman reported that Member Hurley reached out to City Council Member Hinkle who stated that the next steps regarding putting the Public Safety and Implementation Study into action will be discussed at the next Finance Committee Meeting.

5. DISCUSSION OF NOMINATIONS FOR PUBLIC SAFETY OVERSIGHT COMMITTEE CHAIR AND VICE CHAIR FOR 2026. POSITIONS TO BE VOTED ON AT THE NEXT PUBLIC SAFETY OVERSIGHT COMMITTEE MEETING.

The nomination for Chair is Linda Price and the nomination for Vice Chair is Kyle Hurley.

6. ESTABLISH TOPICS FOR THE DECEMBER 11, 2025 MEETING

Chair Price requested that discussion and a potential letter to Council regarding the establishment of a homeless shelter tied to a bond that pays for the construction of a new fire station and a new police station be added to the next agenda.

MISCELLANEOUS COMMENTS

Chair Price asked if anyone had an update on the health of one of the PSST Committee members.

ADJOURNMENT

Member Gallagher made a motion to adjourn the meeting which was duly seconded by Member Orr. The motion passed unanimously.

Linda Price, Chair
Citizens Public Safety Oversight Committee

CITY OF NORMAN, OK
PUBLIC SAFETY OVERSIGHT COMMITTEE MEETING
Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069
Thursday, December 11, 2025 at 4:00 PM

MINUTES

The Public Safety Oversight Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room B at the Development Center, on Thursday, December 11, 2025 at 4:00 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, Development Center at 225 N. Webster, and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

PRESENT
Chairman Linda Price
Committee member Kenny Orr
Committee member Kyle Hurley
Committee member Russell Rice
Committee member Ann Gallagher
Committee member Brittany Elliott

ABSENT
Committee member Lea Greenleaf
Committee member Mark Emerson
Committee member Gregory Gilkey

OTHERS
Major Chad Vincent, NPD
Major Brent Barbour, NPD
Major Jamie Shattuck, NPD
Asst. Chief Pat Holding, NFD
Dannielle Risenhoover, Admin. Tech IV
Kim Coffman, Budget Manager
Jacob Huckabaa, Budget Analyst
Bill Scanlon, Citizen
Russell Anderson, Dispatch

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT, AND/OR DISCUSSION OF MINUTES FROM NOVEMBER 13, 2025

Member Rice moved to approve the November 13, 2025, Public Safety Oversight Committee (PSST) minutes which were duly seconded by Member Hurley. The motion passed unanimously.

Items submitted for the record:
Citizens Public Safety Oversight Committee Minutes from November 13, 2025.

REPORTS

2. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT AND/OR DISCUSSION OF FINANCIAL REPORTS

Kim Coffman gave the update. Sales tax for the month of November is 7% below the budget target. "Overall, revenues are about 6% below the budget target," Coffman said. The City of Norman received their first two School Resource Officer (SRO) reimbursement payments for the 2025-2026 school year from Norman Public Schools (NPS). The December SRO invoice will go out soon.

Coffman stated, "On the expenditure side, no major expenses except for a payment of $36,705 to Crosslands for their October invoice for the ECOC (Emergency Communications and Operations Center)." Other expenses included $1500 for docks and batteries for patrol car laptops and $1100 for accessories for a fire department brush truck. Coffman said that expenses are a little behind target "so that is looking good".

Coffman announced that Director of Finance Anthony Francisco will be retiring. She invited everyone to his retirement party on January 8, 2026 at 2:30PM in the City Council Chambers.

Items submitted for the record:
Financial Reports

DISCUSSION ITEMS

3. MONTHLY UPDATES

a) FIRE DEPARTMENT UPDATES

Assistant Chief Pat Holding gave the update. Eleven firefighter recruits are currently in the Norman Fire Academy and will graduate on December 19, 2025. The final inspection for the newly purchased and built Engine 3 will be in February 2026.

b) POLICE DEPARTMENT UPDATES

Major Chad Vincent gave the update. Graduates of the October 16, 2025 police academy are now on patrol and responding to calls. Vincent states that they are "all doing great, no challenges yet." The Police Department is down 8 employees.

Vincent highlighted the upcoming community events that the Police Department will be taking part in:

OU Playoff Football Game
50th Annual Chili Supper Benefit: Thursday, January 29

Major Jamie Shattuck will start giving the Police updates in January 2026.

c) DISPATCH UPDATES

Russell Anderson gave the update. He stated that the academy is going "great" and those enrolled have completed approximately half of the academy. The department is only down one employee. The University of Oklahoma Computer Science Department, in conjunction with the

City of Norman's IT Department, were able to integrate a quality assurance program onto the City's computer network.

d) EMERGENCY COMMUNICATIONS OPERATIONS CENTER (ECOC) UPDATES

Major Brent Barbour gave the update. Barbour stated that the City is working through the legal processes for the ECOC generator. The Secret Service toured the ECOC facility recently to do a "site review" and told Barbour, "This is probably one of the best set-ups we've seen."

4. DISCUSSION OF PUBLIC SAFETY STUDY AND IMPLEMENTATION

Member Hurley led the discussion. He stated, "I heard back from the Mayor and he has said that after the first of the year, he plans on appointing a committee to study the Public Safety Survey that will make recommendations to Council."

5. DISCUSSION OF THE CONSTRUCTION OF A HOMELESS SHELTER BEING OR POTENTIALLY BEING TIED TO A BOND THAT INCLUDES THE CONSTRUCTION OF A NEW FIRE STATION AND A NEW POLICE STATION.

Member Gallagher stated, "In listening to the Council's study session, it sounded like they were realizing that this was probably a mistake. Nobody came out and said that, but they were like, 'I'm not so sure that's the right thing to do.' Kim Coffman added that per the November 18 study session, it is her understanding that a vote for the construction of a new fire station and new police station will not be on the ballot for the April 2026 election. There is still the potential that the April ballot will include a vote for the construction of a homeless shelter. According to Coffman, City Manager Darrel Pyle expressed the need for a study that helps decipher the best locations and staffing requirements for the new stations. Citizen Bill Scanlon stated, "The Matrix Study includes some locations for additional fire stations, and it was based on work that Fire had done with regard to response time, so that information is available. I hope we don't reinvent the wheel, we just survey what we have and go on."

6. ELECTION OF CHAIR AND VICE-CHAIR TO THE PUBLIC SAFETY OVERSIGHT COMMITTEE FOR 2026.

The nomination for Chair was Linda Price and the nomination for Vice Chair was Kyle Hurley. Both candidates were elected unanimously, to their corresponding position, to the Public Safety Oversight Committee for 2026.

7. ESTABLISH TOPICS FOR THE JANUARY 8, 2026 MEETING

There were no new topics suggested for the January 8, 2026 meeting.

MISCELLANEOUS COMMENTS

Member Galagher asked if any of the past due Police and Fire Department overtime has been billed to the University of Oklahoma. Coffman stated, "From my understanding, it has been billed and sent to them. I don't think we've received those payments yet." The University owes approximately $300,000 to the City of Norman for Police and Fire Department provided services for the last two fiscal years.

Member Hurley, who is also the director of Norman Regional Health System's EMSSTAT, informed the Committee that Council is interested in offering a subscription service to residents

for EMS services. Residents with a subscription to this service would get their out-of-pock ambulance expenses waived when transported by ambulance.

ADJOURNMENT

Member Hurley made a motion to adjourn the meeting which was duly seconded by Member Galagher. The motion passed unanimously.

Linda Price, Chair
Citizens Public Safety Oversight Committee

CITY OF NORMAN, OK
PUBLIC SAFETY OVERSIGHT COMMITTEE MEETING
Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069
Thursday, January 08, 2026 at 3:00 PM

MINUTES

The Public Safety Oversight Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room B at the Development Center, on Thursday, January 08, 2026 at 3:00 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, at the Development Center at 225 N. Webster, and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

PRESENT
Chairman Linda Price
Committee Member Kenny Orr
Committee Member Mark Emerson
Committee Member Russell Rice
Committee Member Ann Gallagher

ABSENT
Committee Member Kyle Hurley
Committee Member Lea Greenleaf
Committee Member Gregory Gilkey
Committee Member Brittany Elliott

OTHERS
Major Jamie Shattuck, NPD
Asst. Chief Jack Ingram, NFD
Asst. Chief Jason Smith, NFD
Robert Bruce, Councilmember
Dannielle Risenhoover, Admin. Tech. IV
Jacob Huckabaa, Budget Analyst
Bill Scanlon, Citizen
Roger Gallagher, Citizen

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT, AND/OR DISCUSSION OF MINUTES FROM DECEMBER 11, 2025

Member Gallagher moved to approve the December 11, 2025, Public Safety Oversight Committee (PSST) minutes which were duly seconded by Member Rice. The motion passed unanimously.

Items submitted for the record:
Citizens Public Safety Oversight Committee Minutes from December 11, 2025

REPORTS

2. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT AND/OR DISCUSSION OF FINANCIAL REPORTS

Jacob Huckabaa gave the report. The Public Safety Sales Tax revenue recorded for the month of December was $1,021,363. Sales tax is 7% below the budgeted target for Fiscal Year 2026. Use tax is 16% above the budgeted target for the fiscal year. The use tax revenue recorded for the month of December was $244,936. Two payments from Norman Public Schools were received for the City of Norman School Resource Officer Program. These payments totaled $120,413. To date, the PSST Fund is 4% below the budgeted target. There were no capital expenditures or project costs in the month of December; however, some divisions are over their year-to-date budget target due to salary and overtime expenses.

Councilmember Bruce asked if the Police and Fire Departments limit the number of consecutive hours an employee can work before they are required "mandatory rest". Major Shattuck stated that police officers are allowed to work 16 hours before being required to have a day off unless there was an emergency and Assistant Fire Chief Ingram stated that fire fighters aren't allowed to work more than 72 consecutive hours.

Items submitted for the record:
Financial Reports

DISCUSSION ITEMS

3. MONTHLY UPDATES

a) FIRE DEPARTMENT UPDATES

Assistant Fire Chief Jack Ingram gave the update. Ladder 1 is expected to be received in late summer 2026. Assistant Fire Chief Jason Smith stated that wait times for fire apparatuses were expected to go down after Covid, but they have not.

b) POLICE DEPARTMENT UPDATES

Major Jamie Shattuck gave the update. He stated that the police officer who was hit by a car on Highway 9 has "improved quite a bit" and remains in a rehab facility. The Police Captains and Majors will be rotating bureaus on January 9, 2026.

c) DISPATCH UPDATES

No dispatch updates were given.

d) EMERGENCY COMMUNICATIONS OPERATIONS CENTER (ECOC) UPDATES

Major Jamie Shattuck gave the update. The contract for the ECOC generator should be completed by the end of January 2026.

3. DISCUSSION OF PUBLIC SAFETY STUDY AND IMPLEMENTATION

There was no discussion regarding the Public Safety Study and implementation.

4. ESTABLISH TOPICS FOR THE FEBRUARY 12, 2026 MEETING

There were no new topics suggested for the February 12, 2026 meeting.

MISCELLANEOUS COMMENTS

Chair Price asked if anyone had heard from Member Greenleaf. Dannielle Risenhoover relayed that per Major Barbour, Member Greenleaf was home from the hospital, continuing to recover from illness.

ADJOURNMENT

Member Rice made a motion to adjourn the meeting which was duly seconded by Member Gallagher. The motion passed unanimously.

Linda Price, Chair
Citizens Public Safety Oversight Committee

CITY OF NORMAN, C
PUBLIC SAFETY OVERSIGHT COMMITTEE MEETING
Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069
Thursday, February 12, 2026 at 3:00 PM

MINUTES

The Public Safety Oversight Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room B at the Development Center, on Thursday, February 12, 2026 at 3:00 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, Development Center at 225 N. Webster, and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

PRESENT
Chairman Linda Price
Committee Member Kenny Orr
Committee Member Kyle Hurley
Committee Member Mark Emerson
Committee Member Russell Rice
Committee Member Ann Gallagher
Committee Member Gregory Gilkey
Committee Member Brittany Elliott

ABSENT
Committee Member Lea Greenleaf

OTHERS
Major Jamie Shattuck, NPD
Major Brent Barbour, NPD
Deputy Chief Joel Chesser, NFD
Russell Anderson, Dispatch
Council Member Robert Bruce
Kim Coffman, Budget Manager
Dannielle Risenhoover, Admin. Tech. IV

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT, AND/OR DISCUSSION OF MINUTES FROM JANUARY 8, 2026

Member Gallagher moved to approve the January 8, 2026, Public Safety Oversight Committee (PSST) minutes which were duly seconded by Member Gilkey. The motion passed unanimously.

Items submitted for the record:
Citizens Public Safety Oversight Committee Minutes from January 8, 2026

REPORTS

2. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT AND/OR DISCUSSION OF FINANCIAL REPORTS

Kim Coffman gave the report. "Sales tax is now 6% below the budget, but it is .01% above this time last year, so that's positive," Coffman said. The January and February invoices for the City of Norman School Resource Officer program have been issued to Norman Public Schools. The payments have not been received at this time. The PSST Fund is currently 3% below the revenue target. Coffman stated that there was not a lot of expense activity in January. She highlighted that there were two payrolls in January, a $29,444 capital expense in the Patrol division, and $25,386 in supply and material charges in the Fire division.

Items submitted for the record:
Financial Reports

DISCUSSION ITEMS

3. MONTHLY UPDATES

a) FIRE DEPARTMENT UPDATES

Deputy Fire Chief Joel Chesser gave the update. At the end of March, the Fire Department is scheduled to do their final inspection on Engine 3 that is currently in production. Ladder 1 is also in production and is expected to be received in late summer 2026. The Fire Department recently graduated several fire recruits from their Academy; however, they are down four firefighters.

b) POLICE DEPARTMENT UPDATES

Major Jamie Shattuck gave the update. The Police Department is currently down eight commissioned officers. There are approximately 20 applicants going through the background check process for the upcoming May Police Academy.

Shattuck highlighted the upcoming community events that the Police Department will be taking part in:

50th Annual Chili Supper Benefit
Citizens Police Academy
Polar Plunge

c) DISPATCH UPDATES

Russell Anderson gave the update. Anderson stated that the most recent Dispatch Academy graduated and is "doing great". The department is down three people. The recruitment process to fill these vacancies has started.

Deputy Fire Chief Joel Chesser added, "Hopefully by the end of March we will be adding priority dispatching. This is a model that has been tried in several other departments and has been very successful." The practice of priority dispatching works on sending only the necessary apparatus(es) to emergency scenes. "We're working on new ways to be better stewards of the equipment," Chesser said. "At our urban interface stations, we now dispatch a brush truck instead of a fire engine. The numbers last month indicate that the big fire engine only rolled 60

to 65 times and the brush truck rolled 225 times; so, we'll start seeing some reduction on milea on the bigger apparatus and some cost savings there." The City of Norman Medical Director has been involved in implementing the priority dispatching process.

d) EMERGENCY COMMUNICATIONS OPERATIONS CENTER (ECOC) UPDATES

Major Brent Barbour gave the update. The natural gas backup generator has been removed from the Emergency Communications Operations Center (ECOC) project. This decision was made by City of Norman management due to budget constraints and the desire to fund the relocation of Fire Station 5. This would have been the second back-up generator for the facility. The ECOC does have an active back-up generator that is powered by diesel. Staff believes that the facility could run on this generator for approximately three days before more fuel would be required. "If we lose this generator, we have 90 minutes in that building before it's unoccupiable," Barbour said. "My concern comes into several experiences of counting down time. How long until Dispatch is done?! The danger is more than just (loss of) power, it's when that one (generator) goes down, we don't have air handling in a sealed, concrete building and you have to leave the building."

Kim Coffman added, "There were a couple of points that went into the decision to not fund the second generator, from my understanding. The first one was that it's relatively late in the project. The ECOC has been open for over a year now. And the second part is that, for all intents and purposes, a lot of people are thinking that the project is substantially complete and then on the other side there's a big financial crunch in the General Fund right now; and, if we did pay the rest of that project out in the current fiscal year, with the PO (purchase order) that was issued for the generator, it would cause a large subsidy to come from the General Fund for the PSST Fund to remain in the black. The General Fund does not have that money this year and probably won't have it next year; so, the decision was made to wind up the project and use the remaining $1.3 million in the project to go toward Fire Station 5 relocation efforts. While that project will start in the current fiscal year, it won't complete; so, it won't demand the large subsidy from the General Fund."

Member Hurley made a motion that the Committee write a recommendation letter to Council stating:

1. The Committee was informed that management elected not to fund a secondary generator for the ECOC due to budget constraints and the need to begin funding the final PSST critical capital need- the relocation of Fire Station 5.

2. The Committee wishes to emphasize the importance of a secondary generator, fueled by natural gas, operating in conjunction with the existing diesel generator. Redundant power sources are essential to ensure uninterrupted emergency communications, technology, and essential city operations during severe weather events and other critical incidents.

3. During critical incidents, standard electrical systems are often unreliable, thus making the current generator the primary reliable source of electricity for the facility. A secondary generator fueled by a secondary source would provide a truly redundant power supply for the critical facility. Without this redundancy, a generator failure would leave the facility inoperable.

4. In light of these considerations, the Committee respectfully recommends Council explore alternative funding sources for the acquisition and installation of a secondary generator for the

ECOC and, if necessary, reopen the bid process. The Committee notes that delays in s action are likely to result in increased project costs.

The motion was duly seconded by Member Rice. The motion passed unanimously and a recommendation letter will be issued to the Mayor and Norman City Council.

The vehicle storage facility is now finished. The punch list items have been completed and the facility is occupied.

4. DISCUSSION OF PUBLIC SAFETY STUDY AND IMPLEMENTATION

Member Hurley led the discussion. He stated that he had reached out to Mayor Holman who stated that he planned on appointing a committee to study the Public Safety Survey whose job will be to make recommendations to Council. The Mayor planned on appointing this committee at the beginning of 2026. Member Hurley will reach out to the Mayor for an update.

5. ESTABLISH TOPICS FOR THE MARCH 12, 2026 MEETING

There were no new topics suggested for the March 12, 2026 meeting.

MISCELLANEOUS COMMENTS

Member Rice asked if there was a way to track fuel and maintenance cost savings associated with priority dispatching. Deputy Fire Chief Chesser said this data could probably be collected.

Kim Coffman stated that today unfortunately marked the fifth PSST meeting that Member Lea Greenleaf had missed due to health concerns. "My direction that I was given is that we need to fill the vacancy," Coffman said. "If he is willing and able to come back, he can definitely apply along with everyone else."

Chair Price said, "He's been an excellent member for a very long time."

ADJOURNMENT

Member Rice made a motion to adjourn the meeting which was duly seconded by Member Hurley. The motion passed unanimously.

Linda Price, Chair
Citizens Public Safety Oversight Committee

CITY OF NORMAN, OK
PUBLIC SAFETY OVERSIGHT COMMITTEE MEETING
Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069
Thursday, March 12, 2026 at 3:00 PM

MINUTES

The Public Safety Oversight Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room B at the Development Center, on Thursday, March 12, 2026 at 3:00 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, Development Center at 225 N. Webster, and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

PRESENT
Chairman Linda Price
Committee Member Kyle Hurley
Committee Member Mark Emerson
Committee Member Russell Rice
Committee Member Ann Gallagher
Committee Member Gregory Gilkey
Committee Member Brittany Elliott
Committee Member Nicholas Heflin

ABSENT
None

OTHERS
Major Jamie Shattuck, NPD
Major Brent Barbour, NPD
Asst. Chief Pat Holding, NFD
Russell Anderson, Dispatch
Council Member Robert Bruce
Kim Coffman, Budget Manager
Dannielle Risenhoover, Admin. Tech. IV
Jacob Huckabaa, Budget Analyst
Bill Scanlon, Citizen

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT, AND/OR DISCUSSION OF MINUTES FROM FEBRUARY 12, 2026

Member Rice moved to approve the February 12, 2026, Public Safety Oversight Committee (PSST) minutes which were duly seconded by Member Gallagher. The motion passed unanimously.

Items submitted for the record:

1. Citizens Public Safety Oversight Committee Minutes from February 12, 2026.

REPORTS

2. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT AND/OR DISCUSSION OF FINANCIAL REPORTS

Budget Manager Kim Coffman gave the report. The Public Safety Sales Tax (PSST) revenue is down 5% from the budgeted target. That puts the City approximately $446,000 behind in sales tax revenue; however, the City is approximately 25% ahead in use tax, which comes to about $315,000. The use tax does not close the gap in the budgeted revenue. "If we have a few more good sales tax receipts for the rest of the fiscal year, we could probably close that gap and come out net zero," Coffman said.

Coffman reviewed the February PSST expenses with the Committee. Over-time expenses were the primary cause for over-budget issues. There were two payrolls in February.

Coffman highlighted the fiscal year 2027 budget requests from the PSST Fund. The Dispatch Department requested $260,000 for the annual maintenance and upgrading of the Harris radio system. The Fleet Division requested 18 vehicle replacements that were mostly patrol related; however, it did include 2 ladder truck replacements, a platform replacement, and a brush pumper replacement for the Fire Department. "In total, that's about $8 million in vehicle replacements," Coffman said. "We usually budget for $300,000 in vehicle replacements in the PSST Fund; so, that's really not going to get us very far." What vehicles get replaced will be determined by the City Manager. "For the most part, they do try to capture all PSST expenses in the PSST Fund; but, the revenue has fallen short most of the last 16 years," Coffman said. "In that case, when there is a need, we will take care of it from the General Fund or the Capitol Fund."

The bond issued for the PSST radio program and for the Emergency Communications Operations Center (ECOC) will be paid off in March 2027. This will put approximately $2 million back into the PSST Fund. Coffman stated that these funds are anticipated to be used for the relocation of Fire Station 5.

Items submitted for the record:
Financial Reports

DISCUSSION & ACTION ITEMS

3. MONTHLY UPDATES

   a) FIRE DEPARTMENT UPDATES

Assistant Fire Chief Pat Holding gave the update. At the end of March, the Fire Department is scheduled to do their final inspection on Engine 3 that is currently in production. Ladder 1 is also in production. The final inspection for it is expected to occur in October 2026. Several Fire Department personnel have been attending hazmat training at the Oklahoma Homeland Security Hazmat Conference in Oklahoma City. Chief Holding is optimistic that in a few more weeks

Norman will be out of wildfire season. The fire department will start doing "walk-throughs" businesses and apartments starting in April.

b) POLICE DEPARTMENT UPDATES

Major Jamie Shattuck gave the update. The Police Department is currently short eight commissioned officers. The application process for the May Police Academy is still on-going. In the last week, the Police Department answered 1,877 calls for service.

The Citizen's Police Academy is the only community policing event scheduled for March.

In light of world events, it was confirmed that the Norman Police Department is in steady communication with a national federation in Oklahoma City that monitors and tracks security risks.

c) DISPATCH UPDATES

Russell Anderson gave the update. The Dispatch Division is short three people. The recruitment process to fill these vacancies has started and the department is looking at a June or July hiring date.

Dispatch is still working with the University of Oklahoma on developing a quality assurance program.

d) EMERGENCY COMMUNICATIONS OPERATIONS CENTER (ECOC) UPDATES

Major Brent Barbour gave the report. Crossland Construction has a few items to complete before being finished with the Emergency Communications Operations Center (ECOC). One of the items is landscaping. The storage facility "barn" is finished and being utilized.

There has been no known response to the recommendation letter that the PSST Committee sent to City Council regarding the funding for the second, ECOC generator.

4. DISCUSSION OF PUBLIC SAFETY STUDY AND IMPLEMENTATION

Member Hurley led the discussion. He relayed the following message that he had received from Mayor Holman regarding the implementation of the Matrix Public Safety Study: "I'm leaning toward just assigning it to the existing PSST Committee and maybe add a couple Ad Hoc Committee Members. It will likely involve the public safety sales tax increase for a bond vote, potentially; so, it seems appropriate."

Kim Coffman added, "If there is a PSST III, it would become your (Committee's) purview and I think that these Matrix recommendations really kind of beg the question of a PSST III; because, we really can't afford this stuff (the recommendations) otherwise.

Member Hurley addressed Council Member Bruce and said, "From this Committee's perspective, is that (regarding) the Public Safety Survey, we don't have the purview or authority to review or make recommendations to your team. We have asked for an Ad Hoc Committee to be put into place that would formally make those recommendations and we're nowhere on that. That's the short of it."

It was the consensus of several individuals in attendance that the Police Department and Fire Department are heeding the Matrix Study recommendations and that their staff is implementing the adjustments/recommendations that are possible at this time.

5. ESTABLISH TOPICS FOR THE APRIL 9, 2026 MEETING

There were no new topics suggested for the April 9, 2026 meeting.

MISCELLANEOUS COMMENTS

There were no miscellaneous comments.

ADJOURNMENT

Member Rice made a motion to adjourn the meeting which was duly seconded by Member Gallagher. The motion passed unanimously.

Linda Price, Chair
Citizens Public Safety Oversight Committee

CITY OF NORMAN, OK
PUBLIC SAFETY OVERSIGHT COMMITTEE MEETING
Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069
Thursday, April 09, 2026 at 3:00 PM

MINUTES

The Public Safety Oversight Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room B at the Development Center, on Thursday, April 09, 2026 at 3:00 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, Development Center at 225 N. Webster, and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

PRESENT
Chairman Linda Price
Committee member Kyle Hurley
Committee member Mark Emerson
Committee member Russell Rice
Committee member Ann Gallagher
Committee member Gregory Gilkey
Committee member Brittany Elliott
Committee Member Nicholas Heflin

ABSENT
None

OTHERS
Major Jamie Shattuck, NPD
Major Chad Vincent, NPD
Asst. Chief Jack Ingram, NFD
Council Member Robert Bruce
Kim Coffman, Chief Accountant/Asst. Finance Director
Dannielle Risenhoover, Admin. Tech. IV
Jacob Huckabaa, Budget Analyst
Bill Scanlon, Citizen

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT, AND/OR DISCUSSION OF MINUTES FROM MARCH 12, 2026

Member Gallagher moved to approve the March 12, 2026, Public Safety Sales Tax (PSST) Oversight Committee minutes which were duly seconded by Member Gilkey. The motion passed unanimously.

Items submitted for the record:
Citizens Public Safety Oversight Committee Minutes from March 12, 2026.

REPORTS

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT AND/OR DISCUSSION OF FINANCIAL REPORTS

Kim Coffman gave the report. March sales tax was 6.6% below the budget target. "Overall, we're about 3% below the budget target for revenue," Coffman said. "We're waiting on reimbursements from the (Norman Public) School District for January and February." Norman Public Schools were also recently issued the March invoice for the City provided School Resource Officer Program.

Coffman reported that every division in the Public Safety Sales Tax Fund looks "pretty good" except for the School Resource Officer Division. This division is over their March budget target by 20%. The Dispatch Division, Fire Department and Police Department are also over their March budget targets by 11% or less – all due to overtime.

"Year-to-date, all expenditures, we're about 8% above the budget target," Coffman said. "A lot of that is due to the capital projects and the fact that we have already completed all of our debt service payments and there's still three months left in the year; so, I think we're looking pretty good overall."

Items submitted for the record:
Financial Reports

DISCUSSION & ACTION ITEMS

3. MONTHLY UPDATES

a) FIRE DEPARTMENT UPDATES

Assistant Fire Chief Jack Ingram gave the report. The City should take possession of the newly built & purchased Engine 3 next week. This engine should be in service by the end of April. The newly purchased mid-mount aerial ladder is expected to be ready in October 2026.

The next few months will include the following Fire Department trainings: rescue flood water and swift water training, mass casualty shooting training, technical rescue training, hazmat training, and airport training.

b) POLICE DEPARTMENT UPDATES

Major Jamie Shattuck gave the update. He stated that the Police Department is entering their two busiest months of the year. The Police Department will be taking part in the following April and May community events:

High School Sporting Events
High School & College Graduations
Medieval Fair
Norman Music Festival
University of Oklahoma Spring Football Game

The next Police Academy is scheduled to start May 1, 2026. It is believed that 12 cadets comprise this academy.

c) DISPATCH UPDATES

Major Chad Vincent gave the update. There are three 9-1-1 dispatcher positions open in the Dispatch Division. Fifty-six applications have been submitted for these positions. A June or July start date is estimated for those who are hired.

Dispatch is still working with the University of Oklahoma on developing a quality assurance program.

d) EMERGENCY COMMUNICATIONS OPERATIONS CENTER (ECOC) UPDATES

Major Chad Vincent gave the update. He stated that Crossland Construction is still working through a few punch-list items.

There has been no known response to the recommendation letter that the PSST Committee sent to City Council regarding the funding for the second Emergency Communications Operations Center generator.

4. DISCUSSION OF PUBLIC SAFETY STUDY AND IMPLEMENTATION

With no new information available, there was no discussion regarding the Public Safety Study and implementation.

5. ESTABLISH TOPICS FOR THE MAY 14, 2026 MEETING

There were no new topics suggested for the May 14, 2026 meeting.

MISCELLANEOUS COMMENTS

Council Member Bruce asked for a clear understanding of the Committee's oversight objectives. Several Citizens Public Safety Sales Tax Oversight Committee Members and Kim Coffman gave an explanation.

ADJOURNMENT

Member Rice made a motion to adjourn the meeting which was duly seconded by Member Elliott. The motion passed unanimously.

Linda Price, Chair
Citizens Public Safety Oversight Committee

CITY OF NORMAN, OK
PUBLIC SAFETY OVERSIGHT COMMITTEE MEETING

Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069
Thursday, May 14, 2026 at 3:00 PM

MINUTES

NO QUORUM

The Public Safety Oversight Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room B at the Development Center, on Thursday, May 14, 2026 at 3:00 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, at the Development Center at 225 N. Webster, and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

PRESENT
Chairman Linda Price
Committee member Mark Emerson
Committee member Russell Rice
Committee member Ann Gallagher

ABSENT
Committee member Kyle Hurley
Committee member Gregory Gilkey
Committee member Brittany Elliott
Committee Member Nicholas Heflin

OTHERS
Major Jamie Shattuck, NPD
Major Brent Barbour, NPD
Russell Anderson, Dispatch
Council Member Robert Bruce
Clint Mercer, Finance Director
Kim Coffman, Chief Accountant/Asst. Finance Director
Dannielle Risenhoover, Admin. Tech. IV
Jacob Huckabaa, Budget Analyst
Bill Scanlon, Citizen

Chair Price declared that there was not a quorum and adjourned the meeting.

CITY OF NORMAN, OK
PUBLIC SAFETY OVERSIGHT COMMITTEE MEETING
Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069
Thursday, June 11, 2026 at 3:00 PM

MINUTES

The Public Safety Oversight Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room B at the Development Center, on Thursday, June 11, 2026 at 3:00 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, Development Center at 225 N. Webster, and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

PRESENT
Chairman Linda Price
Committee member Kyle Hurley
Committee member Mark Emerson
Committee member Russell Rice
Committee member Ann Gallagher
Committee member Gregory Gilkey
Committee member Brittany Elliott
Committee Member Nicholas Heflin

ABSENT
None

OTHERS
Major Jamie Shattuck, NPD
Asst. Chief Pat Holding, NFD
Russell Anderson, Communication Systems Manager
Clint Mercer, Director of Finance
Kim Coffman, Chief Accountant/Asst. Finance Director
Dannielle Risenhoover, Admin. Tech. IV
Jacob Huckabaa, Budget Analyst
Bill Scanlon, Citizen

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT, AND/OR DISCUSSION OF MINUTES FROM APRIL 9, 2026

Member Gallagher moved to approve the April 9, 2026, Public Safety Sales Tax (PSST) Oversight Committee minutes which were duly seconded by Member Rice. The motion passed unanimously.

Items submitted for the record:
Citizens Public Safety Committee Minutes from April 9, 2026.

REPORTS

2. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT AND/OR DISCUSSION OF FINANCIAL REPORTS

Kim Coffman gave the report. Sales tax revenue through the end of May was approximately 6% below the budgeted target. Four out of five reimbursement payments for the City of Norman School Resource Officer (SRO) Program have been received from Norman Public Schools. One payment of $60,206 from Norman Public Schools remains outstanding. "Overall, revenue is about 1.85% below the budget target for the month of May," Coffman said.

Expenses for the month of April included a $690,415 final payment for a fire apparatus and $29,871 for the access control and video monitors for the Emergency Communication Operations Center's Vehicle Storage Facility.

Expenses for the month of May included $26,451 for outfitting a patrol vehicle, $2,424 for outfitting a School Resource Officer vehicle, and $5,063 for fire suppression radio chargers.

Coffman said. "Looking at individual cost centers, the SRO cost center was 19% above the budget target due to overtime, but the other cost centers were below; so, the Police Department came in at 2% (over their budgeted target) for the month."

The Fire Department was 5% over the budgeted target in salaries due to overtime. Overall operations put them 1% below their budgeted target for the month of May.

Coffman said she feels like everything is "looking good".

Items submitted for the record:
Financial Reports

DISCUSSION ITEMS

3. MONTHLY UPDATES

a) FIRE DEPARTMENT UPDATES

Assistant Fire Chief Pat Holding gave the report. The Fire Department is currently undergoing boat training on the Illinois River. In August the department will be sending a hazmat team to Los Alamos, New Mexico for competitive training. In June, the department will be conducting multi-agency training that includes active threat training in the University of Oklahoma's Walker Tower.

The Fire Department has gone to a "brush truck emergency medical system (EMS) response" at stations five, six, eight and nine. "It really takes a lot of wear and tear off the engines out there so we'll continue with that," Chief Holding said. The department is considering purchasing some new brush trucks in fiscal year 2027.

b) POLICE DEPARTMENT UPDATES

Major Jamie Shattuck gave the update. The Police Department will be taking part in the following community events in the month of July:

Junior Police Academy
Safety Town
FIFA Kansas City Soccer Tournament

Two officers are scheduled to retire in July, but Shattuck states that staffing "still looks pretty good". Police cadets are in week five of their academy training.

c) DISPATCH UPDATES

Russel Anderson gave the update. Three 9-1-1 dispatcher positions remain open in the Dispatch Department. Two people are expected to be hired on July 6th.

The quality assurance program being developed for the Dispatch Department by University of Oklahoma (OU) students is on hold over the summer. The program is currently useable, but Anderson says, "needs some polishing up". More work will take place on the program during OU's fall semester.

The City of Norman Dispatch Department and OU's Dispatch Department recently partnered for active shooter training as well as a walk-through of the OU football stadium. The walk-through was to familiarize dispatchers with the layout of the facility.

On June 22, 2026, Dispatch will be encrypting the City of Norman Fire Department radios. This process is expected to take approximately one week.

d) EMERGENCY COMMUNICATIONS OPERATIONS CENTER (ECOC) UPDATES

Russel Anderson gave the update. Crossland Construction is still working on a few punch-list items.

4. DISCUSSION OF PUBLIC SAFETY STUDY AND IMPLEMENTATION

With no new information available, there was no discussion regarding the Public Safety Study and implementation. Member Hurley stated that Mayor Holman was waiting for the new council members to be sworn in before addressing the implementation of this study.

5. ESTABLISH TOPICS FOR THE JULY 9, 2026 MEETING

Kim Coffman stated that at the budget adoption meeting, Councilmember Kirby made a motion to add two firefighters to the fiscal year 2027 budget. After Councilmember Kirby made that motion, Councilmember Dixon said he wanted to add eight police officers to the budget. "There's a lot of discussion and ultimately the Mayor recommended that the Public Safety Sales Tax Committee make recommendations for those positions," Coffman said. "I'm not sure what that looks like yet, but that will be an agenda item for next month's meeting."

MISCELLANEOUS COMMENTS

There were no miscellaneous comments.

ADJOURNMENT

Member Rice made a motion to adjourn the meeting which was duly seconded by Member Gallagher. The motion passed unanimously.

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Linda Price, Chair
Citizens Public Safety Oversight Committee

Public Safety Sales Tax Fiscal Year End 2026 Financial Report

	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Fiscal Year To Date	Prior FY To Date	PSST II To Date
Revenues:															
Public Safety Sales Tax	$ 945,435	$ 991,745	$ 987,072	$ 1,061,557	$ 1,002,326	$ 1,021,363	$ 1,077,092	$ 1,086,089	$ 883,509	$ 995,533	$ 1,074,028	$ 1,020,571	$ 12,146,320	$ 11,848,045	$ 171,890,721
Public Safety Use Tax	$ 149,889	$ 157,601	$ 187,772	$ 179,083	$ 189,632	$ 244,936	$ 228,480	$ 251,240	$ 157,199	$ 169,604	$ 203,513	$ 190,978	$ 2,309,926	$ 2,126,838	$ 17,520,622
Investment/Interest	$ -	$ 7,193	$ 8,090	$ 8,704	$ 5,315	$ 5,870	$ 5,977	$ (350)	$ 6,760	$ 6,592	$ 4,620	$ 4,809	$ 63,578	$ 102,901	$ 1,597,912
Refunds/Reimbursements	$ -	$ -	$ -	$ 60,269	$ 60,292	$ 120,413	$ -	$ 133,677	$ 500	$ 19,897	$ 240,826	$ -	$ 635,874	$ 501,721	$ 6,313,830
Sale of Vehicles	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 192	$ -	$ 192	$ -	$ 10,102
Bond Proceeds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,825,000
Inter-Fund Transfer	$ 61,906	$ 53,606	$ 53,606	$ 53,606	$ 53,606	$ 53,606	$ 53,606	$ 53,606	$ 53,606	$ 53,606	$ -	$ 107,212	$ 651,571	$ 282,955	$ 6,958,909
Total Revenue	**$ 1,157,229**	**$ 1,210,144**	**$ 1,236,540**	**$ 1,363,219**	**$ 1,311,169**	**$ 1,446,189**	**$ 1,365,154**	**$ 1,524,263**	**$ 1,101,573**	**$ 1,245,232**	**$ 1,523,179**	**$ 1,323,570**	**$ 15,807,461**	**$ 14,862,460**	**$ 227,117,095**
Expenditures:															
Fleet Heavy Repair - 15550172															
Salaries & Benefits	$ 11,776	$ 7,827	$ 7,918	$ 7,952	$ 8,786	$ 21,087	$ 13,618	$ 15,145	$ 15,222	$ 15,219	$ 15,373	$ 15,324	$ 155,246	$ 175,368	$ 693,919
Supplies & Materials	$ -	$ 131	$ 709	$ 441	$ 4,175	$ 799	$ 688	$ 2,746	$ 2,198	$ 1,603	$ 3,504	$ 1,862	$ 18,855	$ 37,988	$ 410,722
Services & Maintenance	$ 2,704	$ 664	$ 557	$ 3,417	$ 1,146	$ 398	$ 1,131	$ 1,195	$ 1,648	$ 252	$ 2,615	$ 116	$ 15,842	$ 21,446	$ 155,289
Internal Services	$ 271	$ 280	$ 258	$ 270	$ 228	$ 240	$ 222	$ 228	$ 228	$ 222	$ -	$ 450	$ 2,896	$ 2,925	$ 5,871
Capital Equipment	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 226,338
Sub-Total Fleet Heavy Repair	$ 14,751	$ 8,902	$ 9,441	$ 12,079	$ 14,335	$ 22,524	$ 15,659	$ 19,314	$ 19,296	$ 17,296	$ 21,492	$ 17,751	$ 192,840	$ 237,727	$ 1,492,139
Patrol - 15661322															
Salaries & Benefits	$ 500,404	$ 315,358	$ 338,595	$ 322,261	$ 337,114	$ 535,516	$ 321,327	$ 336,867	$ 325,830	$ 333,085	$ 372,782	$ 329,646	$ 4,368,785	$ 3,755,827	$ 60,288,281
Supplies & Materials	$ 39	$ 21,263	$ 15,634	$ 32,218	$ 9,965	$ 22,167	$ 7,219	$ 24,949	$ 16,069	$ 11,916	$ 11,165	$ 16,910	$ 189,515	$ 217,124	$ 2,619,976
Services & Maintenance	$ 568	$ 1,016	$ 44,384	$ 1,716	$ 1,569	$ 1,959	$ 1,482	$ 2,943	$ 13,332	$ 5,006	$ 7,660	$ 7,261	$ 88,896	$ 86,294	$ 1,257,923
Internal Services	$ 10,456	$ 15,335	$ 15,463	$ 14,630	$ 16,331	$ 15,654	$ 19,942	$ 16,185	$ 17,427	$ 18,899	$ 7,823	$ 28,049	$ 196,193	$ 190,825	$ 2,229,456
Capital Equipment	$ 107,377	$ 50,782	$ -	$ 15,612	$ 1,550	$ -	$ 29,444	$ 1,147	$ 24,846	$ -	$ 26,451	$ -	$ 257,209	$ 494,468	$ 4,030,983
Staff Services - 15661115															
Supplies & Materials	$ 201	$ 100	$ 237	$ 839	$ -	$ 145	$ 1,409	$ 200	$ -	$ 446	$ 265	$ 1,182	$ 5,025	$ 4,207	$ 30,493
Services & Maintenance	$ 320	$ 729	$ 38,977	$ 1,045	$ 557	$ 309	$ 1,494	$ 1,653	$ 785	$ 604	$ 737	$ 1,943	$ 49,154	$ 47,740	$ 543,698
Capital Equipment	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,966,869
SRO Officers - 15661313															
Salaries & Benefits	$ 229,524	$ 158,452	$ 187,008	$ 187,336	$ 181,545	$ 275,136	$ 154,965	$ 177,617	$ 176,004	$ 185,059	$ 185,998	$ 161,621	$ 2,260,265	$ 2,113,014	$ 10,534,927
Supplies & Materials	$ -	$ 769	$ 708	$ 535	$ 701	$ 693	$ 444	$ 760	$ 515	$ 564	$ 1,377	$ 798	$ 7,864	$ 6,385	$ 18,244
Services & Maintenance	$ 1,350	$ 1,239	$ 639	$ 639	$ 639	$ 639	$ 647	$ -	$ -	$ 100	$ 448	$ 1,932	$ 8,272	$ 17,105	$ 47,662
Internal Services	$ 2,365	$ 2,076	$ 2,081	$ 2,051	$ 2,081	$ 2,075	$ 2,075	$ 2,075	$ 2,087	$ 2,665	$ 511	$ 4,629	$ 26,771	$ 21,088	$ 48,650
Capital Equipment	$ 2,319	$ 66	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,424	$ -	$ 4,809	$ 294,638	$ 391,438
Criminal Investigations - 15661321															
Salaries & Benefits	$ 92,993	$ 59,658	$ 60,790	$ 63,075	$ 59,953	$ 88,361	$ 57,134	$ 59,799	$ 60,374	$ 60,774	$ 63,464	$ 68,904	$ 795,279	$ 750,619	$ 10,146,651
Supplies & Materials	$ -	$ 276	$ 1,327	$ 6,223	$ (5,545)	$ 554	$ 779	$ 322	$ 300	$ 179	$ 333	$ 291	$ 5,039	$ 4,638	$ 85,226
Services & Maintenance	$ -	$ 52	$ 52	$ 52	$ 52	$ 52	$ 52	$ 27	$ -	$ -	$ -	$ 440	$ 779	$ 571	$ 83,820
Internal Services	$ 1,327	$ 2,078	$ 1,836	$ 1,854	$ 1,846	$ 1,683	$ 1,989	$ 1,755	$ 1,808	$ 1,837	$ 548	$ 2,980	$ 21,540	$ 15,664	$ 134,501
Capital Equipment	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 509,773
Special Investigations															
Salaries & Benefits	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 503,489
Supplies & Materials	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 24,554
Services & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,707
Internal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,667
Capital Equipment	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 77,179
Emergency Communications - 15661139															
Salaries & Benefits	$ 37,348	$ 22,788	$ 24,862	$ 23,415	$ 27,922	$ 35,718	$ 21,357	$ 15,620	$ 15,077	$ 14,857	$ 15,347	$ 18,881	$ 273,190	$ 201,367	$ 1,423,619
Supplies & Materials	$ -	$ 413	$ 151	$ -	$ 33	$ 18	$ -	$ -	$ -	$ 346	$ 55	$ 608	$ 1,624	$ 1,836	$ 5,260
Services & Maintenance	$ 549	$ -	$ -	$ -	$ -	$ -	$ 75	$ -	$ 35	$ -	$ 88	$ -	$ 747	$ 1,151	$ 134,385
Internal Services	$ 542	$ 444	$ 444	$ 444	$ 444	$ 444	$ 444	$ 444	$ 444	$ 444	$ -	$ 888	$ 5,426	$ 5,442	$ 11,899
Capital Equipment	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,200	$ 3,200
Sub-Total Police	$ 987,684	$ 652,894	$ 733,186	$ 673,944	$ 636,756	$ 981,123	$ 622,280	$ 642,365	$ 654,933	$ 636,781	$ 697,475	$ 646,962	$ 8,566,383	$ 8,233,203	$ 97,168,531
Fire - 15665143															
Salaries & Benefits	$ 591,721	$ 340,201	$ 320,512	$ 324,429	$ 327,358	$ 534,634	$ 300,458	$ 337,201	$ 338,656	$ 337,197	$ 335,111	$ 353,758	$ 4,441,234	$ 5,001,297	$ 50,596,968
Supplies & Materials	$ 2,111	$ 20,828	$ 24,512	$ 7,111	$ 58,727	$ 12,020	$ 25,386	$ 11,859	$ 11,847	$ 18,327	$ 22,369	$ 21,528	$ 236,624	$ 204,875	$ 1,591,920
Services & Maintenance	$ 426	$ 7,193	$ 15,212	$ 757	$ 1,168	$ 7,418	$ 1,280	$ 3,293	$ 4,047	$ 6,790	$ 4,495	$ 4,248	$ 56,328	$ 57,645	$ 945,658
Internal Services	$ 5,298	$ 9,327	$ 9,458	$ 8,877	$ 9,780	$ 8,888	$ 13,416	$ 9,623	$ 10,496	$ 11,574	$ 7,275	$ 17,123	$ 121,135	$ 166,494	$ 970,843
Capital Equipment	$ 52,747	$ -	$ 49,468	$ 67,006	$ 1,148	$ 0	$ -	$ -	$ -	$ 690,415	$ 5,063	$ -	$ 865,847	$ 151,589	$ 13,770,196
CIP FUND - Fire Stations	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,516,950
Fire Storage Facility Project - 15693377	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 791,367
Sub-Total Fire	$ 652,301	$ 377,549	$ 419,162	$ 408,181	$ 398,180	$ 562,961	$ 340,540	$ 361,976	$ 365,046	$ 1,064,303	$ 374,314	$ 396,657	$ 5,721,169	$ 5,581,900	$ 75,183,901
Inter-Fund Transfers	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,704,400
Debt Service Costs - 15930149	$ -	$ 125	$ 1,194,298	$ 125	$ 125	$ 125	$ 125	$ 125	$ 1,196,017	$ 125	$ 125	$ 125	$ 2,391,439	$ 2,383,884	$ 24,373,056
Radio System Design CIP - 15693319	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,808,575
EOC Design CIP - 15695523	$ -	$ -	$ -	$ -	$ 36,705	$ -	$ -	$ 17,653	$ -	$ 29,871	$ -	$ -	$ 84,229	$ 676,303	$ 6,384,893
Total Expenditures	**$ 1,654,737**	**$ 1,039,470**	**$ 2,356,087**	**$ 1,094,329**	**$ 1,086,101**	**$ 1,566,733**	**$ 978,604**	**$ 1,041,433**	**$ 2,235,290**	**$ 1,748,376**	**$ 1,093,405**	**$ 1,061,495**	**$ 16,956,059**	**$ 17,113,017**	**$ 229,115,495**
Net	**$ (497,508)**	**$ 170,674**	**$ (1,119,547)**	**$ 268,890**	**$ 225,068**	**$ (120,544)**	**$ 386,550**	**$ 482,830**	**$ (1,133,717)**	**$ (503,144)**	**$ 429,774**	**$ 262,075**	**$ (1,148,599)**	**$ (2,250,557)**	**$ (1,998,401)**

PSST II – Project, equipment and personnel plan

FYE 2015

Continue PSST I requirements including:

2 additional Patrol Officers, totaling 71 Public Safety personnel hired

- Fire Administration Building Remodel ($70,000 of Capital Funds)
- Replacement of Fire self-contained breathing apparatus (SCBA) - ($500,000 of PSST Funds)
- Replacement of 7 Patrol vehicles - ($312,200 of PSST Funds)
- Replacement of 1 Pumper - ($450,000 of PSST Funds)
- Replacement of 1 Passenger Van - ($150,000 of PSST Funds)
- Replacement of 2 Brush Pumper units - ($173,640 of PSST Funds)

FYE 2016

September 30, 2015 – PSST I ends
October 1, 2015 – PSST II begins

PSST I fund balance will be drawn down by paying for the 71 Public Safety personnel hired and other Police and Fire operating expenses.

Personnel:

Add 5 School Resource Officers (SRO) and 1 Lieutenant for SRO Program

Design of Emergency Operations/Dispatch Facility
Replace Fire Department Elevated Platform
Design of Emergency Communication System

FYE 2017

Personnel:

Add 7 School Resource Officers
Add 2 Emergency Vehicle Mechanics
Add 2 Emergency Communication Officers

Construction of Emergency Operations/Dispatch Facility
Replace Fire Engine
Replacement of Emergency Communications System

FYE 2018

Replace Fire Engine

FYE 2019 and beyond

Personnel:
Add 2 Emergency Communication Officers

Relocate Fire Station # 5

100% of PSST II revenues will be used for all of the above.

Approximately 12 years after PSSTII begins and requirements met, 75% (3/8th of 1%) of PSST II revenues will go to General Fund to permanently fund the 90 additional PSST positions and 25% (1/8th of 1%) of the revenues will go to Public Safety Capital expenses (police vehicle/fire apparatus replacement, communications system replacement, etc.) as needed and/or other uses as restricted by the Ordinance.

PSST II - Fire Apparatus Replacement Schedule - $6,800,000 Allocation

		As originally planned	As revised in FYE 17	As revised in FYE 18	As revised in FYE 19	As revised in FYE 20	As revised in FYE 22	As revised in FYE 23	As revised in FYE 24	As revised in FYE 25	Changes
FYE 16	Elevated Platform	$ 1,106,700	$ 1,106,000	$ 1,106,000	$ 1,106,000	$ 1,106,000	$ 1,106,000	$ 1,105,943	$ 1,105,943	$ 1,105,943	
FYE 17	Fire Engine	$ 493,500	$ 540,000	$ 524,000	$ 524,000	$ 524,000	$ 524,000	$ 523,853	$ 523,853	$ 523,853	
FYE 18	Fire Engine	$ 508,000	$ 508,000	$ 625,000	$ 622,000	$ 622,000	$ 622,000	$ 622,079	$ 622,079	$ 622,079	
FYE 19	Air Supply Unit	$ 350,000	$ 350,000	$ 450,000	$ 725,000	$ 725,000	$ 725,000	$ 724,974	$ 724,974	$ 724,974	Pumper/Tanker
	Command Vehicle	$ 80,000	$ 80,000	$ 85,000					$ -	$ -	
			$ 430,000	$ 535,000					$ -	$ -	
FYE 20	Fire Engine	$ 539,000	$ 539,000	$ 675,000	$ 750,000	$ 750,000	$ 735,474	$ 735,474	$ 735,474	$ 735,474	Pumper/Tanker
	Rescue	$ 650,000	$ 650,000	$ 850,000					$ -	$ -	
			$ 1,189,000	$ 1,525,000					$ -	$ -	
FYE 21	Tanker	$ 385,000	$ 385,000	$ 450,000	$ 415,000	$ 800,000	$ 471,500	$ 541,600	$ 541,600	$ 524,562	Air and Light Unit, Rescue Boat
FYE 22	Fire Engine	$ 571,000	$ 571,000	$ 700,000	$ 750,000	$ 750,000	$ 760,000	$ 687,804	$ 687,804	$ 634,222	F450 and Brush Pumper
FYE 23	Fire Engine	$ 589,000	$ 589,000	$ 725,000	$ 775,000	$ 775,000	$ 775,000	$ 800,000	$ 750,000	$ 750,000	Staff F150 and Brush Pumper
FYE 24	Ladder	$ 1,000,000	$ 1,000,000	$ 1,500,000	$ 1,700,000	$ 1,700,000	$ 1,700,000	$ 1,800,000	$ 2,100,000	$ 2,100,000	
GRAND TOTAL		$ 6,272,200	$ 6,318,000	$ 7,690,000	$ 7,367,000	$ 7,752,000	$ 7,418,974	$ 7,541,727	$ 7,791,727	$ 7,721,107	

File Attachments for Item:

14. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE RECEIPT OF THE ANNUAL REPORT FROM SOONER THEATRE TO THE BOARD OF PARK COMMISSIONERS.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 09/22/2026

REQUESTER: Karla Sitton, Administrative Tech IV

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE RECEIPT OF THE ANNUAL REPORT FROM SOONER THEATRE TO THE BOARD OF PARK COMMISSIONERS.

BACKGROUND:

The Sooner Theatre opened its doors for the first time in 1929 as the region's first movie theatre built to show talking pictures. Local architect Harold Gimeno spared no expense while building the Spanish Gothic-style building, spending over $200,000. For nearly 50 years, The Sooner Theatre was the most popular movie theatre in the area until the mid-1970s, when multiplexes gained popularity and the single-screen Sooner could no longer meet the demand. In 1975, the Sooner Theatre closed and remained dark – nearly lost to the wrecking ball – until 1979, when a dedicated group of citizens refused to let the theater be lost and appealed to the City of Norman under the auspices of the non-profit organization The Sooner Theatre of Norman, Inc. The City agreed to purchase the Theatre and lease it to the organization. After the first phase of restoration, the Sooner Theatre reopened in 1982 as a community performing arts center.

The Sooner Theatre has become a beacon of light in the community's historic downtown Walker Arts District, impacting the lives of audiences and children each year.

DISCUSSION:

The City has Contract K-0203-146 with Sooner Theatre, Inc., to operate the vibrant performing arts venue, which offers a diverse range of productions and events, as well as adult and youth programs throughout the year. Sooner Theatre gave its annual presentation to the Board of Park Commissioners on September 3, 2026. Their presentation included information about their events, programming, rentals, and 2024-2025 financials.

RECOMMENDATION:

It is recommended that the City Council accept the Sooner Theatre FYE 2025 annual report.

THE SOONER THEATRE OF NORMAN, INC.

ANNUAL REPORT FY 2025-26





LOOKING BACK, PLANNING AHEA

This report highlights our most recent completed Fiscal Year, beginning July 1, 2025 and ending June 30, 2026..

THE NUMBERS TELL THE STORY

Last year, the City of Norman invested $88,381 in funding for salaries at The Sooner Theatre. This amount represented 5.5% of our total budget in FY '25, which was $1,608,406 and 23.8% of our contributed income, which for FY 2026 was $371,300.

We are incredibly grateful to the City of Norman for the municipal funding, and we want you to know how proud we are to be stewards of The Sooner Theatre building.

More than 13,000 audience members attended Sooner Theatre events in person during FY '26. They spent, on average, $49.36 per person in our community, with an economic impact of $651,058. That number does not include audiences who viewed Sooner Theatre messaging online or through our social media channels, which was estimated at 2,625,121. In addition, parents of the hundreds of students enrolled at The Studio of The Sooner Theatre contribute to the economic impact created by The Sooner Theatre by purchasing dance clothes, dance shoes, makeup, hair and wig products and anything else needed. They also frequent restaurants and coffee shops in downtown Norman each week while they wait for students. And, the theatre purchases lumber, fabric and supplies locally to build every set and costume for every show. **Last year, we saw 1378 enrolled in more than 75 camps and classes** at The Studio of The Sooner Theatre **and gave $81,167 back in scholarships for tuition to 384 students** who could otherwise not afford to participate.

According to the Norman Economic Development Coalition, the input from our salary base and contracted instructors, shows **an economic impact of nearly $3,000,000.00** in the community annually. We are so proud of the impact we make on the Norman community and on communities surrounding Norman. And, we are extremely grateful for community leaders who understand the impact the arts have on our community!

THE SOONER THEATRE OF NORMAN

The Sooner Theatre is listed on the National Registry of Historic Places and is truly a Norman landmark. The theater building is owned by the City of Norman. The Board and Staff of The Sooner Theatre of Norman Inc., are proud "stewards" of the management and activities of the facility, and have made significant investments of time, effort and resources to assure the survival of The Sooner - Norman's Premier Performing Arts Venue and Academy.

OUR MISSION

The mission of The Sooner Theatre is to change lives, offer diverse perspectives and create a cultural connection to the community through the performing arts and arts education.

OUR VISION STATEMENT

Our vision is to create a space for instilling creativity and passion for the arts, while providing a place for students to find their voices. We promote inclusion and healing through the arts and elevate the quality of life by providing diverse performing arts opportunities for all ages in our community.

OUR FUNCTION STATEMENTS

PRESENT quality theatrical productions
PROVIDE quality performing arts instruction for students ages 3-18
PROVIDE a quality venue for the presentation of cultural, artistic, educational and community development activities that improve the quality of life for our citizens and to SERVE as an historic anchor for the development of partnerships with other arts and business entities to create a revitalized, downtown arts district for Norman.

ACCESSIBILITY MATTERS

We are continuously working with the city on ensuring arts are accessible to all, and realize that many of our issues around mobile accessibility in the theater are challenges the city is working with us to address. We have spoken to the City of Norman about getting hearing assisted devices and we can print or email large-print programs on request for those with vision impairment. We also work with groups whose clients may be from under-served populations, including the United Way, Transition House, Norman Public Schools and others. We send information on programming and scholarships to all public elementary schools for distribution to all families in the Norman Public Schools. Theatre doesn't work if we cannot tell stories with ALL types of people and characters to and for ALL people.



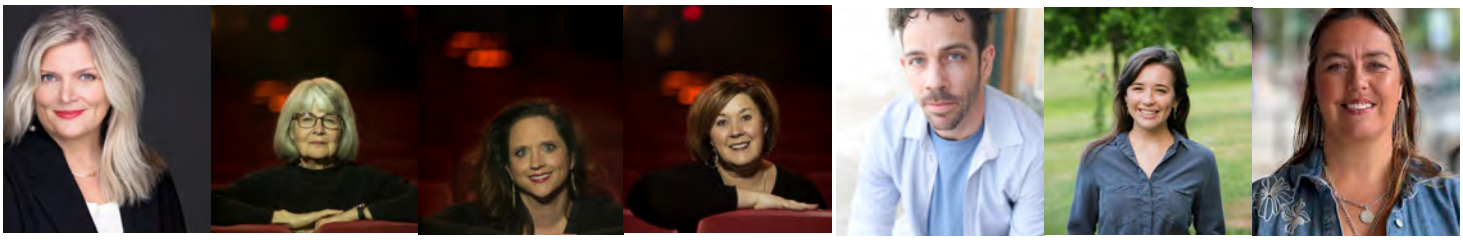


THE SOONER THEATRE BOARD OF DIRECTORS

President, Anne Cape, McAfee & Taft
Vice President, Kristi Pate, Retired Educator
Treasurer, Stephanie Keller, Eide Bailly
Secretary, Jerry Lessley, University of Oklahoma
Past President, Dorion Billups, University of Oklahoma
Tiffany Bodenhamer, American Fidelity
Kerri Brackin, Oil & Gas
Lawrence Carter, MD, Peak Performance
Ta'Nia Gaines, Eide Bailly
Lindsay Hawkins, OU K20 Center
Debbie Kelleher, Retired Educator
Beth Pepper, Eide Bailly
Susan Vassilakos, Community Volunteer
Sarah Williams, Non-Profit Data Consultant
Vicki Worster, Total Compliance HR

Advisory Members

Jason Olsen, City of Norman
Mark Ledbetter, Armstrong Bank
Tom Cooper, Vision Bank
Chuck Thompson, Armstrong Bank



SOONER THEATRE STAFF

Jennifer Heavner Baker, Executive Director
Erin Stevens, Business Manager
Nicki Kraisky, Business Manager (part-time)
Nancy Coggins, PR & Development Director
Meghan Martens, House Manager
and Social Media Coordinator
Erin Stevens, Finance Manager
Tish Willis, Studio Manager
Brandon Adams, Artistic Director
Production Manager position - open

STAFFING

Our mission, function and program direction have, each year, been approved by the City

administration, and Municipal money has been provided for The Sooner to have a firm "base" for staffing the facility, and on which to build its activities. According to Theatre Facts, A Report on Practices and Performances in the American Nonprofit Theatre, a typical theatre our size, with a similar County population, and the same amount of programming will have 10 full time employees. Our current staff manages both The Sooner Theatre and The Studio of The Sooner Theatre with 6 full-time and 1 part-time employees. We also utilize the Federal Work Study program at OU, when the opportunity arises. The Sooner Theatre utilizes contract labor for teachers, directors, choreographers, music directors, musicians and accompanists.

USE OF PAST CITY OF NORMAN FUNDING

Salaries 2003/2004 **$86,847.27**
Salaries 2004/2005 **$94,534.36**
Salaries 2005/2006 **$108,541.76**
Salaries 2006/2007 **$141,000.00**
Salaries 2007-2008 **$146,473.00**
Salaries 2008-2009 **$187,202.00**
Salaries 2009-2010 **$184,516.00**
Salaries 2010-2011 **$190,950.00**
Salaries 2011-2012 **$194,600.00**
Salaries 2012-2013 **$168,832.83**
Salaries 2013-2014 **$197,617.35**
Salaries 2014-2015 **$197,425.55**
Salaries 2015-2016 **$195,934.77**
Salaries 2016-2017 **$205,467.27**
Salaries 2017-2018 **$235,314.47**
Salaries 2018-2019 **$243,693.22**
Salaries 2019-2020 **$254,486.07**
Salaries 2020-2021 **$243,408**
Salaries 2021-2022 **$253,017**
Salaries 2022-2023 **$275,071**
Salaries 2023-2024 **$310,990**
Salaries 2024-2025 **$367,021**
Salaries 2025-2026 **$390,867**

The Municipal money we received in the amount of **$88,318** in FY 2025 was approximately **22.6%** of our payroll expenses (FY 2026).

Because we receive this money from the City of Norman, we are able to allocate other funding in our budget to programming that supports under-served populations in our community, including scholarships provided to students who otherwise would be unable to participate in performing arts programs due to cost, training instructors to provide specialized instruction for special needs students, and to participate in partnerships with community groups including CCFI and Assistance League to identify and give access to underserved populations.

The Sooner Theatre's **earned revenue includes tickets to productions, tuition for classes** at our Studio, as well as rentals and concession sales. **Percentage of total budget** ($1,608,406) from **ticketing was 21%**, **tuition revenue was 38.7%**, **rentals and concessions is 2.3%,** and **contributed revenue donations/fundraisers was 23%** of our total budget.



THEATRE ACTIVITY

Our programs serve **quality of life** needs in the areas of culture, education, theatre and music for an increasing number of citizens. Our product tells what we stand for, what we want to offer the community and how well we know our business. At The Sooner Theatre, we host professional artists to first-timers and foster performers from 3 years old on up. Our presentations reflect our mission, our image and ultimately, they determine our survival. We embrace the fact that we are not just "Community Theatre" but "Theatre for the Community".

More than 13,000 people walked through our doors last year and we were able to track ticket sales to **116 Oklahoma zip codes and 35 out-of-state**! We hope you agree that The Sooner Theatre grants a major return for the City's investment.



In 2002, our Board of Directors approved a programming portfolio consisting of **seven initiatives**.

1. THE MAIN EVENT SERIES is The Sooner Theatre's concert series.
2026 offering - Tomorrow, Tonight - An Evening With Elvie Ellis

2. SOONER STAGE PRESENTS is The Sooner Theatre's self-produced theatrical series.
2026-2027 Season: Les Miserables, ELF The Musical
Tickets to Sooner Stage Presents Theatrical productions range from $12.50-$35 dependent on discounts.

3. THE STUDIO OF THE SOONER THEATRE is The Sooner Theatre's performing arts academy. The Sooner Theatre's Theatre Arts Education program impacts hundreds of children ages 3-18 each year by providing outstanding performing arts education in a warm and welcoming environment. Year-round classes follow the Norman Public Schools schedule. Fall classes begin in September and offer cumulative learning concluding in April. Summer camps are held in June and July.



The Sooner Theatre's education program began in 2003 with one summer camp production that served 31 children. **Our total enrollment in 2025-2026 was 1378 (up 68% in the last four years) from across the metro area.** The program has evolved into a year-round performing arts school with training in the areas of musical theatre, acting, voice, and dance, as well as troupes that perform at various events throughout the community. We also make it a point to bring in experts



in our industry to present Master Classes to our students, and have hosted Broadway performers, National Tour performers, TV personalities, Broadway casting directors, and many others.

Studio students have been seen in many regional productions, including the OKC Philharmonic's *The Christmas Show*, OU productions, singing for the Thunder and Texas Motor Speedway, in many commercials and films and on hit Nickelodeon and Netflix series! Sooner Theatre students were also chosen as the munchkins in the National Tour of The Wizard of Oz, Winthrop in The Music Man in Concert with Shirley Jones, and Studio students were featured as walk-on roles in the Broadway tours of both Camelot and Waitress.

In January of FY'26, **Studio of The Sooner Theatre students attended the Junior Theatre Festival** in Atlanta for the 11th year, where our students were selected to present





a NEW WORK onstage and attended workshops with 7000 theatre students from across the country. **They performed Dreamworks Trolls JR for all 7000 attendees from the United States, United Kingdom, China, New Zealand and Australia!**

BEYOND THE STAGE

There is no question that the productions of The Sooner Theatre are magical. The lights, the sound, the costumes, the sets and the talent we are lucky enough to work with - both community theatre and our youth educational productions. But, you might not be aware of all the things that happen ***Beyond The Stage***.

Scholarships

Last fiscal year, The Studio of The Sooner Theatre **gave $81,167 in scholarships** to 384 students who could otherwise not afford to participate in performing arts classes and camps. That is a 18% increase in scholarship awards over the previous fiscal year.

Special Needs Classes

We are excited to offer classes for special needs students. Our **Sooner Spotlights** class pairs middle and high school-age students with special needs with a student from The Studio's ambassador performance troupes to learn songs and dances. We also have a class whose name says it all - **Sooner Legends**! This group of teens and adults with Down syndrome will change your outlook on life. They are the most joyful, excited group of people you will ever meet. And, they can DANCE! **We serve many other differently-abled students in our regular classes including those on the spectrum, hearing disabled, vision disabled and mobility limited students.**



Tuition for Studio camps and classes ranges from $150 for a one-week summer camp to $680 for a school year production class. **We normally give back approx. 20% of our annual tuition** revenue in scholarships. For fiscal year 2026, total tuition revenue was $561,289, and **scholarships given totaled $81,167, which funded 384 instances of tuition and/or fees** over the last year, which is actually 17% of our tuition revenue returned as scholarships.

4. SPECIAL EVENTS



We held our highly anticipated Murder Mystery fundraiser in February 2026, and were so excited to have audiences and community volunteer performers help support the theatre! Murder Mystery is our annual fundraising dinner and show written, directed by and starring volunteers in our community. Murder Mystery 2026 raised $52,739 for The theatre's operations and programs. The Voice of The Heartland, our other fundraising event is a bi-annual vocal competition featuring talented singers from around the region. VOTH is scheduled for September 14 & 15, 2026.

5. RENTAL ACTIVITIES

Community organizations and individuals have the opportunity to rent the theatre for their activities, meetings or performances on the rare occurrences we have available dates on our calendar.. Our rental revenue for 2025-26 was $4300 mainly due to a lack of available dates for rentals on our calendar in both the theatre and Studio spaces.



Rental rates are approximately $800-$1000 per day for use of the theatre. We also rent the Studio event space for $300-$1200 per day.

Example of community rentals

- Various Community Churches
- Hispanic Flamenco Ballet
- Julia's Academy of International Dance
- Norman Chamber of Commerce
- Various Weddings & Engagements
- Pageants
- Norman Music Festival
- Various Dance Recitals
- Transition House's June Bug Jam
- Norman Police Academy
- OU School of Musical Theatre

6. SOONER CINEMA is The Sooner Theatre's film and video offerings.
We do not offer a film series at this time, we but normally host several events each year that do show films, including Norman Music Festival, Norman Film Festival, Moore-Norman Technology Center's Red Carpet Film Festival and Earth Rebirth Film Festival (as our production schedule allows).

7. OUTREACH AND DEVELOPMENT is our program designed to "give back". In addition to our programming, The Sooner is deeply rooted in the community.

Our Outreach and Development includes:
Partnering with United Way's Celebrity Sing, Citizen's Advisory Council, Norman Convention and Visitors Bureau, The Norman Public School's Gifted Council and the Norman Arts Council. We are represented at the Norman Downtowner's Association, Norman Arts Council's Roundtable, Norman Rotary, the United Way Cabinet, Assistance League, Norman Public Schools PTA, Norman Chamber of Commerce Board and several other organizations.

Our Studio Ambassador Performance Troupes, made up of 3rd-12th grade students, also perform regularly in the community. These troupes and soloists have performed for thousands of audience members at various events including: The Norman Music Festival, The Rodeo Opry, The OKC Thunder, OKC Arts Council's Opening Night, OKC Festival of the Arts, The State Fair of Oklahoma, Holiday Open Houses for the Norman Assistance League, Public School assemblies, Devon Arts Day, the 2009 Mayor's Convention, NAC Arts Explosion, The OKC Philharmonic, Allied Arts, The 100th Anniversary of the Depot, Norman Music Festival, Kids for Kids Sake, Earth Day, Texas Motor Speedway, the Andy Roddick Tennis Exposition, Norman's Centennial Follies, Lyric Theatre, Jewel Box Theatre, University of Central Oklahoma, OMEA All State Chorus, Oklahoma City's Centennial Parade, Norman Christmas Parade, Norman Public Schools, Oklahoma Summer Arts Institute, Norman Chamber of Commerce, May Fair, June Bug Jam, The Chocolate Festival, OEC's Annual Meeting and many more!

THEATRE 55



This year, we began partnership with Healthy Living Norman to produce a production of Guys and Dolls SR featuring a cast of 47 senior performers ranging in age from 50 to 84, many of whom took the stage for the first time in their lives! The experience produced overwhelmingly positive health and wellness outcomes for adults age 50 and older. Based on surveys completed by 24 participants, the production demonstrated meaningful benefits across physical, emotional, social, cognitive, and quality-of-life measures. Participants reported exceptionally high levels of satisfaction, inclusion, mental engagement, friendship, confidence, and overall quality of life. The results suggest that community musical theater is an effective wellness intervention that promotes healthy aging while creating meaningful opportunities for lifelong learning, creativity, physical activity, and social connection.

You can see the growth our educational programming has had over especially the last few years. Because of such rapid and expansive growth, we have had to focus both staff and physical resources toward that program, but all initiatives are very important to our organization.

AWARDS AND HONORS

- Jennifer Baker was named Honorable Mention for the 2026 American Theatre Wing's Tony Award for Excellence in Music Theatre Education (June 2026)
- Jennifer Baker was awarded the Governor's Arts Award in Education for her impact on this community and state in January 2026
- Jennifer Baker was named a Freddie G Fellow through iTheatrics (January 2025)
- The Sooner Theatre is **one of three** Norman arts organizations who are current Allied Arts member agencies.
- The Sooner Theatre was the **first (and only, so far) arts organization** to have been awarded the Norman Rotary Clubs' Le Tour De Vin grant and the Impact Oklahoma grant funding capital projects.
- In August 2020, The Sooner Theatre was named as the Oklahoma Center for Non-profits' **ONE Award winner for Arts and Humanities**.

OTHER SOURCES OF INCOME

In addition to the Municipal money, our other sources of income are from our annual Murder Mystery and Voice Of The Heartland Fundraisers, Corporate Sponsorships, Business and personal donations, program advertising, grants from foundations and other granting organizations, ticket revenues from performances, tuition revenue from our camps and classes and rental fees, both at the theatre and Studio.

Total earned revenue for FY 2025 was $938,699, which accounted for 73% of our budget. Contributed (donated) income made up the remaining 27% of the budget.

"What we put on the stage is not only what the public sees – it is what we are."

-Thomas Wolf



Thank you for all you do to support the programs, productions, concerts and events of The Sooner Theatre!

We are very fortunate to live in a community who understands the value and the impact of the arts on its citizens.

We could not do what we do without you!

The Sooner Theatre of Norman Inc

Statement of Financial Position
As of Jun 30, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
1000 Armstrong Bank-Operations	39,782.98
1001 Armstrong Bank-Payroll	2,297.06
1002 Sooner Theatre STARS	11,327.57
1003 Studio Capital Campaign	51,976.04
1004 Theatre Petty Cash Bank	115.00
1005 Concession Sweet Shoppe Petty Cash Bank	500.00
1006 Box Office Petty Cash Bank	300.00
1007 Irrevocable Commercials Letter of Credit Account	1,815.00
9999 Clearing Account	15.00
Total for Bank Accounts	**$108,128.65**
Accounts Receivable	
1100 Accounts Receivable	-2.00
Total for Accounts Receivable	**-$2.00**
Other Current Assets	
1102 Other Accounts Receivable	1,391.55
1300 Prepaid Expenses	$0.00
1300.1 January Prepaid Expenses	513.90
1300.10 October Prepaid Expenses	513.90
1300.11 November Prepaid Expenses	9,752.90
1300.12 December Prepaid Expenses	11,688.65
1300.13 JTF Prepaid Expenses	1,750.00
1300.15 Murder Mystery Prepaid Expenses	0.00
1300.2 February Prepaid Expenses	5,330.00
1300.3 March Prepaid Expenses	3,450.81
1300.4 April Prepaid Expenses	3,454.75
1300.5 May Prepaid Expenses	0.00
1300.6 June Prepaid Expenses	0.00
1300.7 July Prepaid Expenses	20,930.88
1300.8 August Prepaid Expenses	513.90
1300.9 September Prepaid Expenses	513.90
Total for 1300 Prepaid Expenses	**$58,413.59**
Undeposited Funds	0.00
Total for Other Current Assets	**$59,805.14**
Total for Current Assets	**$167,931.79**
Fixed Assets	
1500 Building Improvements (Leasehold)	0.00
1501 Furniture & Fixtures	16,690.95
1502 Equipment	3,760.12
1503 Sound Equipment	41,649.04

The Sooner Theatre of Norman Inc

Statement of Financial Position
As of Jun 30, 2026

	Total
1504 Light Equipment	86,048.95
1505 Computer Equipment	7,646.35
1506 Intangible Assets, Website	16,500.00
1520 110 East Main St. Owned Studio	
1520.1 Building (110 E Main Studio)	1,736,077.17
1520.2 Furniture & Fixtures (@ Studio)	8,394.50
1520.3 Equipment (@ Studio)	17,924.61
Total for 1520 110 East Main St. Owned Studio	**$1,762,396.28**
1599 Accumulated Depreciation	-710,306.80
Total for Fixed Assets	**$1,224,384.89**
Other Assets	
1900 Communities Foundation of Oklahoma Endowment Fund	1,857.30
1900.1 Communities Foundation of Oklahoma Liability Fund	0.00
1901 CFO Endowment Receivable account	-69.52
Total for Other Assets	**$1,787.78**
Total for Assets	**$1,394,104.46**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	5,939.51
Total for Accounts Payable	**$5,939.51**
Credit Cards	
2001.1 Jennifer Amazon Business Amex -PARENT ACCOUNT 2003	2,272.72
2002 Armstrong Credit Cards	
Jennifer Mastercard x2912 (new) (deleted)	-133.60
Nancy Mastercard X6771 (deleted)	41.49
Tish Armstrong Credit Card x7639 (deleted)	49.44
Total for 2002 Armstrong Credit Cards	**-$42.67**
2003 Lowe's Pro Line of Credit	1,016.64
Total for Credit Cards	**$3,246.69**
Other Current Liabilities	
1350 Deferred Revenue	
1350.13 Deferred JTF Revenue	835.00
1350.15 Murder Mystery Deferred Revenue	0.00
1350.3 March Deferred Revenue	0.00
1350.7 July Deferred Revenue	3,938.05
1350.8 August Deferred Revnue	3,192.00
Total for 1350 Deferred Revenue	**$7,965.05**
2200 Prior Years FY25 Uncleared liabilities	1,280.00
Total for Other Current Liabilities	**$9,245.05**
Total for Current Liabilities	**$18,431.25**

The Sooner Theatre of Norman Inc

Statement of Financial Position
As of Jun 30, 2026

	Total
Long-term Liabilities	
2801 Republic Bank-Loan # 75020415	921,567.49
Total for Long-term Liabilities	**$921,567.49**
Total for Liabilities	**$939,998.74**
Equity	
3000 Opening Balance Equity	1,544,715.08
Retained Earnings	-919,362.90
Net Revenue	-171,246.46
Total for Equity	**$454,105.72**
Total for Liabilities and Equity	**$1,394,104.46**

The Sooner Theatre of Norman Inc

Statement of Activity
July, 2025-June, 2026

	Total
Revenue	
4000 Show Income	1,851.35
4000.1 Ticket Sales (OLD)	294,934.13
4010 Sales of Misc Show production goods	121.00
4050 Studio Income	$170.00
4050.1 Studio Tuition	472,975.67
4050.10 Studio Supplies and Material	7,733.00
4050.2 Studio Fees and Surcharges	9,530.00
4050.3 Studio Apparel and Merchandise	1,480.00
4050.4 Private Instruction Income	600.00
4050.5 Showcase Income and Production Fee	41,035.00
4050.6 Ticket Sales through Studio category	595.00
4050.7 Studio Advertising and Sponsorship Rev	3,600.25
4050.8 Studio Event Center Rental Income	3,245.00
4050.9 Misc Studio Income	567.04
4050.99 Studio Account Credits	0.00
4150 Education Trips	$950.00
4150.1 NYC Trip Income	116,481.10
4150.2 JTF Trip Income	76,685.00
Total for 4150 Education Trips	**$194,116.10**
Total for 4050 Studio Income	**$735,647.06**
4100 Advertising and Sponsorships - General	7,632.49
4200 Sweet Shoppe Income	$31,984.50
4202.9 Camp Punch Card and Summer Camps for Sweet Shoppe	160.00
Total for 4200 Sweet Shoppe Income	**$32,144.50**
4250 Rental Income	1,055.00
4350 STARS	40,115.02
6999 Contributed Income	
4400 Donations	$5,000.00
4400.1 Individual Giving Donations	50,550.15
4400.2 Corporate Gifting and Sponsorships	12,258.00
4400.4 Scholarship Donations	9,335.00
Total for 4400 Donations	**$77,143.15**
4450 Grant Income	
4450.2 State Grant Income	75,101.49
4450.3 Local Government Grant Income	117,861.25
4450.4 Other Foundations Grants	48,289.15
Total for 4450 Grant Income	**$241,251.89**

The Sooner Theatre of Norman Inc

Statement of Activity
July, 2025-June, 2026

	Total
4600 Fundraiser Income	
4600.1 Murder Mystery Fundraiser	$0.00
4600.11 Murder Mystery Ticket	43,177.51
4600.12 Murder Mystery Tips & Donations	8,561.70
4600.13 Murder Mystery Silent Auction donations	1,000.00
Total for 4600.1 Murder Mystery Fundraiser	**$52,739.21**
Other Fundraising (4600.3)	166.00
Total for 4600 Fundraiser Income	**$52,905.21**
Total for 6999 Contributed Income	**$371,300.25**
Total for Revenue	**$1,484,800.80**
Cost of Goods Sold	
5010 Sweet Shoppe-COGS	21,725.66
Total for Cost of Goods Sold	**$21,725.66**
Gross Profit	**$1,463,075.14**
Expenditures	
4021.1 Endowment Fund Expense	13.89
6000 Marketing	31,455.51
6010 Hospitality- General	$7,128.41
6010.1 Show Hospitality	10,715.09
6010.2 Professional Developement / Retreat Expenses	2,448.14
Total for 6010 Hospitality- General	**$20,291.64**
6020 Accounting Fees	25,435.64
6030 Bank and Credit Card Fees	$904.01
6030.1 Loan 75020415 Interest Expense	74,395.46
6030.2 Kindful Processing Fees	1,113.95
6030.3 SS Square Fees	773.26
Total for 6030 Bank and Credit Card Fees	**$77,186.68**
6040 Contract Labor	4,325.00
6050 Studio Expenses	
6000.2 Studio Marketing	5,177.00
6050.1 Instructor Fees Contract Labor	120,700.99
6050.2 Education Supplies	524.29
6050.3 Music and Score Materials Fees	571.95
6050.4 Studio Dues & Subscriptions	2,847.36
6050.5 Studio CC Processing & Financial Fees	
6030.4 SafeSave Processing Fees	26,588.79
Total for 6050.5 Studio CC Processing & Financial Fees	**$26,588.79**
6050.6 Miscellaneous Studio Expense	15,068.31
6050.7 Studio Hospitality Expenses	922.89
6050.8 Studio show and general supplies	5,933.61
6050.9 6050.9 Summer Camp and Stage	6,137.45
6070.3 Studio Cleaning and Janitorial & Cleaning Contract Labor	13,672.76

The Sooner Theatre of Norman Inc

Statement of Activity
July, 2025-June, 2026

	Total
6110.2 Office Supplies Studio	7,488.86
6150.2 Studio Security Services	1,125.00
6150.4 Studio Pest Control	325.65
6150.5 Studio Repairs and Maintenance	5,146.57
Total for 6050 Studio Expenses	**$212,231.48**
6051 Dues and Licenses	$6,322.95
6051.1 Software Security	598.75
6051.2 Software Website	583.00
6051.3 General Software	5,894.69
Total for 6051 Dues and Licenses	**$13,399.39**
6060 Insurance	37,641.90
6070 Cleaning and Janitorial	$2,035.64
6070.1 Custodial Services Businesses	1,240.00
6070.2 Cleaning Services - Contract Labor	9,703.00
Total for 6070 Cleaning and Janitorial	**$12,978.64**
6080 Salaries	482,402.06
6110 Office Supplies	$7,382.43
6111 Mailing and Postage	250.95
Total for 6110 Office Supplies	**$7,633.38**
6120 Technical Supplies	11,446.68
6130 Professional Fees	2,700.00
6135 Education Trip Costs	
6135.1 JTF Trip & Show Costs	$71,283.46
6135.1.1 JTF Trip Instructors Cost Contract Labor	9,300.00
Total for 6135.1 JTF Trip & Show Costs	**$80,583.46**
6135.2 NYC Trip Costs	120,787.17
Total for 6135 Education Trip Costs	**$201,370.63**
6140 Rent	$3,203.95
6141 Equipment Rental	23,300.15
Total for 6140 Rent	**$26,504.10**
6150 Repairs & Maintenance	$5,235.79
6150.1 Security Services	1,135.00
6150.3 Pest Control	418.00
Total for 6150 Repairs & Maintenance	**$6,788.79**
6160 Telephone & Internet	$5,094.05
6160.1 Telephone and Internet Theatre	7,586.69
6160.2 Telephone and Internet Studio	3,861.37
Total for 6160 Telephone & Internet	**$16,542.11**
6170 Utilities	
6170.1 Utilities Theatre	7,692.82
6170.2 Utilities Studio	12,247.07
Total for 6170 Utilities	**$19,939.89**

The Sooner Theatre of Norman Inc

Statement of Activity
July, 2025-June, 2026

	Total
6200 Show Costs	$13,704.10
6000.1 Show Marketing & Print	24,419.30
6200.1 Show Purchases Props, Sets & Materials	39,237.85
6200.2 Show Costume Purchases	46,475.76
6200.3 Show & Music Licensing Fees	37,861.45
6200.5 Show Performers & Other contract labor	
6200.4 Security for Shows Contract Labor	4,210.00
6200.51 Artistic Show Labor	77,784.69
6200.52 Technical Show Labor	77,331.75
Total for 6200.5 Show Performers & Other contract labor	**$159,326.44**
6220 Youth Shows Expenses	
6222 Young Producers (July/Aug)	
6222.2 Young Producers Costumes	-32.46
Total for 6222 Young Producers (July/Aug)	**-$32.46**
6229 Summer Camps (June)	
6229.5 Summer Camps Performers and Labor	
6229.51 Summer Camps Artistic Labor	750.00
Total for 6229.5 Summer Camps Performers and Labor	**$750.00**
Total for 6229 Summer Camps (June)	**$750.00**
Total for 6220 Youth Shows Expenses	**$717.54**
Total for 6200 Show Costs	**$321,742.44**
6300 Community Outreach Expenses	7,241.85
6350 STARS Expenses	$13,096.45
6350.1 STARS Square Processing Fees	1,157.82
6350.2 STARS Hospitality	9,921.29
6350.3 STARS COS	12,419.88
6350.4 STARS Change Bank	1,830.00
Total for 6350 STARS Expenses	**$38,425.44**
6600 Fundraiser Expenses	
6600.1 Murder Mystery Expenses	$1,666.84
6000.3 Murder Mystery Marketing	1,237.18
6600.11 Murder Mystery Show Supplies	1,150.99
6600.12 Murder Mystery Processing fees	37.64
6600.13 Murder Mystery Contract Labor	5,442.00
6600.14 Murder Mystery Show Catering	18,959.00
6600.15 Murder Mystery Cast Hospitality	1,025.52
Total for 6600.1 Murder Mystery Expenses	**$29,519.17**
6600.2 VOTH Expenses	940.00
Total for 6600 Fundraiser Expenses	**$30,459.17**
6900 Miscellaneous Expenses	249.32
Total for Expenditures	**$1,608,405.63**
Net Operating Revenue	**-$145,330.49**

The Sooner Theatre of Norman Inc

Statement of Activity
July, 2025-June, 2026

	Total
Other Revenue	
4900 Misc Income	$55.58
4900.1 Credit Card Rewards	725.92
Total for 4900 Misc Income	**$781.50**
6420 Interest Income	1,429.43
6430 ERC payment	55,580.36
Total for Other Revenue	**$57,791.29**
Other Expenditures	
6510 Interest Expense	187.86
6520 Sales Tax	23,786.40
6800 Depreciation Expense	59,733.00
Total for Other Expenditures	**$83,707.26**
Net Other Revenue	**-$25,915.97**
Net Revenue	**-$171,246.46**

Sooner Theatre, Inc.
Financial Statements and Independent Auditor's Report Thereon
For the Year Ended June 30, 2025

TABLE OF CONTENTS

Independent Auditor's Report..... 1-2

Statement of Financial Position 3

Statement of Activities.....4

Statement of Functional Expenses 5

Statement of Cash Flows 6

Notes to Financial Statements..... 7-13

RUSSELL & ASSOCIATES
CPAS. P.C.

Casey J. Russell, CPA, MBA
Eric J. Russell, CPA, Esq.

Member AICPA OSCPA

405-607-8743

17334 N. May Ave. Suite A
Edmond, OK 73012

accountants@raacpas.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees
of Sooner Theatre, Inc.

Opinion

We have audited the accompanying financial statements of Sooner Theatre, Inc. (a nonprofit organization), which comprise the statement of financial position as of June 30, 2025, and the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Sooner Theatre, Inc. as of June 30, 2025, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Sooner Theatre, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Sooner Theatre, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Sooner Theatre, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Sooner Theatre, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



Russell & Associates, CPAs, P.C.
Oklahoma City, Oklahoma
April 20, 2026

Sooner Theatre
Statement of Financial Position
For the Year Ended June 30, 2025

ASSETS	
Current Assets:	
Cash and Cash Equivalents	263,909.77
Prepaid Expenses	42,934.32
Total Current Assets	306,844.09
Non-Current Assets:	
Equipment & Fixtures	1,909,371.80
Accumulated Depreciation	(650,573.80)
Net Property & Equipment	1,258,798.00
TOTAL ASSETS	$ 1,565,642.09
LIABILITIES AND NET ASSETS	
Current Liabilities:	
Accounts Payable	526.63
Current Portion of Long-Term Debt	37,363.42
Total Current Liabilities	37,890.05
Non-Current Liabilities:	
Note Payable, Net of Current Portion	922,238.11
Total Liabilities	960,128.16
Net Assets:	
Without Donor Restrictions	605,513.93
TOTAL LIABILITIES & NET ASSETS	$ 1,565,642.09

The accompanying notes are an integral part of these financial statements.

Sooner Theatre
Statement of Activities
For the Year Ended June 30, 2025

Revenues, Gains, and Other Support	
Program Service Revenues:	
Production Revenue	
Main Event	301,220.53
The Studio Revenue	
Tuition	571,042.34
Other Shows	68,196.30
Rentals	9,100.00
Sweet Shoppe	30,293.06
Advertising	6,467.22
Total Program Service Revenues	986,319.45
Contributions:	
Donations	98,569.20
Grants	200,164.12
Fundraisers	29,936.21
Total Contributions	328,669.53
Other Income:	
Interest Income	1,512.36
Miscellaneous	83,118.04
Total Other Income	84,630.40
Total Revenues, Gains, and Other Support	1,399,619.38
Expenses	
Program: Theatre	410,530.38
Program: Studio	496,387.01
Fundraising	226,187.37
General & Administrative	252,581.25
Total Expenses	1,385,686.01
Change in Net Assets	13,933.37
Net Assets, Beginning of Year	591,580.56
Net Assets, End of Year	$ 605,513.93

The accompanying notes are an integral part of these financial statements.

Statement of Functional Expenses
For the Year Ended June 30, 2025

	Program Services				
	Theatre	Studio	Fundraising	General & Administrative	Total
Salaries	76,560.50	130,659.34	56,044.05	103,756.73	367,020.62
Bank and Credit Card Fees	201.30	19,981.62	-	-	20,182.92
Community Outreach	-	465.31	-	-	465.31
Concessions	18,819.94	-	-	-	18,819.94
Contract Labor	7,430.00	-	-	-	7,430.00
Dues, Fees, & Licenses	-	-	-	9,139.89	9,139.89
Equipment Lease	1,858.23	3,171.28	1,360.26	2,518.31	8,908.08
Hospitality	2,427.89	4,143.48	1,777.27	3,290.34	11,638.98
Insurance	8,436.10	14,397.18	6,175.42	11,432.81	40,441.51
Interest/Finance Expenses	-	65,825.74	-	-	65,825.74
Janitorial Services	-	-	-	9,472.79	9,472.79
Marketing	159,264.43	-	-	-	159,264.43
Miscellaneous	-	-	-	28,667.39	28,667.39
Office	-	-	-	12,777.12	12,777.12
Professional Expenses	-	-	-	8,890.00	8,890.00
Production	261,811.58	-	-	-	261,811.58
Repairs & Maintenance	7,051.97	-	-	-	7,051.97
Studio Costs	-	223,246.63	-	-	223,246.63
Taxes - Real Estate/Sales	-	-	-	26,214.50	26,214.50
Telephone/Internet	-	-	-	12,893.92	12,893.92
Training & Professional Development	668.15	1,140.28	489.10	905.49	3,203.02
Utilities	-	-	-	20,628.37	20,628.37
Total Expenses Before Depreciation:	544,530.09	463,030.86	65,846.10	250,587.66	1,323,994.71
Depreciation	30,845.65	30,845.65	-	-	61,691.30
Total Functional Expenses	$ 575,375.74	$ 493,876.51	$ 65,846.10	$ 250,587.66	$ 1,385,686.01

The accompanying notes are an integral part of these financial statements.

Sooner Theatre
Statement of Cash Flows
For the Year Ended June 30, 2025

CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Position		13,933.36
Adjustments to reconcile change in net assets to net cash provided (used) by operating activities:		
Increase (Decrease) in Depreciation		61,691.30
Decrease (Increase) in Accounts Receivable		2,111.44
Increase (Decrease) in Accounts Payable		(8,514.12)
Decrease (Increase) in Prepaid Expenses		(30,054.98)
Increase (Decrease) in Accrued Liabilities		(8,318.81)
Net Cash Provided by Operating Activities	$	30,848.19
CASH FLOWS FROM FINANCING ACTIVITIES		
Principal Payments on Long-Term Debt		(35,189.10)
Net Change in Cash		(4,340.91)
Cash and Cash Equivalents at Beginning of Year		268,250.68
Cash and Cash Equivalents at End of Year	$	263,909.77

The accompanying notes are an integral part of these financial statements.

NOTE 1- PRINCIPAL ACTIVITY AND SIGNIFICANT ACCOUNTING POLICIES

Nature of Activities

The Sooner Theatre of Norman, Inc. (Organization) is a private, nonprofit organization formed to provide culture, entertainment, and educational opportunities for the community, by operating a financially sound performing arts center and by maintaining its historical integrity and character. The Sooner Theatre offers a full season of community theatre productions, concerts (as they are available), year-round classes, camps, and full productions for students in the Studio of The Sooner Theatre in an additional location, rental venue options for community events, and participates in multiple outreach performances at events and festivals throughout the region, all while preserving the historic character of the theatre.

The Organization is supported through contributions, grants, admissions, studio tuition and rental income.

Financial Statement Presentation

The financial statements are presented in accordance with the Financial Accounting Standards Board (FASB) Accounting Standards Codification Topic ASC 958 (previously Statement of Financial Accounting Standards (SFAS) No. 117, Financial Statements of Non-for-Profit Organizations), which requires the Organization to report net assets based on the existence or absence of donor-imposed restrictions. Under these standards, the Organization is required to report information regarding its financial position and activities according to two classes of net assets: without donor restrictions and with donor restrictions.
The financial statements of the Organization are prepared using the accrual method of accounting and accordingly reflect all significant receivables, payables, and other liabilities, net assets and revenues and expenses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of the Organization are classified as follows:

Without Donor Restriction -

> *Board designated* - Net assets not subject to donor-imposed stipulations but has been designated by the board for a particular purpose.
>
> *Undesignated* - Net assets available for the various programs and administration of the Organization.

With Donor Restrictions – Net assets subject to donor-imposed stipulations that may or will be met, either by actions of the Organization and/or the passage of time. When a restriction expires, net assets with donor restrictions are reclassified to without donor restriction net assets and reported in the statement of activities as net assets released from restrictions.
All contributions are considered available for unrestricted use, unless restricted by the donor or subject to other legal restrictions.

Contributions
Gifts of cash and other assets are reported as restricted support if they are received with donor stipulation that limit the use of the donated assets. When a donor restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, with donor restrictions net assets are reclassified to without donor restriction net assets and reported in the statement of activities as net assets released from restrictions. With donor restrictions net assets whose restrictions are met in the year received are recorded in the financial statement as unrestricted assets.
Concentrations of Credit Risks
Financial instruments that potentially expose the Organization to concentrations of credit risk consist of cash and short-term promises to give. The Organization maintains cash at high-quality financial institutions and accounts at each institution are insured by the Federal Deposit Insurance Corporation up to $250,000. At June 30, 2024, the Organization's uninsured cash balances total $0.

Cash and Cash Equivalents
For purpose of the statement of cash flows, cash includes interest bearing saving and checking accounts.

Receivables
Promises to give are reported in accordance with FASB Accounting Standards Codification Topic ASC 958, which requires the Organization to record unconditional promises to give as revenue when the promise is made. Conditional promises to give are recognized when the conditions have been met. As of June 30, 2025, there were no promise to give.

Accounts receivables are stated at the amount management expects to collect from outstanding balances. Management uses the specific write off method for probably uncollectible accounts based on aging. After reviewing the balances that are still outstanding, management uses reasonable collection efforts before the accounts are written off as bad debt expenses.

Property and Equipment

Property and equipment are recorded at cost. Equipment purchases with an estimated useful life exceeding one year and more than two thousand five hundred ($2,500) are considered capital expenditures. Depreciation is computed using the straight-line method over the estimated useful lives of 5 to 39 years. Depreciation expense for 2025 was $61,691. Capital asset activity for the year was as follows:

Property & Equipment	Beginning Balance	Additions	Subtractions	Ending Balance
Building	1,732,577.17	-	-	1,732,577.17
Furniture & Fixtures	8,394.50	-	-	8,394.50
Sound Equipment	41,649.04	-	-	41,649.04
Light Equipment	80,920.01	-	-	80,920.01
Computer Equipment	7,646.35	-	-	7,646.35
Other Equipment	21,684.73	-	-	21,684.73
Total Property & Equipment	1,892,871.80	-	-	1,892,871.80
Intangible Property				
Website	16,500.00	-	-	16,500.00
Total Capital Assets	1,909,371.80	-	-	1,909,371.80
Less: Accumulated Depreciation	(588,882.50)	(61,691.30)		(650,573.80)
Net Capital Assets	$ 1,320,489.30	$ (61,691.30)	$ -	$ 1,258,798.00

Donated Supplies and Services

The Organization records the value of donated facilities, services, and supplies when there is an objective basis available to measure their value. Such donations are reflected as in-kind contributions in the accompanying statements at their estimated values at the date of receipt. Volunteers regularly donated their time to the Organization's program services. These amounts do not qualify for recording in the financial statements in accordance with FASB Accounting Standards Codification Topic ASC 958. A substantial number of volunteers who serve on the Board of Directors and many committees donate significant amounts of their time. No amount has been reflected in the statements for these services. No objective basis is available to measure the value of such services.

Estimates
The preparation of financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and reported amount of revenues and expenses during the reporting period. Actual result could differ from those estimates.

Income Taxes
The Organization has been granted tax exempt status under Section 501(c)(3) of the Internal Revenue Code and, therefore, has no provision for federal income taxes. In addition, the Organization qualifies for the charitable contribution deduction under Section 170(b)(1)(A) and has been classified as an organization other than a private foundation under Section 509(a)(2).

Functional Expenses
The cost of providing various programs and activities have been summarized on functional expense basis in the Statement of Activities and in the Statement of Functional Expenses. Accordingly, certain costs have been allocated among the programs and supporting services benefited.

Presentation of Sales Tax
The Organization collects sales tax from certain customers and remits the entire amount to the appropriate governmental entities. The Organization's accounting policy is to include the tax collected as revenues and expenses when taxes are remitted to appropriate agencies.

New Accounting Pronouncements

On August 18, 2016, the FASB issued ASU 2016-14, *Not-for-Profit Entities (Topic 958) - Presentation of Financial Statements of Not-for-Profit Entities*. The Organization has adjusted the presentation of its financial statements accordingly. The new standards change the following aspects of the Organization's financial statements:

• The temporarily restricted and permanently restricted net assets classes have been combined into a single net asset class called *net assets with donor restrictions*.
• The unrestricted net asset class has been renamed net assets without donor restrictions.
• The financial statements include a new disclosure about liquidity and availability of resources (Note 2).

June 2018, the FASB issued ASU 2018-08, *Not-for-Profit Entities (Topic 958) - Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made*. This pronouncement assist entities in 1) evaluating whether transactions should be account for as contributions (nonreciprocal transactions) within the scope of Topic 958, Not-for-Profit Entities, or as exchange (reciprocal) transactions subject to other guidance and 2) determining whether a contribution is conditional. As a result, it enhances comparability of financial information among not-for-profit entities. The new standards changed the following aspects of the Organization's financial statements:

Conditional contributions are not recorded until donor-imposed barrier has been overcome and there is a right of return to the contributor for assets transferred. Prior standards, allowed conditional contributions to be recorded as unconditional if the future event on which it depends has only a remote change of not occurring.

NOTE 2 - AVAILABILITY AND LIQUIDITY MANAGEMENT

The following reflects the Organization's financial assets as of the statement of financial position date, reduced by amounts not available for general use because of the contractual or donor-imposed restrictions within one year of the statement of financial position and board designations.

Cash and Cash Equivalents - $263,910

Pledges and Accounts Receivable, Net - $0

Cash was available to meet 2.4 months of operating expenses, which totals $110,333

NOTE 3 - COMPENSATED ABSENCES

Employees of the Organization accrue vacation payroll benefits based on their employment status and tenure. Employees accrue annual leave at a maximum of 10-18 hours per month depending on their years of employment and are allowed to carry over no more than 40 hours into a new year.

NOTE 4 - FUNDRAISING ACTIVITIES

The Organization hosts an annual Murder Mystery Dinner Fundraiser and a biennial event, The Voice of the Heartland fundraiser. The revenues from these events are reported on the Statement of Activities as revenue from Special Events. Direct and indirect costs associated with these activities are reported on the Statement of Activities as Expenses from Fundraising Services.

NOTE 5 - ADVERTISING COSTS

Sooner Theatre uses advertising to promote its programs and productions among the audiences it serves. Advertising costs are expensed ad incurred. Advertising expenses for the year ended June 30, 2025 were $159,264 and reported as marketing on the statement of functional expenses.

NOTE 6 - BENEFICIAL INTEREST IN ASSETS HELD BY OTHERS

The Organization has transferred to the Communities Foundation of Oklahoma (CFO), which is holding the funds in an endowed component fund ("Fund", under the control of the Communities Foundation of Oklahoma (CFO). As of June 30, 2025, the CFO Fund totaled $1,574. The purpose of the Fund is to provide financial support to the Organization. Accordingly, the Organization has reflected the Fund at CFO as beneficial interest in assets held by other in the accompanying statement of financial position. All contributions to the Fund will be permanent assets of the Fund. The CFO Fund is invested as part of pooled investments at the CFO and will therefore receive a proportionate share of income and capital appreciation/loss. Disbursements are made at the discretion of the CFO.

As of June 30, 2025, the Organization has an additional investment with CFO for $1,647 that includes contributions made by others for the benefit of the Organization. The CFO board has the power to modify the donor's stipulations under certain circumstances as the CFO board monitors the changing needs of the community. As such, this amount is not included as an asset, but distributions are recorded as contributions when received. Distributions are calculated as 5% of the market value of the fund, average over eight quarters.

NOTE 7 - SOONER THEATRE BUILDING LEASE

In July 1984, the Sooner Theatre of Norman, Inc. and the City of Norman, Oklahoma entered into a lease agreement for operating and possession of the Sooner Theatre building, a historical site, for the purpose of providing a public place for the holding of events promoting culture, entertainment, education or public service of interest and benefit to the community at large. The term of the lease is 99 years, with an annual fee of one dollar per year. The City of Norman is responsible for the repairs and maintenance of the building and shall furnish at its expense the following utilities: water, sewer, trash, electricity, and natural gas. Sooner Theatre, Inc. is responsible to furnish equipment, tools, and supplies required for maintenance and upkeep, as well as supervising the custodial care of the building.

NOTE 8 - LONG TERM DEBT

The Organization has secured a note payable with a financial institution. The note carries an interest rate of 5.0%. Activity on this item during the year ended June 30, 2025 is summarized below:

Loan #	PMT	Beginning Balance	Principal Paid	Interest Paid	Ending Balance
75020415	7,820.15	994,790.63	35,189.10	58,652.70	959,601.53

Amounts required to amortize this obligation are as follows:

	Principal	Interest	Total
2026	46,927.46	46,914.34	93,841.80
2027	49,328.36	44,513.44	93,841.80
2028	51,852.09	41,989.71	93,841.80
2029	54,504.93	39,336.87	93,841.80
2030	57,293.51	36,548.29	93,841.80
2031-2035	333,553.07	135,655.93	469,209.00
2036-2039	366,142.11	42,009.87	408,151.98
	$ 959,601.53	$ 386,968.45	$ 1,346,569.98

NOTE 9 - SUBSEQUENT EVENTS

The Organization has evaluated subsequent event through the date which the financial statements were made available to be issued.


SOONER TH

File Attachments for Item:

15. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF THE RECEIPT OF THE ANNUAL REPORT FROM MOORE-LINDSAY HISTORICAL HOUSE MUSEUM TO THE BOARD OF PARK COMMISSIONERS.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 09/22/2026

REQUESTER: Karla Sitton, Administrative Tech IV

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF THE RECEIPT OF THE ANNUAL REPORT FROM MOORE-LINDSAY HISTORICAL HOUSE MUSEUM TO THE BOARD OF PARK COMMISSIONERS.

BACKGROUND:

The Moore-Lindsay Historical House Museum (MLHHM) opened in 1975 and is operated by the Cleveland County Historical Society. The MLHHM, located at 508 N. Peters Street, is a beautiful Victorian home that depicts the history of Norman from approximately 1890 to 1910. In the 1970s, when citizens in cities and towns across the United States became concerned about the deteriorating condition of older historic homes in their areas, many state and city governments formed historical preservation committees to help preserve homes and designate historic districts. Norman was one of those communities. The mayor of Norman established the "Mayor's Committee on Historic Preservation" to support Norman residents' efforts to preserve the city's history through its architecture. Working with members of the Historical Society, the city of Norman purchased the Moore-Lindsay House at 508 N. Peters in 1973. Soon after the purchase, the City allocated funds to renovate the House in its original Victorian style, which reflects Oklahoma's early settlement and statehood.

DISCUSSION:

The City has Contract K-8384-49 with the Cleveland County Historical Society to operate the Moore-Lindsay Historical House Museum (MLHHM), maintain artifacts and displays, and offer guided tours, programming, and education related to the early days and historical development of the City of Norman and Cleveland County. MLHHM gave its annual presentation to the Board of Park Commissioners on September 3, 2026. Their presentation included information about their events, programming, rentals, and 2024-2025 financials.

RECOMMENDATION:

It is recommended that the City Council accept the Moore-Lindsay Historical House Museum's annual report for the 2025 calendar year.

Cleveland County Historical Society
Moore-Lindsay Historical House Museum

508 N. Peters Avenue • Norman, OK 73069
405-321-0156 • mlhhmuseum@gmail.com
www.normanmuseum.org

FY 2025-26 Annual Report

prepared August 2026

Board of Directors

Riley Million
President

John Hughes
Vice-President

Ashley Evans
Treasurer

Carley Veal
Secretary

Barbara Million
Historian

Malia Bennett

Dawn Jackson

Robertson Million

Mae D. Cox
Board Member Emeritus

Vernon Maddux
Board Member Emeritus

Sue Schrems
Board Member Emeritus

James Briggs
Ex-officio, City Staff

Staff

Savannah Miller
Museum Director

The Moore-Lindsay Historical House Museum (MLHHM) opened in 1975 as the Norman-Cleveland County Historical Museum, the result of a collaboration between the City of Norman and the Cleveland County Historical Society (CCHS). The museum is housed in a beautiful Victorian-style home that was built in 1899 and is a prime example of the success that middle-class families found in Oklahoma Territory. The Historical Society is proud to continue to serve as stewards of the historical house, which is listed on the National Register of Historic Places.



CCHS Mission Statement

The Cleveland County Historical Society seeks to research, preserve, and publicize the history of Cleveland County and its people.



MLHHM Mission Statement

The Moore-Lindsay House seeks to curate a welcoming, engaging, and educational experience of the history of Norman, Cleveland County, and Oklahoma Territory.



Organizational Goals

Organization

Enhance operational efficiency, improve accessibility, and maximize the potential of the museum's physical spaces by reassessing current usage, improving organization, and repurposing under-used areas.

Exposure

Attract visitors, especially those from out-of-state, by promoting the museum as a must-see local attraction, highlighting the unique history of Cleveland County, and offering tailored experiences for visiting families, in order to increase tourism engagement, boost attendance, and expand its regional reach.

Community Engagement

Grow a dedicated volunteer base and recruit high-performing board members by promoting meaningful opportunities to support the museum's mission through education, events, preservation, and daily operations.

Professional Cooperation

Partner with other museums, schools, and cultural institutions to create collaborative educational experiences, share resources, expand audiences, and cross-promote events. These partnerships will enhance the museum's offerings, entice new audiences, and foster long-term relationships between the museum and other educational and cultural institutions.

For more information, view our full strategic plan at www.normanmuseum.org/strategicplan.

Programming

In FY 25-26, the Moore-Lindsay Historical House Museum (MLHHM) and Cleveland County Historical Society (CCHS) have continued to create a quality visitor experience and pursue the mission of presenting, preserving, and publicizing Cleveland County's history. **Throughout the past year, the museum has presented two exhibits, three micro-exhibits, ten events, sixteen children's camps or workshops, and twelve educational workshops for adults. Additionally, we have hosted fifteen on-demand educational programs (field trips, educational group tours, and private workshops).**

Exhibits

- 2025 Annual Exhibit: "History & Heritage"

Micro-Exhibits

- Halloween 2025: "Domestic Killers: Dangers of the Victorian Home"
- Christmas 2025: "Victorian Christmas Traditions"
- Valentines 2026: "Anonymously Yours... Vicious Verses and Victorian Valentines"

Events

- Trick-or-Treat at the Moore-Lindsay House
- Annual Christmas Open House
- Tartan Day Celebration
- 3 Paranormal Investigations

Education & Outreach

- Children's Summer History Camp Series (12 sessions)
- Children's Spring Break History Camp Series (2 sessions)
- 6 Handmade Soap Workshops
- 5 Embroidery Workshops
- 5 Watercolor Workshops
- On-demand programming: 19 field trips, educational group tours, private workshops, community meetings, and outreach events

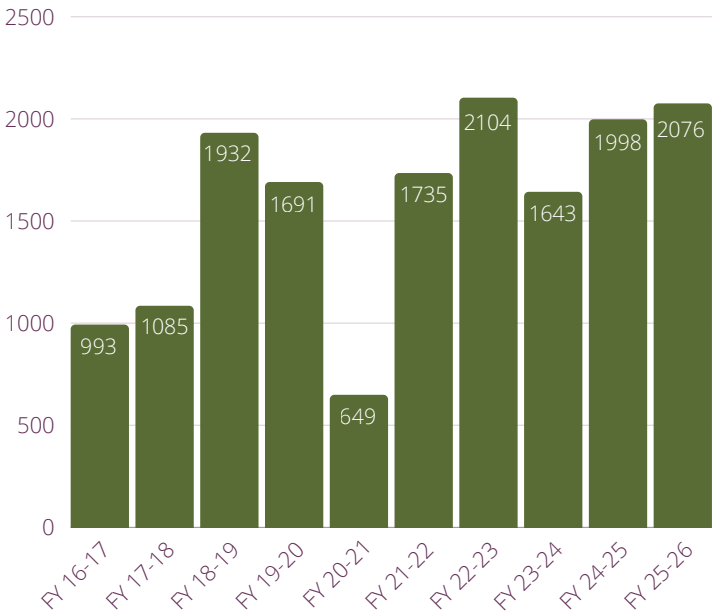
Coming in FY 26-27

Museum staff has planned 4 exhibits or micro-exhibits, 10 events, and 30 Education & Outreach programs and in FY 26-27. Staff will also conduct On-Demand Education & Outreach as requested by local schools, homeschool groups, clubs, and other organizations; 20+ such programs are expected in this fiscal year.

Participants

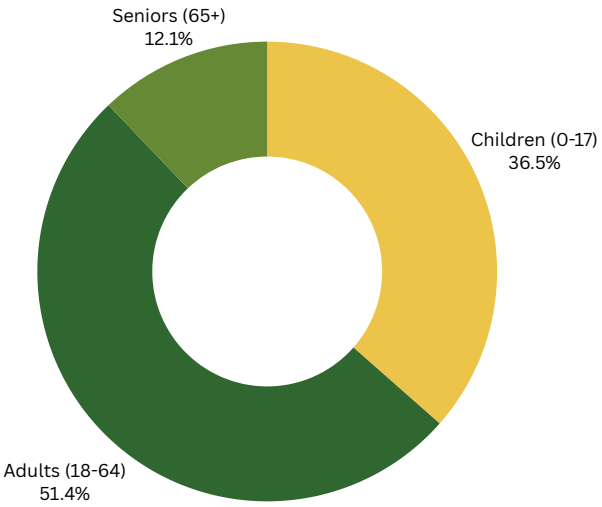
In FY 25-26 the Moore-Lindsay House welcomed 2000 visitors. The museum benefitted from the assistance of 22 volunteers and 1 intern, with a total of 333 work hours donated.

Visitor Numbers

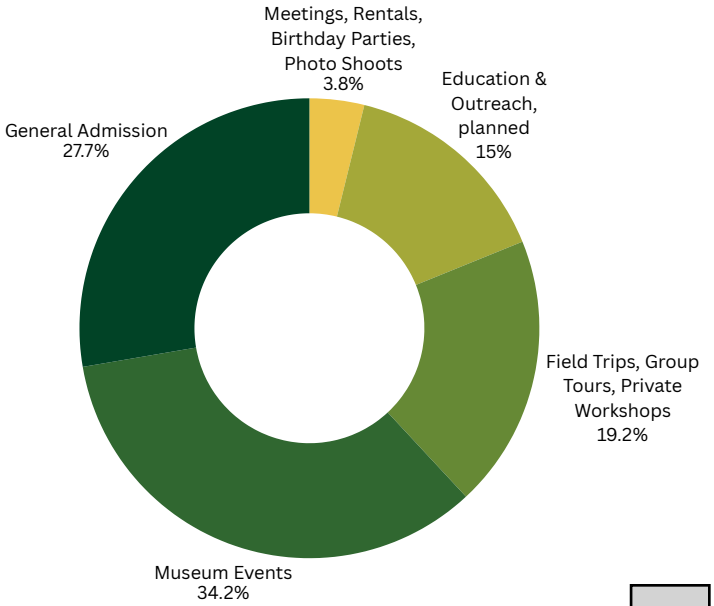




Visitor Ages



Attendance Reasons



Fees & Income

Museum Admission:
- Adults & Teens: $5
- Children 12 & under: free

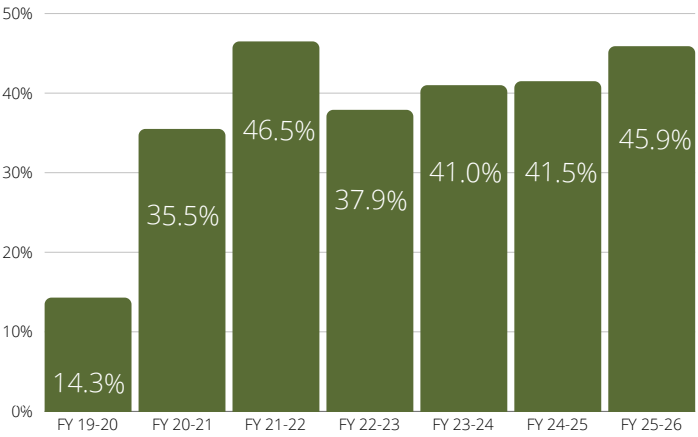
Children's workshops & camps: $10
Adult workshops: varied, $20-50
Photographer Fees: $50/hour
Rental Fee: $50/hour
Birthday Party Package: $150

The MLHHM charges a $5 admission fee for museum visitors over the age of 12. In order to keep the museum as accessible as possible, admission is free for children, SNAP card holders, and CCHS members. Additionally, admission is free for everyone on the first Friday of every month, and the MLHHM is a Blue Star Museum, providing free admission for active service military and their families in the summer. MLHHM camps and workshops are priced at $10 per person for children's classes and $20-50 per person for adult programming.

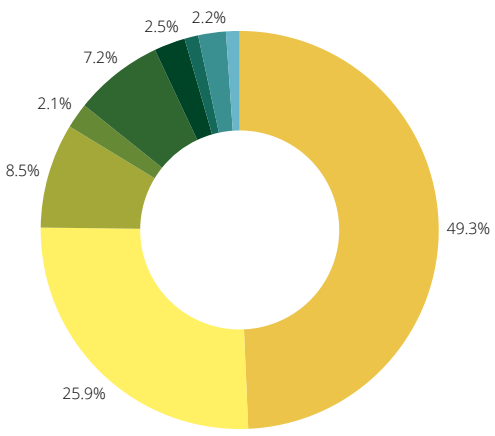
Additional income sources include the museum gift shop, grants, royalties on CCHS books, fundraisers, and grants. The historical house can be rented by photographers for use as a photography set, the property can be rented out for small events, and the museum also offers a birthday party package; all of these offerings bring in supplemental funds to support museum programming.

CCHS continues to seek additional fundraising and grant opportunities to support the museum's operations. In FY 25-26, CCHS was honored to receive a $5000 grant and $1000 sponsorship from OEC. The MLHHM is proud to be the recipient of a FY 25-26 & FY 26-27 general support grant from the Norman Arts Council for $26,000.00.

Percentage of Expenditures Paid By Non-City Funds FY 18-19 - FY 26-25



Percentage of Total Income Source, FY 25-26

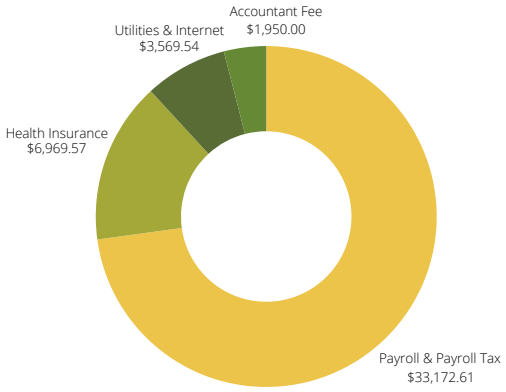


- City of Norman Grant Funds - 49.3%
- NAC Grant Funds - 25.9%
- Other Grants - 8.5%
- Admission Fees - 2.1%
- Camp, Workshop, & Tea Party Enrollment Fees - 7.2%
- Gift Shop, Book Sales, Membership Dues, & Book Royalties - 2.5%
- Donations - 1.1%
- Rentals, Photographer Fees, & Birthday Parties - 2.2%
- Investments & Endowments, Sponsorships, Etc. - 1.1%

Use of FY 24-25 City Funds

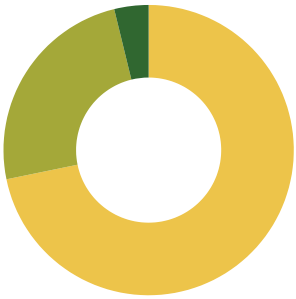
In FY 25-26, CCHS received $50,000 from the City of Norman. These funds are used to pay for the basic necessities of running the museum: the museum manager's salary and health insurance, the assistant manager's hourly wage, the cost of utilities and internet for the building, and fees for the accountant who handles museum payroll and taxes. This frees up funding from other sources to cover the costs of museum programming and necessary supplies. These items totaled $39,431.15 in FY25-26; excess funds remain in that account. At this time, it would be impossible to continue operating the museum without this essential funding.

FY 24-25 City Grant Funds



Projected Use of FY 25-26 City Funds

Payroll & Payroll Taxes: $47,050
Utilities & Internet: $16,000
Accountant Fees: $2,500
Total: $65,550







CCHS FY 25-26 Financial Statement

Funds Balance Report

Account	Beginning of FY25-26	End of FY25-26
Unrestricted Assets		
City of Norman Grant Fund	$9,575.58	$14,671.40
CCHS Operating Fund	$5,208.97	$15,053.75
NAC Grant Fund	$2,532.59	$8,742.78
Insurance Fund	$3,422.37	$2,469.02
CCHS Books Account	$1,258.68	$258.68
PayPal	$68.62	$0.00
Total Unrestricted Assets	**$22,066.81**	**$41,195.63**
Restricted Assets		
Carpenter's Lace Restoration Fund	$1,095.41	$1,095.41
CD	$52,605.92	$55,347.66
OCCF Endowment Fund	$24,530.29	$26,763.60
Total Restricted Assets	**$78,231.62**	**$83,206.67**
Total Assets	**$100,298.43**	**$124,402.30**



CCHS FY 25-26 Financial Statement, Cont'd

FY 2025-26 Income

City of Norman Grant Funds	$50,000
Other Grants	$31,000
Admission Fees	$1,859
Camp, Workshop, & Tea Party Enrollment Fees	$6,531
Gift Shop, Book Sales & Royalties, Member	$2,283
Donations	$1,008
Rentals, Photographer Fees, & Birthday Parties	$2,026
Investments & Endowments, Sponsorships, Etc	$3,742
Total Income	**$98,449.24**

FY 2025-26 Expenses

Payroll & Payroll Taxes	$33,173
Manager's Health Insurance	$6,970
CCHS Insurance Policies	$1,672
Off-site Storage	$1,256
Contract Labor	$7,072
Utilities & Internet	$3,570
Supplies	$1,939
Programming	$7,936
Professional Development	$203
Gift Shop	$2,129
Marketing	$4,137
Website and Software	$741
Banking and Transaction Fees	$972
Miscellaneous	$109
	$71,877.46

Budget Shortfall or Overage:	overage $26,571.78

FY 2026-27 Budget

	PROJECTED BUDGET
INCOME	2026/2027
City Grant	$50,000
Other Grants	$32,400
Admission Fees	$2,000
Camp, Workshop, & Tea Party Enrollment Fees	$7,000
Gift Shop, Book Sales & Royalties, Membership Dues	$2,500
Donations	$1,500
Rentals, Photographer Fees, & Birthday Parties	$1,200
Investments, Endowments, Sponsorships, Etc.	$3,000
TOTAL INCOME	**$99,600**
	PROJECTED BUDGET
EXPENSES	2026/2027
Payroll & Payroll Taxes	$48,005
CCHS Insurance Policies	$2,000
Off-site Storage	$1,300
Contract Labor	$8,000
Utilities & Internet	$16,000
Supplies	$2,000
Programming	$12,000
Professional Development	$1,000
Gift Shop	$2,000
Marketing	$4,000
Archive	$1,000
Website and Software	$1,000
Banking and Transaction Fees	$500
Miscellaneous	$785
TOTAL EXPENSES	**$99,590**



Board of Directors

Voting Board Members

Riley Million - President
Term Ends Feb. 2027
312 S. Mercedes Dr., Norman, OK 73069
405-546-8426 skatoad1@netscape.net

John Hughes - Vice President
Term Ends Feb. 2027
602 N. Jones Ave., Norman, OK 73069
281-910-7974 jchfenris@gmail.com

Carley Veal - Secretary
Term Ends Feb. 2027
514 Boulder Ct., Norman, OK 73072
405-501-8139 carleyveal@gmail.com

Ashley Evans - Treasurer
Term Ends Feb. 2027
4116 Beechwood Dr., Norman, OK 73072
501-513-7081 catladyevans@gmail.com

Barbara Million - Historian
Term Ends Feb. 2027
409 Foreman Ave., Norman, OK 73069
405-364-6747 beelermillion@gmail.com

Malia Bennett
No Term Limit
13168 Eastridge Dr., OKC, OK 73170
405-514-8394 maliakatherinebennett@gmail.com

Dawn Jackson
No Term Limit
6211 Crooked Oak Dr., Norman, OK 73026
405-410-8851 dawnweatherwax@yahoo.com

Robertson Million
No Term Limit
1100 Oak Tree Ave., Norman, OK 73072
405-546-8425 robomillion@yahoo.com

Non-Voting Board Members

Savannah Miller - Museum Director
Ex-Officio, no term limit
2751 Meadowbrook Dr., Norman, OK 73072
405-227-2886 mlhhmuseum@gmail.com

Vacant - Museum Asst. Mngr.
Ex-Officio, no term limit

James Briggs - City of Norman
Ex-Officio, no term limit
225 N. Webster Ave., Norman, OK 73069
405-366-5480 james.briggs@normanok.gov

Mae Cox - Emeritus Member
Lifetime Position
922 Barbour Ave., Norman, OK 73069
405-321-1617 mae@coxok.com

Sue Schrems - Emeritus Member
Lifetime Position
1128 Riviera Dr., Norman, OK 73072
405-420-1356 sschrems1@gmail.com

Vernan Maddux - Emeritus Member
Lifetime Position
3210 N. Northshore Blvd., Wichita, KS 67205
405-669-7597 vmadd@sbcglobal.net

Record Maintenance & Expenditure Authorization

Financial Record Maintenance:

- Ashley Evans, CCHS Board Treasurer
  - maintains records of bank accounts, investments, & CCHS income and expenses
- Savannah Miller, Museum Director
  - maintains records of grant funds, gift shop funds, donations, PayPal account, & MLHHM income and expenses
- Heather Koonce, CCHS Accountant
  - oversees and verifies all financial recordkeeping, handles payroll and state and federal taxes

Expenditure Approval:

- Board of Directors, by majority vote
  - any expenses of any amount
- Executive Committee, by majority vote
  - comprised of President, Vice President, and Treasurer
  - any single expense up to $300
- Riley Million, CCHS Board President
  - any single expense up to $150
- Ashley Evans, CCHS Board Treasurer
  - any single expense up to $150
- Savannah Miller, Museum Director
  - any single expense up to $100
  - expenditure of grant funds, following board-approved budget for said grant





2024 Form-990-EZ

efile Public Visual Render | ObjectId: 20264132934920312 4 - Submission: 2026-05-11 | TIN: 73-1051970

Form **990EZ**

Department of the Treasury
Internal Revenue Service

Short Form
Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

Do not enter social security numbers on this form as it may be made public.

Go to *www.IRS.gov/Form990EZ* for instructions and the latest information.

OMB No. 1545-0047

2025

Open to Public Inspection

A For calendar year 2025, or tax year beginning 01 - 01 2025, and ending 12 - 31 , 20 25

B Check if applicable:
- ☐ Address change
- ☐ Name change
- ☐ Initial return
- ☐ Final return/terminated
- ☐ Amended return
- ☐ Application pending

C Name of organization
CLEVELAND COUNTY HISTORICAL SOCIETY

% ASHLEY EVANS

Number and street (or P. O. box, if mail is not delivered to street address) | Room/suite
508 NORTH PETERS AVENUE

City or town, state or province, country, and ZIP or foreign postal code
NORMAN, OK 73069

D Employer identification number
73-1051970

E Telephone number

F Group Exemption Number

G Accounting Method: ☑ Cash ☐ Accrual Other (specify) _____

H Check ☑ required to attach Schedule B (Form 990, 990-EZ, or 990-PF).

I Website: _____

J Tax-exempt status (check only one) - ☑ 501(c)(3) ☐ 501(c)( ) (insert no.) ☐ 4947(a)(1) or ☐ 527

K Form of organization: ☑ Corporation ☐ Trust ☐ Association ☐ Other _____

L Add lines 5b, 6c, and 7b to line 9 to determine gross receipts. If gross receipts are $200,000 or more, or if total assets (Part II, column (B) below) are $500,000 or more, file Form 990 instead of Form 990-EZ . . . . . $ 93,685

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (see the instructions for Part I)
Check if the organization used Schedule O to respond to any question in this Part I . . . . . ☑

Revenue	1	Contributions, gifts, grants, and similar amounts received		1	79,427
	2	Program service revenue including government fees and contracts		2	
	3	Membership dues and assessments		3	120
	4	Investment income		4	2,636
	5a	Gross amount from sale of assets other than inventory	5a		
	b	Less: cost or other basis and sales expenses	5b		
	c	Gain or (loss) from sale of assets other than inventory (Subtract line 5b from line 5a)		5c	
	6	Gaming and fundraising events			
	a	Gross income from gaming (attach Schedule G if greater than $15,000)	6a		
	b	Gross income from fundraising events (not including $ _____ of contributions from fundraising events reported on line 1) (attach Schedule G if the sum of such gross income and contributions exceeds $15,000)	6b		
	c	Less: direct expenses from gaming and fundraising events	6c		
	d	Net income or (loss) from gaming and fundraising events (add lines 6a and 6b and subtract line 6c)		6d	
	7a	Gross sales of inventory, less returns and allowances	7a		
	b	Less: cost of goods sold	7b		
	c	Gross profit or (loss) from sales of inventory (Subtract line 7b from line 7a)		7c	
	8	Other revenue (describe in Schedule O)		8	11,502
	9	**Total revenue.** Add lines 1, 2, 3, 4, 5c, 6d, 7c, and 8		9	93,685
Expenses	10	Grants and similar amounts paid (list in Schedule O)		10	
	11	Benefits paid to or for members		11	
	12	Salaries, other compensation, and employee benefits		12	40,926
	13	Professional fees and other payments to independent contractors		13	10,747
	14	Occupancy, rent, utilities, and maintenance		14	2,248
	15	Printing, publications, postage, and shipping		15	187
	16	Other expenses (describe in Schedule O)		16	23,138
	17	**Total expenses.** Add lines 10 through 16		17	77,246
Net Assets	18	Excess or (deficit) for the year (Subtract line 17 from line 9)		18	16,439
	19	Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with end-of-year figure reported on prior year's return)		19	109,191
	20	Other changes in net assets or fund balances (explain in Schedule O)		20	
	21	Net assets or fund balances at end of year. Combine lines 18 through 20		21	125,630

Part II Balance Sheets (see the instructions for Part II)
Check if the organization used Schedule O to respond to any question in this Part II ☑

	(A) Beginning of year		(B) End of year
22 Cash, savings, and investments	105,755	22	122,964
23 Land and buildings	0	23	0
24 Other assets (describe in Schedule O)	5,076	24	4,004
25 **Total assets**	110,831	25	126,968
26 **Total liabilities** (describe in Schedule O)	1,640	26	1,338
27 **Net assets or fund balances** (line 27 of column (B) **must** agree with line 21)	109,191	27	125,630

Part III Statement of Program Service Accomplishments (see the instructions for Part III)
Check if the organization used Schedule O to respond to any question in this Part III ☐

What is the organization's primary exempt purpose?
TO PRESERVE HISTORICAL STUDY

Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. In a clear and concise manner, describe the services provided, the number of persons benefited, and other relevant information for each program title.

Expenses (Required for section 501(c)(3) and 501(c)(4) organizations; optional for others.)

28 TO PROMOTE KNOWLEDGE AND INTEREST IN HISTORICALSTUDY OF CLEVELAND COUNTY OKLAHOMA
(Grants $) If this amount includes foreign grants, check here ☐ — **28a** 16,439

29
(Grants $) If this amount includes foreign grants, check here ☐ — **29a**

30
(Grants $) If this amount includes foreign grants, check here ☐ — **30a**

31 Other program services (describe in Schedule O)
(Grants $) If this amount includes foreign grants, check here ☐ — **31a**

32 Total program service expenses (add lines 28a through 31a) — **32** 16,439

Part IV List of Officers, Directors, Trustees, and Key Employees (list each one even if not compensated ; see the instructions for Part IV)
Check if the organization used Schedule O to respond to any question in this Part IV. ☐

(a) Name and title	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC) (if not paid, enter -0-)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation
John Hughes Vice President	5.00	0	0	0
Carley Veal Secretary	5.00	0	0	0
Ashley Evans Treasurer	5.00	0	0	0
Riley Million President	5.00	0	0	0
Barbara Million Historian	5.00	0	0	0

Part V Other Information (Note the Schedule A and personal benefit contract statement requirements in the instructions for Part V.) Check if the organization used Schedule O to respond to any question in this Part V ☐

			Yes	No
33	Did the organization engage in any significant activity not previously reported to the IRS? If "Yes," provide a detailed description of each activity in Schedule O	33		No
34	Were any significant changes made to the organizing or governing documents? If "Yes," attach a conformed copy of the amended documents if they reflect a change to the organization's name. Otherwise, explain the change on Schedule O. See instructions.	34		No
35a	Did the organization have unrelated business gross income of $1,000 or more during the year from business activities (such as those reported on lines 2, 6a, and 7a, among others)?	35a		No
b	If "Yes," to line 35a, has the organization filed a Form 990-T for the year? If "No," provide an explanation in Schedule O	35b		
c	Was the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization subject to section 6033(e)			

notice, reporting, and proxy tax requirements during the year? If "Yes," complete Schedule C, Part III | 35c | | No

36 Did the organization undergo a liquidation, dissolution, termination, or significant disposition of net assets during the year? If "Yes," complete applicable parts of Schedule N | 36 | | No

37a Enter amount of political expenditures, direct or indirect, as described in the instructions. | 37a |

b Did the organization file **Form 1120-POL** for this year? | 37b | | No

38a Did the organization borrow from, or make any loans to, any officer, director, trustee, or key employee **or** were any such loans made in a prior year and still outstanding at the end of the tax year covered by this return? | 38a | | No

b If "Yes," complete Schedule L, Part II and enter the total amount involved | 38b |

39 Section 501(c)(7) organizations. Enter:

a Initiation fees and capital contributions included on line 9 | 39a |

b Gross receipts, included on line 9, for public use of club facilities | 39b |

40a Section 501(c)(3) organizations. Enter amount of tax imposed on the organization during the year under:

section 4911 _____ ; section 4912 _____ ; section 4955 _____

b Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year, or did it engage in an excess benefit transaction in a prior year that has not been reported on any of its prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I | 40b | | No

c Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax imposed on organization managers or disqualified persons during the year under sections 4912, 4955, and 4958 _____

d Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax on line 40c reimbursed by the organization _____

e All organizations. At any time during the tax year, was the organization a party to a prohibited tax shelter transaction? If "Yes," complete Form 8886-T | 40e | | No

41 List the states with which a copy of this return is filed. OK

42a The organization's books are in care of Ashley Evans Telephone no. (405) 364-9647

Located at 508 NORTH PETERS AVENUE NORMAN , OK ZIP + 4 73069

		Yes	No
b At any time during the calendar year, did the organization have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? If "Yes," enter the name of the foreign country: _____ See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).	42b		No
c At any time during the calendar year, did the organization maintain an office outside the U.S.? If "Yes," enter the name of the foreign country: _____	42c		No

43 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-EZ in lieu of **Form 1041** - Check here ○ and enter the amount of tax-exempt interest received or accrued during the tax year | 43 |

		Yes	No
44a Did the organization maintain any donor advised funds during the year? If "Yes," Form 990 must be completed instead of Form 990-EZ	44a		No
b Did the organization operate one or more hospital facilities during the year? If "Yes," Form 990 must be completed instead of Form 990-EZ	44b		No
c Did the organization receive any payments for indoor tanning services during the year?	44c		No
d If "Yes," to line 44c, has the organization filed a Form 720 to report these payments? *If "No," provide an explanation in Schedule O*	44d		
45a Did the organization have a controlled entity within the meaning of section 512(b)(13)?	45a		No
45b Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If "Yes," Form 990 and Schedule R may need to be completed instead of Form 990-EZ (see instructions)	45b		No

		Yes	No
46 Did the organization engage, directly or indirectly, in political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I.	46		No

Part VI Section 501(c)(3) Organizations Only

All section 501(c)(3) organizations must answer questions 47- 49b and 52, and complete the tables for lines 50 and 51.
Check if the organization used Schedule O to respond to any question in this Part VI ○

	Yes	No
47 Did the organization engage in lobbying activities or have a section 501(h) election in effect during the tax year?		

If "Yes," complete Schedule C, Part II	47		No
48 Is the organization a school as described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E	48		No
49a Did the organization make any transfers to an exempt non-charitable related organization?	49a		No
b If "Yes," was the related organization a section 527 organization?	49b		

50 Complete this table for the organization's five highest compensated employees (other than officers, directors, trustees and key employees) who each received more than $100,000 of compensation from the organization. If there is none, enter "None."

(a) Name and title of each employee	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation
NONE				

f Total number of other employees paid over $100,000

51 Complete this table for the organization's five highest compensated independent contractors who each received more than $100,000 of compensation from the organization. If there is none, enter "None."

(a) Name and business address of each independent contractor	(b) Type of service	(c) Compensation
NONE		

d Total number of other independent contractors each receiving over $100,000.

52 Did the organization complete Schedule A? **NOTE.** All section 501(c)(3) organizations must attach a completed Schedule A ☑ **Yes** ☐ **No**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature of officer ASHLEY EVANS Treasurer Officer's name and title	2026-05-11 Date

Paid Preparer Use Only

Preparer's name HEATHER KOONCE	Preparer's signature	Date 2026-05-11	Check ☑ if self-employed PTIN P01307148
Firm's name Heather Koonce CPA			Firm's EIN 88-3357740
Firm's address 4500 Watkins Road Norman, OK 730721537			Phone no. (405) 245-2247

May the IRS discuss this return with the preparer shown above? See Instructions ☑ **Yes** ☐ **No**

Form **990-EZ** (2025)

Thank you for your support of

the Moore-Lindsay Historical House Museum

We are proud to be a part of Norman's thriving arts and humanities community.

We are so grateful for the support provided by the City of Norman, and we are so lucky to be in a city that recognizes the value of the arts and humanities in building quality of life for its citizens.



File Attachments for Item:

16. CONSIDERATION OF AUTHORIZATION, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR THE PURCHASE OF LIFT STATION D REPLACEMENT PUMP FROM HAYNES EQUIPMENT COMPANY IN THE AMOUNT OF $96,788.00, SOLE SOURCE AUTHORIZATION AS OUTLINED IN THE STAFF REPORT.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 09/22/2026

REQUESTER: Scott Aynes, Utilities Line Maintenance Manager

PRESENTER: Scott Aynes, Utilities Line Maintenance Manager

ITEM TITLE: CONSIDERATION OF AUTHORIZATION, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR THE PURCHASE OF LIFT STATION D REPLACEMENT PUMP FROM HAYNES EQUIPMENT COMPANY IN THE AMOUNT OF $96,788.00, SOLE SOURCE AUTHORIZATION AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

The Utilities Department for the City of Norman operates and maintains the wastewater collection system and Water Reclamation Facility (WRF). The collection system is comprised of gravity and pressure mains, lift stations, and other appurtenances to convey wastewater flows to the WRF. Lift Station D is the largest station within the collection system and is located within the Little River sewershed and pumps wastewater over into the Canadian River sewershed. Additionally, Lift Station D was designed as the headworks for the potential future North reclamation facility to meet future treatment demands and has flow equalization basins to store peak flows during wet weather events.

Lift Station D has three pumps that convey the flows through the 16 and 20-inch force main to a gravity sewer interceptor located along 12th Avenue NE and north of Robinson Avenue. Two pumps are sized at 2.52 million gallons per day (MGD) to provide pumping during normal flows and one pump is sized at 6.05 MGD to provide additional capacity during peak wet weather flows. All pumps have variable frequency drives allowing adjustment of the pump speed and resulting pump capacity.

DISCUSSION:

The City maintains a spare pump for Lift Station D. The pump was purchased on January 21, 2016, and was previously rebuilt on September 24, 2021. The pump is now in need of another rebuild or replacement. Due to the age of the pump, its previous rebuild, and its current condition, staff determined that full replacement is the preferred option rather than investing additional funds into another rehabilitation.

Maintaining adequate spare pumping capacity is important to the reliable operation of Lift Station D. The purchase of a new replacement pump would provide the City with two functioning spare

pumps for the station. If an installed pump fails and must be removed and sent out for repair, staff would be able to immediately install a spare and maintain the station's required pumping capacity while awaiting completion of the repair. This is especially important given the extended lead times associated with purchasing new pumps and obtaining major repairs.

For ease of operation and maintenance and to reduce on-hand materials, staff work to standardize pump types and manufacturers. The proposed replacement pump is a Wilo brand pump which matches the existing pump to be replaced, and the other two pumps are still in operation. Haynes Equipment Company is sole representative and distributor for Wilo USA for all counties in the State of Oklahoma as documented in the attached letter.

Funds in the amount of $100,000 are available in the FY27 Sewer and Lift Station Rehabilitation project WW0352 (account 32192236-46301).

RECOMMENDATION 1:

Staff recommends purchase of Lift Station D replacement pump in the amount of $96,788.00 from Haynes Equipment Company.

RECOMMENDATION 2:

Staff recommends approval of the sole source authorization.

Haynes Equipment Co.
Equipment for New and Used Water
121 N.W. 132nd Street
Oklahoma City, OK 73114
Phone 405-755-1357 Fax 405-755-6493

Proposal

Date: July 29, 2026

To: **Jared Mattern - Supervisor**
City of Norman - Sewer Maintenance
201 W Gray Street
Norman, OK 73069

Re: Lift Station D - Replacement Pump

O: 405-329-0703
jared.mattern@normanok.gov

ITEM NUMBER	QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1		**Replacement Pump - Like in Kind**		
	1	WILO, FA 15.77Z, 6in, 3.1" Solids Diameter Passage Rated,		$96,788.00
		105hp, 1760rpm, 460/3/60, Oil Filled Motor with Internal		
		Circulation Cooling, Enclosed 2-Vane Impeller.		
		Not Included: Installation, Startup, Anything else not listed.		
		Price Includes: Freight, Equipment as Noted		
		Estimated Delivery: 24 - 26 Weeks		
		Any applicable taxes are not included. Terms are Net 30.		
		Proposal Valid for 60 Days from Proposal Date		
			SUBTOTAL	$96,788.00
			SALES TAX 0.00%	$0.00
			SHIPPING & HANDLING	$0.00
			TOTAL	**$96,788.00**

Tony Moraska, Customer Service

If you have any questions concerning this quote, please contact Tony Moraska@ 405-755-1357.
THANK YOU FOR YOUR BUSINESS!

WILO USA LLC – W66 N1253 Forward Way, Cedarburg, WI 53012

August 24, 2026

Dear Valued Client,

Wilo USA LLC, a subsidiary of Wilo SE, is the sole provider in the United States of pump, mixing, and control/communication equipment manufactured under the Wilo brand.

This letter confirms that **Haynes Equipment Company** is the registered agency for Wilo USA, LLC in **Oklahoma** for the Water Resources Market. This responsibility includes the sales and distribution of new Wilo products and OEM repair parts.

Your contact is:

Address:
Haynes Equipment Company

121 NW 132nd Street

Oklahoma City, OK 73114

o (405) 755-1357

Should you have any questions, please contact me via email bryan.kates@wilo.com or (346) 673-2035, mobile.

Regards,

Bryan Kates

Bryan Kates
Regional Sales Manager
Water Management
Wilo USA, LLC.

File Attachments for Item:

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

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 09/22/2026

REQUESTER: Frederick Duke

PRESENTER: Frederick Duke, Procurement Analyst

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

BACKGROUND:

Section 12-301 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." The Auction will be conducted by either GovDeals and/or Purple Wave. GovDeals nor Purple Wave charge a commission. The City retains 100% of proceeds. GovDeals and Purple Wave charge bidders a premium to bid. All items sold at auction are understood to be sold as is. The auction date is to be determined.

DISCUSSION:

The attached list is the supplies, materials, or equipment identified as surplus or obsolete, and is therefore being prepared for sale at auction.

RECOMMENDATION:

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

INVENTORY OF GOODS TO BE AUCTIONED

Department I. T.

Signature

Reviewed by Accounting

Condition	Item and Year	Detailed Description	Serial Number	City Unit No.
Poor	CREDIT CARD MACHINE	INGENICO iSC Touch 250	20165SC25048161	
Poor	CREDIT CARD MACHINE	INGENICO iSC Touch 250	17219SC81318863	
Poor	CREDIT CARD MACHINE	INGENICO iSC Touch 250	17219SC81318950	
Poor	CREDIT CARD MACHINE	INGENICO iSC Touch 250	17217SC81318187	
Poor	DESKTOP 2019	Dell Optiplex 7060	HNWZ0T2	
Poor	MONITOR 2019	Dell P2418HZm	CN-0VF4KK-TV200-8AQ-OGPT-A03	
Poor	monitor 2019	hp z23i	3CQ3502PG1	
Poor	MONITOR 2019	HP HR2240	111206L0202729	
Poor	MONITOR 2019	HP HR2240	111206L0202631	
Poor	desktop 2019	hp z2 mini	2UA80328WP	
Poor	desktop 2019	hp z2 mini	2UA80328WX	
Poor	desktop 2019	hp z2 mini	2UA80328WZ	
Poor	desktop 2019	hp z2 mini	2UA80328W2	
Poor	MONITOR 2019	hp z23n	6cm8011rlv	
Poor	monitor 2019	hstnd-2191-l	cn49290683	
Poor	monitor 2019	Dell P2418HZm	fb35t03	
Poor	monitor 2019	hp z23i	3CQ4281lfy	
Poor	monitor 2019	hp z23i	3CQ5033963	
Poor	laptop 2017	LIFEBOOK T726	R6X01969	
Poor	laptop 2015	LIFEBOOK T734	Q4Z00034	
Poor	laptop 2015	LIFEBOOK T734	Q4Z00047	
Poor	laptop 2016	LIFEBOOK T734	Q5703362	
Poor	laptop 2015	LIFEBOOK T734	Q5500349	
Poor	laptop 2017	LIFEBOOK T726	R6X01943	
Poor	laptop 2015	LIFEBOOK T734	Q5703351	
Poor	laptop 2016	LIFEBOOK T734	Q5703358	
Poor	laptop 2015	LIFEBOOK T734	Q4Z00058	
Poor	laptop 2015	LIFEBOOK T734	Q4Z00042	

Poor	laptop 2015	LIFEBOOK T734	Q4Z00050	
Poor	laptop 2015	LIFEBOOK T734	Q4Z00062	
Poor	MONITOR 2019	Dell P2418HZm	BMDSHP2	
Poor	DESKTOP AIO 2019	OptiPlex 7460AIO Series	CN-0GF22C-PE200-879-0140-A00	
Poor	DESKTOP AIO 2019	OptiPlex 7460AIO Series	CN-0GF22C-PE200-86Q-1143-A00	
Poor	DESKTOP AIO 2019	OptiPlex 7460AIO Series	CN-0GF22C-PE200-87A-0638-A00	
Poor	DESKTOP AIO 2019	OptiPlex 7460AIO Series	CN-0GF22C-PE200-87A-0611-A00	
Poor	DESKTOP AIO 2019	OptiPlex 7460AIO Series	CN-0GF22C-PE200-87J-0120-A00	
Poor	LAPTOP 2019	Dell P46G	715VSG2	
Poor	LAPTOP 2019	Dell P56F	59Q7MQ2	
Poor	LAPTOP 2019	Dell Precision 5570	84TCHW3	
Poor	LAPTOP 2019	Dell P56F	DRRGMQ2	
Poor	MONITOR 2019	Dell P2418HZm	3CQPHP2	
Poor	MONITOR 2019	Dell P2418HZm	HBQPHP2	
Poor	LAPTOP 2019	Dell Precision 3530	HZ6FZW2	
Poor	MONITOR 2019	HP ZR2330x	C6Y18A	
Poor	DESKTOP 2019	OptiPlex 7060	H1M31S2	
Poor	DESKTOP 2019	OptiPlex 7060	HJL01S2	
Poor	MONITOR 2019	Dell P2418HZm	4WQPHP2	
Poor	MONITOR 2019	Dell P2418HZm	G5FQHP2	
Poor	DESKTOP 2019	OptiPlex 7060	66LSCS2	
Poor	DESKTOP 2019	OptiPlex 7060	HNHY0T2	
Poor	DESKTOP 2015	HP Z230 Tower Workstation	2UA4330G2J	
Poor	PRINTER	HP 700	CNCCG4T04L	
Poor	DESKTOP 2018	HP Z2 Mini G3 Workstation	2UA80328X6	
Poor	MONITOR 2018	HP ZR2240w	634347701	
Poor	MONITOR 2019	HP Z23n G2	6CM7370CNS	
Poor	DESKTOP 19	HP Z220 Workstation	2UA3311B09	
Poor	MONITOR 2019	HP ZR2330w	3CQ32518K4	
Poor	MONITOR 2019	HP ZR2330w	3CQ3131ZWN	
Poor	MONITOR 2019	HP Z23i	3CQ3322CH6	
Poor	SERVER 2019	Dell Workstation 7820T	1DM9HQ2	
Poor	DESKTOP 2017	HP Z240	2UA6301X5F	

Poor	DESKTOP 2016	HP Z230 Tower Workstation	2UA4360ZV0	
Poor	SWITCH 2005	Catalyst 2950 Series	FOC0925Z10F	
Poor	SWITCH	Catalyst 3560-X Series	FDO1811P34P	
Poor	SWITCH 2005	Catalyst 3560 Series	CAT0925R09Q	
Poor	SWITCH	Catalyst 2960-X Series	FJC2243W04E	
Poor	SWITCH	Catalyst 2960-S Series	FOC1519Y31C	
Poor	SWITCH 2012	Catalyst 2960-S Series	FOC1643X0K8	
Poor	SWITCH	Catalyst 2960-S Series	FOC1708Y2J0	
Poor	SWITCH	Catalyst 3750-X Series	FDO1733P180	
Poor	SWITCH	Catalyst 2960-X Series	FJC2243W03M	
Poor	SWITCH	Catalyst 2960-S Series	FOC1528Y367	
Poor	SWITCH	Catalyst 3560G Series	FOC1123Y44S	
Poor	SWITCH	Catalyst 2960-S Series	FOC1708Y2PW	
Poor	SWITCH	Catalyst 2960G Series	FOC1329Z0U1	
Poor	SWITCH	Catalyst 3750 Series	FDO1648Y003	
Poor	SWITCH 2009	Catalyst 2960G Series	FOC1326W1GC	
Poor	SWITCH 2009	Catalyst 3750 Series	FDO1306Y1GX	
Poor	SWITCH 2009	Catalyst 3560G Series	FOC1310Z4PW	
Poor	SWITCH	RUGGEDCOM	900G-0513-24858	
Poor	SWITCH	RUGGEDCOM	900-1107-10002	
Poor	SWICH	RUGGEDCOM	900G-0710-09554	
Poor	SWITCH	RUGGEDCOM	900G-0710-09550	
Poor	SWITCH	RUGGEDCOM	900G-0513-24859	
Poor	SWITCH	RUGGEDCOM	900G-0510-08408	
Poor	SWITCH	RUGGEDCOM	900G-0409-04854	
Poor	SWITCH	RUGGEDCOM	900G-0409-04860	
Poor	SWITCH	RUGGEDCOM	900G-0312-18337	
Poor	SWITCH	Catalyst 2960-X Series	FOC1801S1KT	
Poor	SWITCH	RUGGEDCOM	D928000365	
Poor	SWITCH	RUGGEDCOM	D928000363	
Poor	SWITCH	RUGGEDCOM	900G-0112-17767	
Poor	SWITCH	RUGGEDCOM	900G-0409-04856	
Poor	SWITCH	RUGGEDCOM	900G-0409-04852	

Poor	SWITCH	RUGGEDCOM	900G-0409-04866	
Poor	SWITCH	RUGGEDCOM	900-1107-10001	
Poor	SWITCH	RUGGEDCOM	900G-0309-04589	
Poor	SWITCH	RUGGEDCOM	900G-0409-04851	
Poor	SWITCH	RUGGEDCOM	900G-0409-04868	
Poor	SWITCH	Catalyst 3560-CG Series	FOC1752Y3VF	
Poor	SWITCH 2008	Catalyst 2960G Series	FOC1224U5FK	
Poor	SWITCH	Catalyst 2960G Series	FOC1518X078	
Poor	SWITCH 2009	Catalyst 2960G Series	FOC132W1YQ	
Poor	SWITCH	Catalyst 2960G Series	FOC1607Y34G	
Poor	SWITCH	Catalyst 2960-C Series	FOC1752Y6AN	
Poor	SWITCH	Catalyst 2960-C Series	FOC1634Y1JY	
Poor	SWITCH	Catalyst 2960-C Series	FOC1752Y6CT	
Poor	MONITOR	HP Z23n G2	6CM7290TDN	
Poor	MONITOR	Dell P2418HZm	CN-0VF4KK-TV200-887-039B-A01	
Poor	DESKTOP 2019	OptiPlex 7060	G9XRCS2	
Poor	MONITOR	Dell P2418HZm	CN-0VF4KK-TV2000-87B-0ATT-A01	
Poor	SWITCH	CISCO 2821	FTX0929A1YG	
Poor	SWITCH	CISCO 2811	FTX1413ALEB	
Poor	SWITCH	CISCO 2821	FTX0928A4SD	
Poor	SWITCH	CISCO 2821	FTX0928A458	
Poor	SWITCH	CISCO 2901	FTX180383Z9	
Poor	SWITCH	CISCO 2901	FTX180383Y1	
Poor	SWITCH	CISCO Catalyst 2960-X Series	FCW1802A2DC	
Poor	SWITCH	CISCO Catalyst 2960-X Series	FOC1801S193	
Poor	SWITCH	CISCO Catalyst 2960-X Series	FOC1801519S	
Poor	SWITCH	CISCO Catalyst 2960-X Series	FOC2421L1M3	
Poor	SWITCH	CISCO Catalyst 2950 Series	FHK0718W1TA	
Poor	SWITCH	CISCO Catalyst 2960-X Series	FCW2204B0KK	
Poor	IP KBM	HP IP KBM	MY2911EWH5	
Poor	SWITCH	CISCO VG224	FTX1748AJBH	
Poor	SWITCH	CISCO Catalyst 2960-X Series	FOC180151N5	
Poor	SWITCH	CISCO Catalyst 2960-X Series	FCW1802A2D2	

Poor	SWITCH	CISCO Catalyst 2960-S Series PoE+	FOC1625W2K6	
Poor	SWITCH	CISCO Catalyst 3560-X Series PoE+	FDO1811P343	
Poor	SWITCH	CISCO Catalyst 2960-X Series	FCW1921A4TU	
Poor	SWITCH	CISCO Catalyst 2960-X Series	FCW1809A4VH	
Poor	SWITCH	CISCO Catalyst 2960-S PoE+	FOC1708Z23D	
Poor	SWITCH	CISCO VG224	FTX1748AJBF	
Poor	SWITCH	CISCO Catalyst 3560-X Series PoE+	FDO1702X184	
Poor	SWITCH	CISCO Catalyst 2960-X Series	FCW2121B3KK	
Poor	SWITCH	CISCO Catalyst 3560-X Series	FOT1642Y0EJ	
Poor	SWITCH	RUGGEDCOM	900G -0809-05568	
Poor	SWITCH	RUGGEDCOM	900-1107-10005	
Poor	SWITCH	RUGGEDCOM	900-1107-10004	
Poor	SWITCH	RUGGEDCOM	900-1107-10006	
Poor	SWITCH	RUGGEDCOM	900-1107-10003	
Poor	monitor	hp zr2330	3CQ313K27	
Poor	PC	DELL 7460 AIO	D7GNCS2	
Poor	MONITOR	DELL P2418	3VWPHP2	
Poor	PRINTER	HP COLOR LJ M452	VNB3C10910	
Poor	PC	DELL OPLEX 7060	GB2SCS2	
Poor	MONITOR	Dell P2418HZm	CN-0VF4KK-TV-200-87F-1L1T-A01	
Poor	MONITOR	Dell P2418HZm	CN-0VF4KK-TV-200-87F-1KZT-A01	
Poor	MONITOR	HP Z23i	3CQ42515W9	
Poor	PC	OptiPlex 7060	38KPOT2	
Poor	PC	OptiPlex 7060	11RSCS2	
Poor				
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File Attachments for Item:

18. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF TEMPORARY DRIVEWAY EASEMENT E-2627-22: IN THE AMOUNT OF $0.00 FOR THE LINDSEY STREET SPECIAL CORRIDOR PROJECT FROM PICKARD AVENUE TO ELM AVENUE AS OUTLINED IN THE STAFF REPORT. (WARD 4 AND 7)

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 09/22/2026

REQUESTER: Joseph Taylor, Staff Engineer

PRESENTER: Scott Sturtz, Public Works Director

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF TEMPORARY DRIVEWAY EASEMENT E-2627-22: IN THE AMOUNT OF $0.00 FOR THE LINDSEY STREET SPECIAL CORRIDOR PROJECT FROM PICKARD AVENUE TO ELM AVENUE AS OUTLINED IN THE STAFF REPORT. (WARD 4 AND 7)

BACKGROUND:

On April 2, 2019, the citizens of Norman voted in favor of a $72 million transportation bond issue, which includes nineteen (19) projects. With the anticipated $67 million in federal dollars being leveraged for these projects, approximately $139 million is budgeted for the nineteen (19) projects. One of the nineteen 2019 bond projects is the Lindsey Street Special Corridor Project from Pickard Avenue to Elm Avenue. The Lindsey Street Special Corridor Project located from Pickard Avenue to Elm Avenue is approximately 0.4 miles in length. The design of this project will improve this segment of Lindsey Street to include the following:

- Reconstruction of the 2-lane roadway
- Add left-turn lanes at intersections
- On-street bike lanes
- Reconstruct sidewalks on both sides of the street
- Add curb and gutter for improved drainage
- New storm sewer system
- Traffic signal replacements
- Adding side street center left-turn lanes for existing signalized intersections

The Lindsey Street Special Corridor Project - Pickard Avenue to Elm Avenue has been approved to receive federal funds to aid in the construction costs and is anticipated to be out for bid in October of 2026 pending right-of-way and utility relocations and Oklahoma Department of Transportation (ODOT) environmental review.

On January 9, 2024, the Norman City Council approved contract No. K-2324-116 in the amount of $313,775 with MacArthur Associated Consultants, LLC, for the design of the Lindsey Street Special Corridor Project - Pickard Avenue to Elm Avenue.

On November 25, 2025, the Norman City Council approved Work Order No. PW1 for Right-of-Way acquisition services on the Lindsey Street Special Corridor Project – Pickard Avenue to

Elm Avenue to Pinnacle Consulting Group, Inc. (Pinnacle) of Oklahoma City in the amount of $241,350.00.

On May 26, 2026, the Norman City Council accepted the first fourteen (14) easements from ten (10) properties on the project in the amount of $11,785.

On July 14, 2026, Norman City Council accepted the next twenty-four (24) easements from twelve (12) properties on the project in the amount of $19,900.

On July 28, 2026, Norman City Council authorized the filing of eminent domain proceedings for the remaining ten (10) parcels that the City could not successfully come to an agreement on.

On August 11, 2026, Norman City Council accepted the next fourteen (14) easements from five (5) properties on the project in the amount of $8,475.00.

The City's current construction cost estimate for the project is $6,448,000 plus 6% Construction Engineering ($386,880) and 15% contingency ($967,200) for a total of $7,802,080. Based on this amount, City 2019 Bond Funds will pay $3,623,501 or 46.4% and federal funds will pay $4,178,579 (federal capped amount) or 53.6% of construction and construction management costs. Federal funds have been secured for FFY2026, which means ODOT can take bids for the project as soon as right-of-way acquisition, utility relocations and the NEPA environmental document are complete. City staff anticipate a Fall 2026 bid opening with construction starting in Spring of 2027.

DISCUSSION:

Right-of-way necessary for the Lindsey Street Special Corridor Project from Pickard Avenue to Elm Avenue consists of eighty (80) separate easements on forty-two (42) parcels. Pinnacle Management Group, LLC (Pinnacle) determined the land value and damages associated with each parcel and assisted City staff in the preparation of offer letters to each property owner affected. These easements are typically small and have minimal impact on the existing property. The easements are generally needed to improve intersections, construct driveways and complete final grading adjacent to the project.

The offer letters were sent on March 6, 2026, and contained information identifying the required easements and encouraged each property owner to consider donation of the property. City staff and Pinnacle have met with the affected property owners and have answered questions and aided them in understanding the right-of-way acquisition process, as well as the effect it will have on their properties.

This project has been approved for federal funding for FYE 2026. To meet the project schedule to secure the federal funds, the City is striving to acquire all associated parcels by July 2026. To encourage prompt responses to the City's offers, each offer letter stated that they have 30 days to respond to the offer. That set the required response date to April 5, 2026, to avoid the necessity of filing for eminent domain proceedings.

This item is for the acceptance of one (1) parcel successfully negotiated, consisting of one (1) easement that was donated by the owner. The secured easement is for parcel 25. This was an easement that was initially slated to go through eminent domain proceedings, but the City of Norman and the owner of the property were able to come to an agreement.

For land acquisition of this nature, City policy requires compliance with the Federal Acquisition and Relocation Act. Property owners are provided with ample opportunities to negotiate the sale of land to be used for public right-of-way. Property owners may donate their property, or they may be compensated for fair market value. Council must approve and accept all land acquisitions.

The next easement for the Lindsey Street Special Corridor Project – Pickard Avenue to Elm Avenue are being brought to City Council tonight for consideration of approval on parcel 25.

Easement No.	Parcel No.	Grantors	Document	Cost
E-2627-22	25.1	Helen Idell Green	Temporary Driveway Easement- 271.59 sq. ft.	Donated
			Sub-Total	$0.00

RECOMMENDATION:
City staff recommend the above-described easement be accepted in the amount of $0.00.

Project: Lindsey Street
J/P #: 37984(04)
Parcel #: 25.1

TEMPORARY DRIVEWAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT Helen Idell Green, also known as Helen Green, Helen I. Parker and Helen Parker, Trustee of the Helen I. Green Revocable Trust, dated the 20th day of May, 2015 of Cleveland County, State of Oklahoma, for and in consideration of the sum of one (1) and 00/100---------- DOLLARS ($ 1.00) and other good, valuable and consideration, has/have this day granted to the City of Norman, Oklahoma a temporary easement over the following described land, to-wit:

See attached Exhibit "A" – Legal Description

The sole purpose of this easement is to grant to the City of Norman, Oklahoma and the Transportation Commission the right to enter upon the above described tract of land for the purpose of constructing a driveway entrance to accommodate said premises to the construction or reconstruction of the roadway adjacent thereto; including the right to use and remove any and all dirt, rock gravel, sand and other road building materials from the above described tract of land.

It is a condition of this easement that it shall not be filed for record and that all rights of the City of Norman, Oklahoma and the State of Oklahoma in the above-described right-of-way shall terminate upon completion of construction of the project.

Grantor(s) hereby covenant(s) and warrant(s) that at the time of execution of this easement, it is the _____ owner(s) in fee simple of the above-described tract.

IN WITNESS WHEREOF, the Grantor(s) herein named have hereunto set their hands and seals this the 25th day of August, 2026.

Helen Idell Green, Trustee

R/W Form 43 City
Revised 02-07

Individual Acknowledgement

State of Oklahoma)
) §
County of_____)

Before me, _____ in and for this State, on this ____ day of _____ , _____ , personally appeared _____
_____
_____
to me known to be the identical person(s) who executed the within and foregoing instrument, and acknowledged to me that _____ executed the same as _____ 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.

My Commission expires:_____ _____
Commission No._____ Notary Public

Individual Acknowledgement

State of Oklahoma)
) §
County of_____)

Before me, _____in and for this State, on this ____ day of _____ , _____ , personally appeared _____
_____
_____
to me known to be the identical person(s) who executed the within and foregoing instrument, and acknowledged to me that _____ executed the same as _____ 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.

My Commission expires:_____ _____
Commission No. _____ Notary Public

Trust/LLC/Corporation Acknowledgment

State of Oklahoma)
) §
County of CLEVELAND)

Before me, a Notary Public in and for this State, on this 25 day of August , 2026 , personally appeared Helen Idell Green to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Trustee , and acknowledged to me that she executed the same as her free and voluntary act and deed, and as the free and voluntary act and deed of the Trust for the uses and purposes therein set forth.

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

My Commission expires: 12/05/2028 _____
Commission No.: 24014855 Notary Public

MICHAEL WAYNE GIESECKE NOTARY PUBLIC Commission # 24014855 Expires 12-05-28 STATE OF OKLAHOMA

Trust/LLC/Corporation Acknowledgment

State of Oklahoma)
) §
County of_____)

Before me, _____ in and for this State, on this____ day of _____ , _____ , personally appeared _____to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its _____, and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed, and as the free and voluntary act and deed of the _____ _____ for the uses and purposes therein set forth.

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

My Commission expires:_____ _____
Commission No._____ Notary Public

STATE OF OKLAHOMA)

) ss.

COUNTY OF CLEVELAND)

NOW, on this _____, the City Council of the City of Norman, State of Oklahoma, a municipal corporation, acting for and in behalf of said municipal corporation, during regular session, does hereby approve and accept from the named Grantor this delivered easement and directs the Mayor and Clerk of said City of Norman to indicate the same by their signatures and seal of the City of Norman, State of Oklahoma.

CITY OF NORMAN, OKLAHOMA

_____

Mayor

(SEAL)

ATTEST:

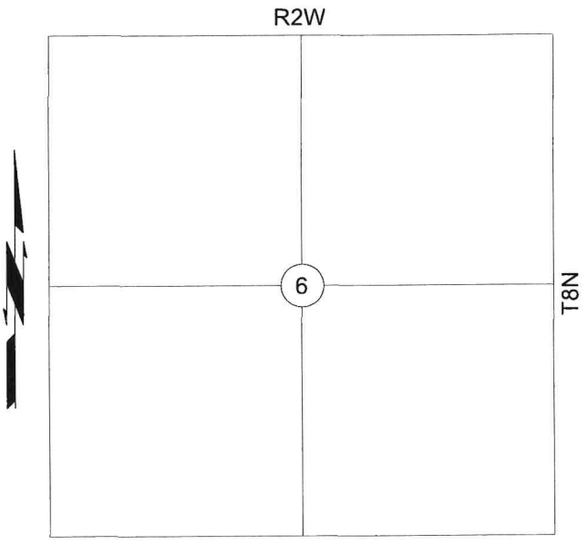
_____

CITY CLERK

Approved as to form and legality this 10 day of September, 20 26.

_____

CITY ATTORNEY



JOB: 37984 PIECE: (05)

PARCEL NO. 25.1

COUNTY: CLEVELAND

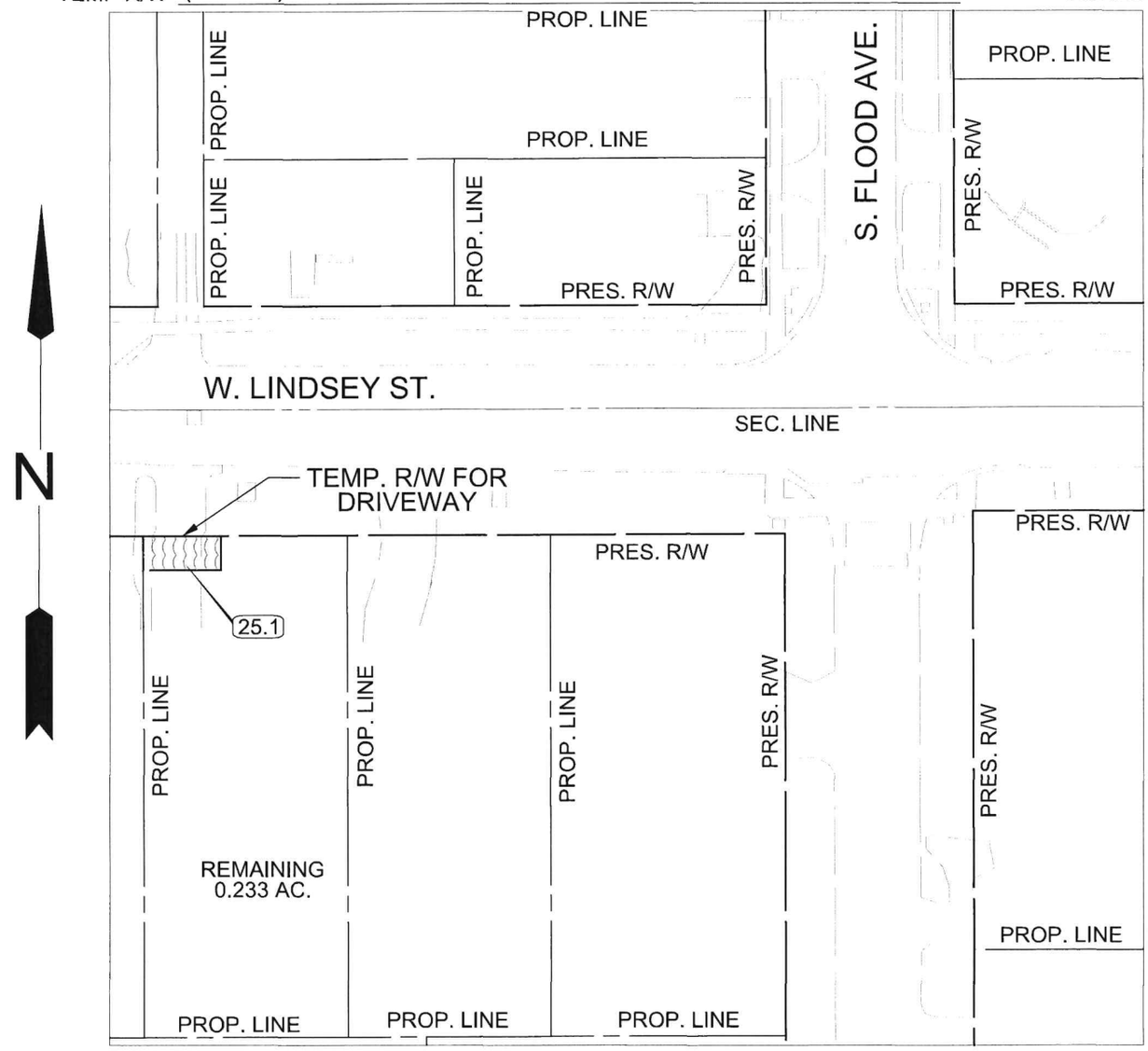
PROJECT: STP-214B (172) AG

TOTAL PROPERTY LEGAL DESCRIPTION

SEC. 6 T8N R2W

SCALE 1"= '

BEFORE GROSS	10,400.000 SF	0.239	ACRES
EXISTING R/W	SF		ACRES
PERMANENT R/W	SF		ACRES
REM IN QTR	10,128.407 SF	0.233	ACRES
PERPETUAL EASEMENT ( )	SF		ACRES
TEMP R/W (25.1)	271.593 SF	0.006	ACRES
TEMP R/W ( )	SF		ACRES
TEMP R/W ( )	SF		ACRES
TEMP R/W ( )	SF		ACRES



SCALE 1"= 50'

APPRAISAL FORM 104 (REV. 02-17)

Project: 37984(04)
County: Cleveland
Parcel No.: 25.1
11/20/2025

EXHIBIT "A"

A strip, piece or parcel of land lying in the NE¼ NW¼ of Section 6, Township 8 North, Range 2 West, I.M., in Cleveland County, Oklahoma, and Block 2 of Oakridge Addition, being more particularly described as follows:

Beginning at the Northwest corner of Lot 3 of block 2, said point being the POINT OF BEGINNING; Thence N 89°50'07" E, a distance of 24.69 feet along the South R/W Line of W. Lindsey St.; Thence S 00°09'53" E, a distance of 11.00 feet; Thence S 89°50'07" W, a distance of 24.69 feet to Property Line; Thence N 00°09'53" W, a distance of 11.00 feet to a point on the South R/W Line of W. Lindsey St., said point being the POINT OF BEGINNING.

Containing 0.006 acres, more or less.

LICENSED PROFESSIONAL LAND SURVEYOR
DAVID E. WOODY II
1890
OKLAHOMA

David E. Woody II PLS #1890

The City of
NORMAN

PUBLIC WORKS DEPARTMENT

225 North Webster Ave · P.O. Box 370
Norman, Oklahoma 73069 · 73070

ENGINEERING DIVISION
Phone 405.366.5452
Fax 405.366.5418

SUMMARY OF ACQUISITION

CITY: Norman Project: 37984(04) PROJECT: Lindsey Street Special Corridor Project – Pickard Avenue to Elm Avenue
PARCEL(S) 25.1

PROPERTY LOCATION: Section 6, Township 8N, Range 2W, Cleveland County

BUYER: **City of Norman, Oklahoma**

SELLER: PROPERTY OWNER(S), NAME AND ADDRESS:

Helen Idell Green
2535 McGee Dr.
Norman, OK 73072

ASSIGNMENT: N/A – TDE Only

MORTGAGES AND LIENS: N/A – TDE Only

IMPROVEMENTS: None

DAMAGES: None

PROPERTY OWNER(S)/SELLER(S) WILL EXECUTE AND SUBMIT TO THE BUYER, THE FOLLOWING DOCUMENTS:

Temporary Driveway Easement for Parcel 25.1 for 271.593 Sq Ft
_____ for Parcel ____ for _____ Sq Ft
_____ for Parcel ____ for _____ Sq Ft
_____ for Parcel ____ for _____ Sq Ft
_____ for Parcel ____ for _____ Sq Ft

ACQUISITION AMOUNT FOR LAND, IMPROVEMENTS AND DAMAGES: $0.00 – TDE Only

BUYER AND SELLER AGREE:

Temporary Driveway Easement Only

UPON RECEIPT OF SIGNED DOCUMENTS, BUYER, WILL PREPARE THE FOLLOWING:

Check in the amount of N/A – TDE Only to $0.00
Check in the amount of _____ to _____
Check in the amount of _____ to _____
Check in the amount of _____ to _____

Helen Idell Green
Helen Idell Green, Trustee

Aug. 25, 2026
DATE

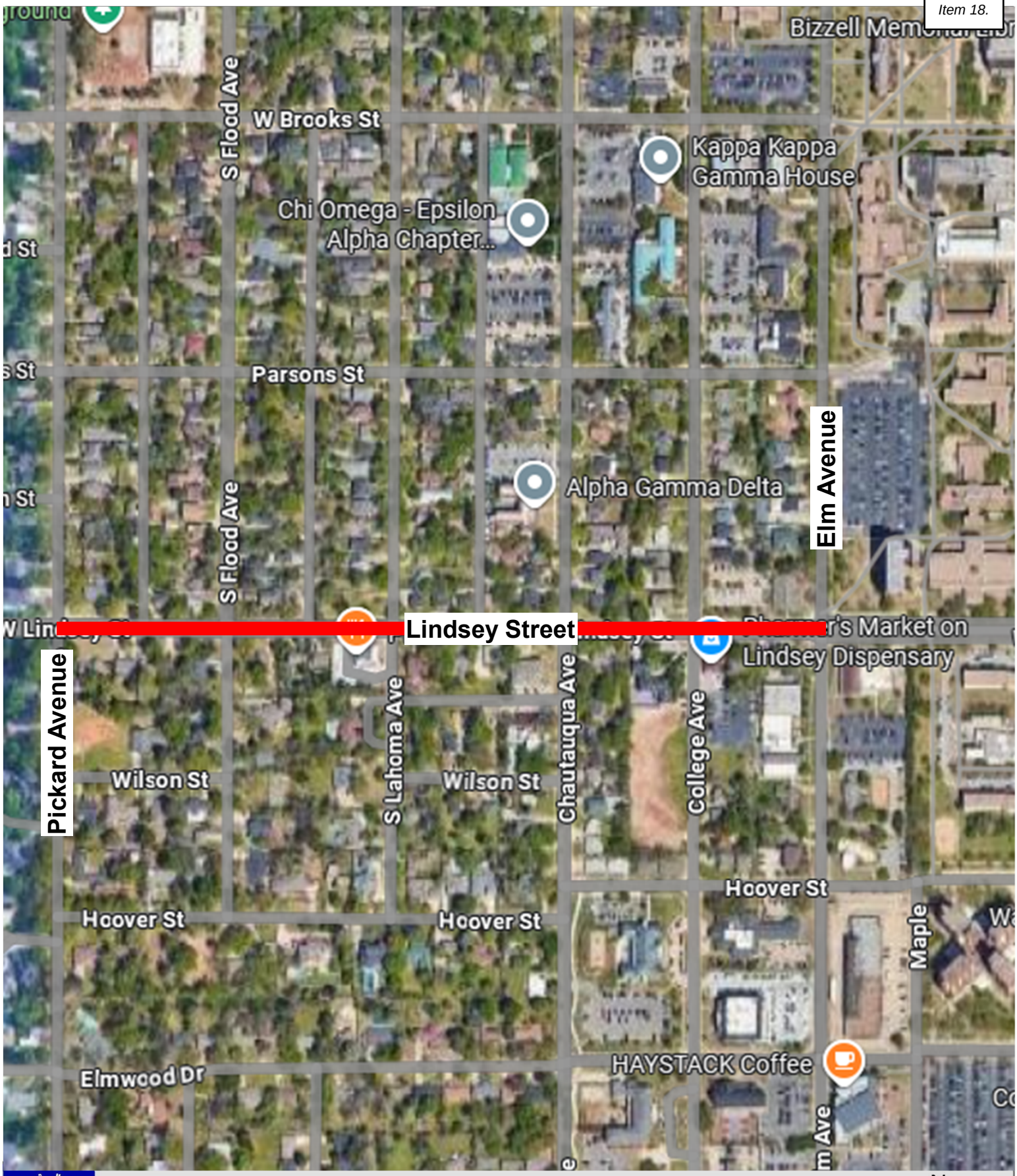
_____

DATE

ACQUISITION AGENT
Rosie Salazar, contracted by the City of Norman
Devin Crossland For Rosie Salazar

8/25/26
DATE

RW FORM ACQ 220



Lindsey Street Roadway Improvement Location Map

N

File Attachments for Item:

19. CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE RETURN OF CASH SURETY FOR DEFERRED CONSTRUCTION OF LINDSEY STREET IN CONNECTION WITH LINDSEY CROSSING ADDITION (LOCATED AT 1901 WEST LINDSEY) (WARD 2).

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 09/22/26

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE RETURN OF CASH SURETY FOR DEFERRED CONSTRUCTION OF LINDSEY STREET IN CONNECTION WITH LINDSEY CROSSING ADDITION (LOCATED AT 1901 WEST LINDSEY) (WARD 2).

BACKGROUND:

Lindsey Crossing is located at 1901 West Lindsey. The property contains 0.45 acres and one (1) lot. It has a frontage of seventy-four feet (74'). City Council, at its meeting of August 13, 1996, approved the final plat of Lindsey Crossing, accepted the dedications contained therein and approved deferral of street improvements subject to the submittal of a cash surety in the amount of $1,293.85. The deferral consisted of three-foot widening including curb and gutter.

The applicants have made a request to City Council, for the return of cash surety based on the fact it has been thirty years since it was submitted.

DISCUSSION:

The requirements for deferral of paving improvements was adopted by City Council on October 26, 1976, with the requirement of irrevocable letter of credit as payment. City Council, at its meeting of March 21, 1978, adopted Ordinance No. O-7778-51, changing the method of payment to cash or certificate of deposit. The developer has a right to request the return of cash surety after ten (10) years.

The following developments Sonic No. 1 (Classic 50's), Sesame Addition, Lydick's Second Addition, Block 5 (Bethel Baptist Church) and N.B.C Addition were platted during the requirements of irrevocable letter of credit. At the end of ten (10) years they automatically expired.

RECOMMENDATION:

Based on the above information, staff recommends the release of the developers' obligation and the return of cash surety in the amount of $1,293.85.

office memorandum

DATE: August 1, 1996

TO: Honorable Mayor and City Council Members

FROM: Ken Danner, Development Coordinator KD

SUBJECT: Agenda Item - Final Plat for Lindsey Crossing Addition

BACKGROUND:

This item is a final plat for Lindsey Crossing Addition and is generally located 430 feet west of McGee Drive on the north side of West Lindsey Street.

City Council adopted Ordinance No. 1590 placing this property in the C-2 zoning classification. Planning Commission, on July 11, 1996, approved the preliminary plat and recommended to City Council that the final plat for Lindsey Crossing be approved.

DISCUSSION:

Staff has reviewed the required public offsite improvement construction plans. Public offsite improvements for this tract consist of sidewalks and alley paving. Subject to City Council's approval of the final plat and program for completion of improvements, the developer will be able to proceed with construction and installation of the public offsite improvements.

Attached is a memorandum addressing Staff's recommendation of deferral of paving improvements to West Lindsey Street.

RECOMMENDATION:

Based upon the above information, Staff recommends approval of the final plat for Lindsey Crossing Addition.

jz
Attachment
Reviewed by: Ron Wood, City Manager RW

Reviewed by: Jimmy D. Berry, Director of Public Works

Reviewed by: Bob Hanger, City Engineer BH

cc: Richard Massie, Director of Planning and Community Development

July 15, 1996

John Baxter, P.E.
John W. Baxter and Associates, Inc.
808 E. Brooks St.
Norman, Oklahoma 73071

Bob Hanger, P.E.
City Engineer
City of Norman
Municipal Building A
Norman, Oklahoma 73069

Re: Lindsey Crossing Addition

Dear Mr. Hanger;

This letter is to request City Council consideration of the Final Plat of Lindsey Crossing Addition and the deferral of the construction of the paving requirements for West Lindsey Street adjacent to the Lindsey Crossing Addition plat. The deferral is requested because the minor widening of the existing 22 ft. half-width paving to 25 ft. half-width paving would not function given the 22 ft. width paving adjacent to either side of the proposed plat and throughout this area on West Lindsey. If this widening were installed now to match the existing paving, it would not necessarily match any overall widening of West Lindsey should the City ever have a project of that nature.

The sidewalk along West Lindsey Street is not proposed for deferral because it will function as a connection to existing sidewalks along Lindsey Street and will be constructed.

The proposed improvements to West Lindsey Street are the widening of the existing 22 ft. half-width paving to 25 ft. half-width paving and the construction of an 8-inch Curb and gutter. The construction quantities for the proposed pavement deferral and the construction cost estimate is as follows:

1. 74 L.F. 8" Curb and gutter @ $7.50.....$ 555.00
2. 30.3 S.Y. 9 1/4-inch Asphalt paving @ $19.50.....$ 590.85
3. 74 L.F. Sawing pavement edge @ $2.....$ 148.00

TOTAL $ 1,293.85

If any further information is necessary, please advise.

Sincerely,

John Baxter

John Baxter, P.E.

20-12

Item 20, being:

CONSIDERATION OF A FINAL PLAT FOR LINDSEY CROSSING ADDITION, THE ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN, AND APPROVAL OF DEFERRED CONSTRUCTION OF STREET IMPROVEMENTS ADJACENT TO WEST LINDSEY STREET AND A PROGRAM FOR ACCOMPLISHING ALL REQUIRED PUBLIC OFFSITE IMPROVEMENTS.

Councilmember Haralson moved that the final plat, deferral of construction of street improvements adjacent to West Lindsey Street, and a program for accomplishing all public offsite improvement be approved; the public dedications contained within the plat be accepted; and the filing of the final plat be directed subject to completion and City acceptance of all required public offsite improvements and receipt of $1,293.85 for deferred construction within ten (10) days, which motion was duly seconded by Councilmember West;

Items submitted for the record
1. Memorandum dated August 1, 1996, from Ken Danner, Development Coordinator, to Honorable Mayor and City Councilmembers
2. Memorandum dated July 3, 1996, from Jimmy D. Berry, Director of Public Works, to Dr. Joseph Ray, Planning Commission
3. Location map
4. Preliminary plat
5. Plot plan
6. Final plat
7. Staff Report dated July 11, 1996, recommending approval
8. Pertinent excerpts from Planning Commission minutes of July 11, 1996
9. Letter of request and engineer's estimate dated July 15, 1996, from John Baxter, P.E., John W. Baxter and Associates, Inc., to Mr. Bob Hanger, P.E., City Engineer

and the question being upon approving the final plat, deferral of construction of street improvements adjacent to West Lindsey Street, and a program for accomplishing all required public offsite improvements and upon the subsequent acceptance and directive, a vote was taken with the following result:

YEAS: Councilmembers Burcham, Haralson, Hoy, Lawler, West, Mayor Nations

NAYES: None

The Mayor declared the motion carried and the final plat, deferral of construction of street improvements adjacent to West Lindsey Street, and a program for accomplishing all required public offsite improvements approved; the public dedications contained within the plat were accepted; and the filing of the final plat was directed subject to completion and City acceptance of all required public offsite improvements and receipt of $1,293.85 for deferred construction within ten (10) days.

* * * * *

Item 21, being:

CONSIDERATION OF A FINAL PLAT FOR WESTPORT PROFESSIONAL PARK ADDITION, SECTION 7, THE ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN, AND A PROGRAM FOR ACCOMPLISHING ALL REQUIRED PUBLIC OFFSITE IMPROVEMENTS.

Councilmember Haralson moved that the final plat and a program for accomplishing all required public offsite improvements be approved; the public dedications contained within the plat be accepted; and the filing of the final plat be directed subject to completion and City acceptance of all required public offsite improvements, which motion was duly seconded by Councilmember West;

Items submitted for the record
1. Memorandum dated July 30, 1996, from Ken Danner, Development Coordinator, to Honorable Mayor and City Councilmembers
2. Location map
3. Plot plan
4. Final plat
5. Staff Report dated June 13, 1996, recommending approval

Sassan K. Moghadam
Aria Development, LLC
3110 N. Interstate Dr., Suite 210
Norman, OK 73072
(405) 310—7001 Work
(405) 928-8931 Direct Line
(405) 535-8860 Mobile
(405) 253-5346 Fax
sassan@ariadevelopmentok.com
www.ariadevelopmentok.com

ARIA
Development

From: Sassan <Sassan@ariadevelopmentok.com>
Sent: Tuesday, June 2, 2026 1:18 PM
To: Ken Danner <ken.danner@normanok.gov>
Cc: Anthony Mirzaie <anthony@westpointgroup.com>
Subject: 1901 W. Lindsey street

Good afternoon, Ken.

On behalf of myself, Anthony Mirzaie and Lindsey Crossing, LLC, please accept this email as our request to release the surety bond placed with City of Norman for this property well over 10 years ago.
Below, please find a series of emails indicating the city's willingness to release this bond.
Please schedule this item in the next available council meeting docket for consideration. Thank you for your help in this matter.

RECEIPT OF TIME DEPOSIT

DEPOSITOR

CITY OF NORMAN AND
NORMAN COMMERCIAL PROPERTIES, L.L.C

ADDRESS

2423 WILCOX DR
NORMAN, OK 73069

First Fidelity Bank, N.A.
CITY BRANCH
131 East Main
Norman, Oklahoma 73070
(405) 321-6444
"BANK"

Account Number	Office/Officer	Opening Date	Maturity Date	Term	Taxpayer ID#
104012 502719	104/DFS	08/21/96	08/21/97	12 Month(s)	731496528

Account Name	Opening Deposit Amount	Number of Signatures Required	Interest Rate	Annual Percentage Yield
12 MO CD	$1,293.85	1	5.2500% Fixed	5.25%

SPECIAL INSTRUCTIONS

Depositor (whether one or more persons or entities) has deposited with Bank the amount shown above and has agreed to maintain these funds on deposit with Bank until the stated Maturity Date. Bank agrees to repay the amount deposited on the stated maturity date and to pay interest at the disclosed rate and on the date(s) provided below.

A. Renewal.

☐ This account is not automatically renewable. This account ☐ will ☐ will not earn interest after maturity.

☒ Upon the Maturity Date, and upon each successive maturity date, this account will be automatically renewed for a like term, at the interest rate then offered for new accounts that have the same term, minimum balance (if any), and other features as this original account, unless within 10 days after the Maturity Date Bank receives written instructions from Depositor to the contrary, or unless the funds are withdrawn on the Maturity Date. Bank reserves the right not to renew this account on any Maturity Date; in that event, Bank will mail notice of its nonrenewal election to Depositor, at the address shown above, not less than 30 days before the Maturity Date.

B. Interest.

☐ Interest will not be compounded and will be paid _____ by: _____

☒ Interest earned on this account will be compounded annually and paid at maturity by: Deposit To Account Number 1046294875

☐ Interest earned on this account will be paid _____ by: _____

C. Penalty for Early Withdrawal/Redemption. Depositor may not withdraw funds from this account prior to the initial or subsequent maturity dates without the written authorization of the Bank. There will be a substantial interest penalty charged against any early withdrawal or redemption. This penalty will be waived if Depositor dies or is declared incompetent. The penalty will be calculated using the interest rate being paid on the certificate at the time the withdrawal/redemption is made. This penalty may invade principal. The amount of the penalty for this account is ☒ 30 days' interest ☐ flat fee of $ _____ ☐ _____ % of the amount withdrawn ☐ all the interest you would have earned at maturity ☐ _____

Member FDIC

20. ITEM: CONSIDERATION OF A FINAL PLAT FOR LINDSEY CROSSING ADDITION, THE ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN, AND APPROVAL OF DEFERRED CONSTRUCTION OF STREET IMPROVEMENTS ADJACENT TO WEST LINDSEY STREET AND A PROGRAM FOR ACCOMPLISHING ALL REQUIRED PUBLIC OFFSITE IMPROVEMENTS.

LOCATION: Generally located approximately 430 feet west of McGee Drive on the north side of West Lindsey Street.

INFORMATION:

1. Owner. Norman Commercial Properties, LLC.

2. Developer. Norman Commercial Properties, LLC.

3. Engineer. John W. Baxter and Associates, Inc.

4. Subdivision Bond Status Report. Norman Commercial Properties, LLC, is not the principal on any subdivision bonds.

HISTORY:

1. Refer to the Planning Commission Staff Report, July 11, 1996.

2. July 11, 1996. Planning Commission, on a vote of 8-0, approved the preliminary plat for Lindsey Crossing Addition.

3. July 11, 1996. Planning Commission, on a vote of 8-0, recommended to City Council that deferral of paving improvements adjacent to West Lindsey Street and the final plat for Lindsey Crossing Addition be approved.

IMPROVEMENT PROGRAM:

1. Refer to the Planning Commission Staff Report, July 11, 1996.

2. Subdivision Bond. A subdivision bond has not been submitted since the developer has requested approval of the final plat with the filing thereof to be directed subject to completion and City acceptance of all required public offsite improvements. A subdivision bond will be required for sidewalks not constructed prior to filing of the final plat.

3. Streets. Planning Commission, on July 11, 1996, recommended approval of deferral of street improvements for West Lindsey Street based on a proposed future project.

Item 20, continued:

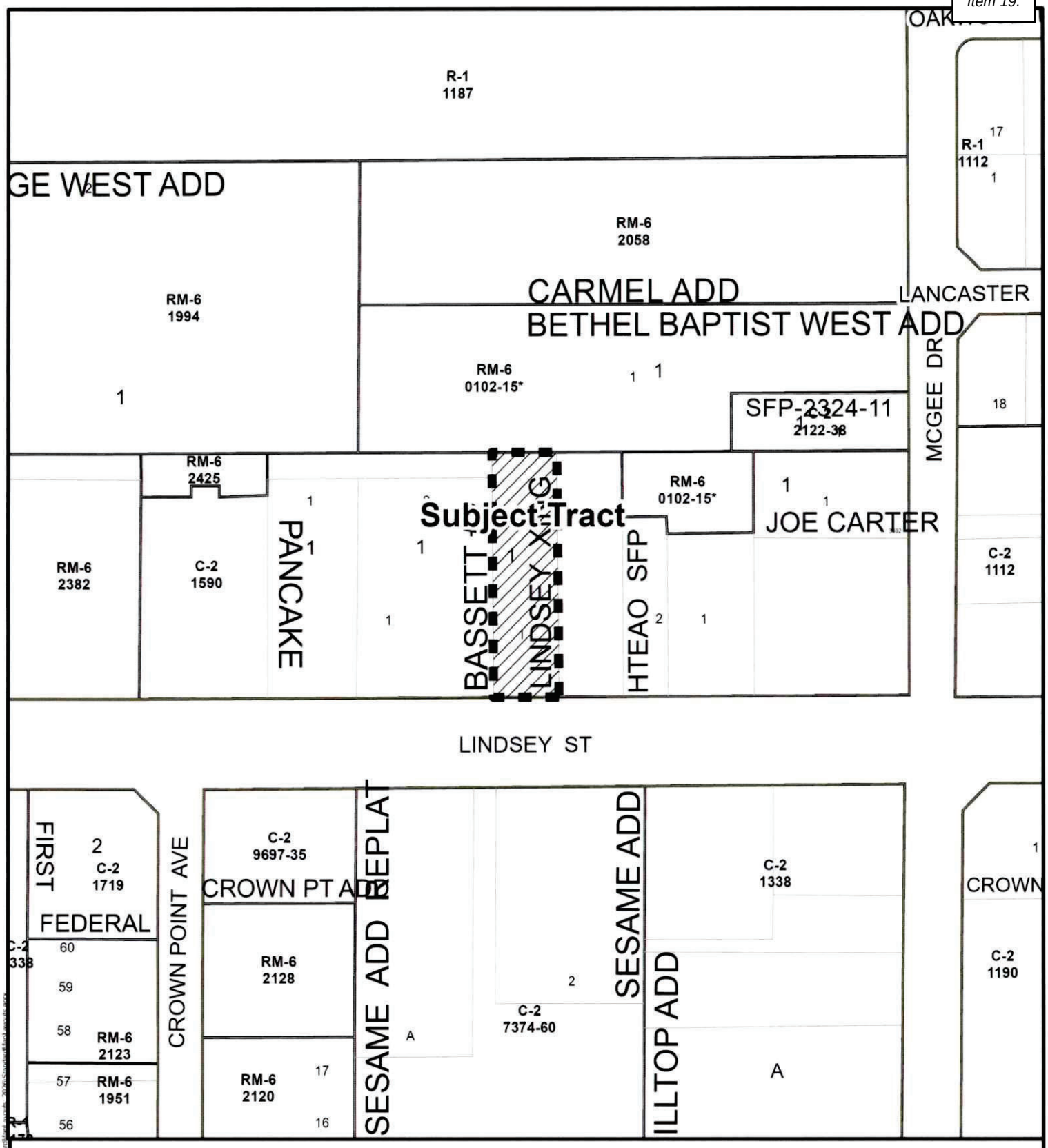
PUBLIC DEDICATIONS:

1. Refer to the Planning Commission Staff Report, July 11, 1996.

SUPPLEMENTAL MATERIAL: Copies of advisory memoranda, location map, preliminary plat, plot plan, final plat, Staff Report recommending approval, pertinent excerpts from Planning Commission minutes, letter of request and estimate from the engineer for the developer are included in the Agenda Book.

ACTION NEEDED: Motion to approve or reject the final plat, deferral of construction of street improvements adjacent to West Lindsey Street, and a program for accomplishing all required public offsite improvements; and, ~~if~~ approved, accept the public dedications contained within the plat and direct the filing ~~of the~~ final plat subject to completion and City acceptance ~~of~~ all required public offsite improvements and receipt of $1,293.85 for deferred construction within ten (10) days.

ACTION TAKEN: HH/LW 6/0



Location Map

Subject Tract

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.

N W E S

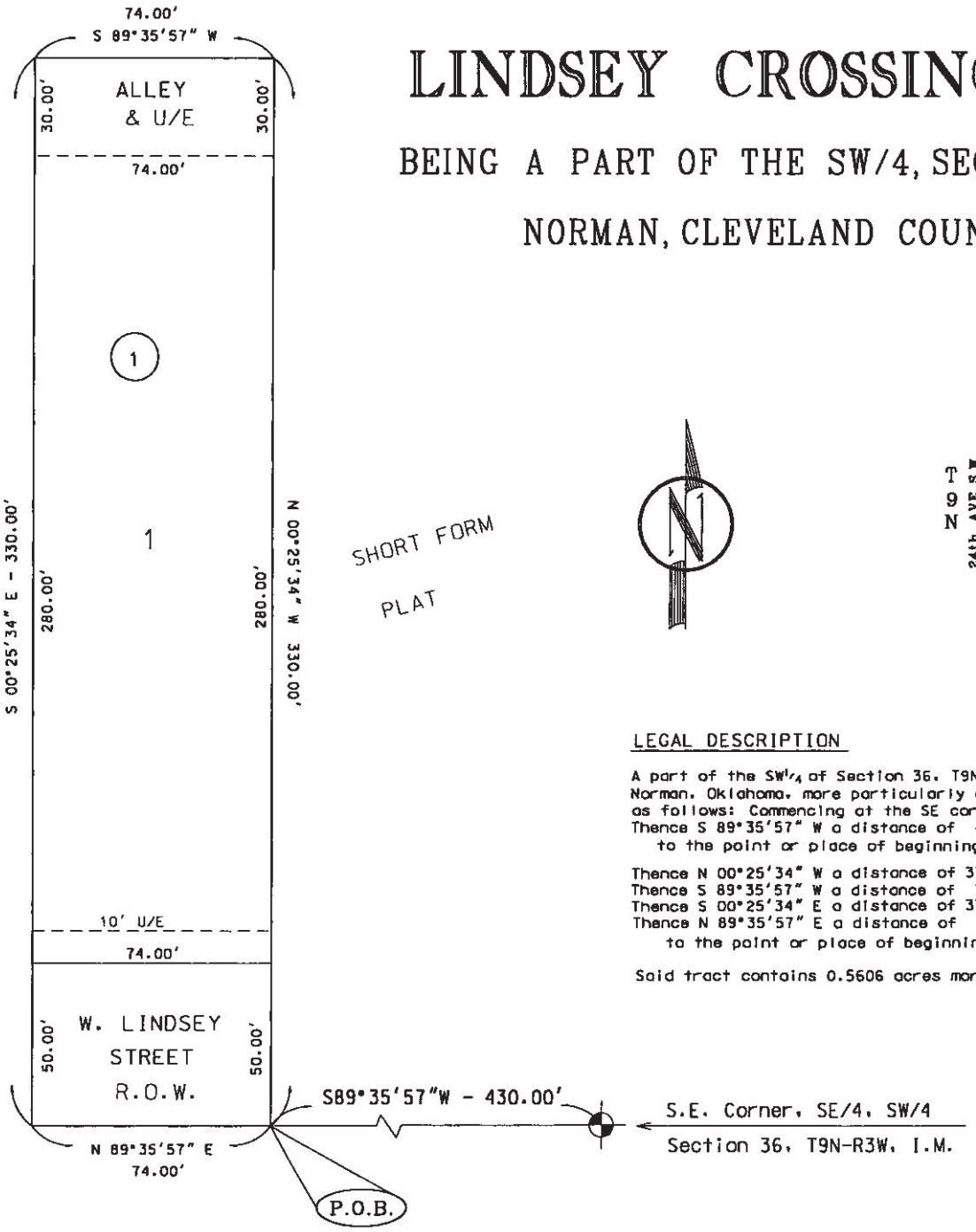
September 2, 2026

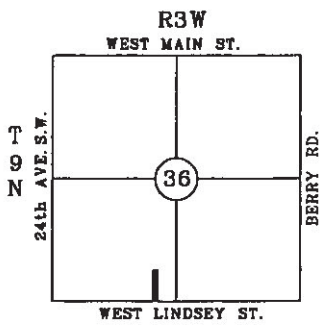
0 75 150 Ft.

LINDSEY CROSSING ADDITION

BEING A PART OF THE SW/4, SEC. 36, T9N - R3W, I.M.

NORMAN, CLEVELAND COUNTY, OKLAHOMA





Vicinity Map

LEGAL DESCRIPTION

A part of the SW¼ of Section 36, T9N-R3W, I.M., Norman, Oklahoma, more particularly described as follows: Commencing at the SE corner of said SW 1/4; Thence S 89°35'57" W a distance of 430.00 feet to the point or place of beginning;

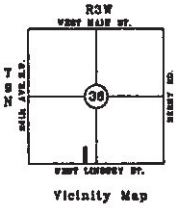
Thence N 00°25'34" W a distance of 330.00 feet;
Thence S 89°35'57" W a distance of 74.00 feet;
Thence S 00°25'34" E a distance of 330.00 feet;
Thence N 89°35'57" E a distance of 74.00 feet to the point or place of beginning;

Said tract contains 0.5606 acres more or less.

LINDSEY CROSSING ADDITION

PLOT PLAN

SCALE: 1" = 60'



Pkg

Existing Sanitary Sewer

CONSTRUCT 20' CONCRETE ALLEY

Exist. Bldg.

Existing Alley

30' ALLEY & U/E

74.00'
S 89°35'57" W

30.00'

Existing Alley

Exist. Bldg.

330.00'

S 00°25'34" E

280.00'

Prop. Bldg. 1

280.00'

N 00°25'34" W 330.00'

Pkg

Pkg

Bldg.

Exist. Bldg.

Existing Fire Hydrant

10' U/E

Pkg

50.00'

W. LINDSEY ST.

74.00'
N 89°35'57" E

1149.9 +

CONSTRUCT 5' CONCRETE SIDEWALK

20-5

File Attachments for Item:

20. CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BID 2627-9, CONTRACT K-2627-2: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND HACIENDA DURAN CONSTRUCTION L.L.C., IN THE AMOUNT OF $337,580.00 FOR THE FYE 2027 SIDEWALK CONCRETE PROJECTS, PERFORMANCE BOND B-2627-3; STATUTORY BOND B-2627-4; MAINTENANCE BOND MB-2627-2, AND ADOPTION OF RESOLUTION R-2627-1 GRANTING TAX-EXEMPT STATUS (CITY WIDE).

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 09/22/2026

REQUESTER: Steve Guizzo, Engineering Assistant

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BID 2627-9, CONTRACT K-2627-2: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND HACIENDA DURAN CONSTRUCTION L.L.C., IN THE AMOUNT OF $337,580.00 FOR THE FYE 2027 SIDEWALK CONCRETE PROJECTS, PERFORMANCE BOND B-2627-3; STATUTORY BOND B-2627-4; MAINTENANCE BOND MB-2627-2, AND ADOPTION OF RESOLUTION R-2627-1 GRANTING TAX-EXEMPT STATUS (CITY WIDE).

BACKGROUND:

This project will provide funding to:

- assist property owners in repairing existing sidewalks and construct new sidewalks
- create ADA accessible routes in needed areas
- construct new sidewalk for pedestrian routes to schools
- perform sidewalk, ramp, and curb repair work in specified locations in the downtown area
- perform sidewalk, ramp, and curb repair work in specified locations primarily along arterial road routes.

Pursuant to State Law (Title 11, Section 36-104), although developers and abutting property owners are responsible for constructing and maintaining sidewalks, the City has the responsibility of ensuring safe sidewalks. The City Council established a sidewalk program in 1997 to reduce this burden to property owners. Accordingly, funds are allocated for five separate capital project accounts within the Capital Improvement Program Budget. Because the projects are similar in nature, the City has historically achieved economy of scale and received more competitive bids when these projects are bundled and bid together. These five projects are described in detail below.

The **Citywide Sidewalk Reconstruction Program** is intended to assist property owners in repairing sidewalks and constructing new sidewalks to close gaps in existing sidewalk. Property owners who wish to participate in the Citywide Sidewalk Reconstruction Project will pay fifty percent (50%) of the estimated cost, with the City paying the remaining fifty- percent (50%) from funds allocated to this project. Citizen contributions are subsequently recouped with City Council approval to replenish this program funding which will result in a fund transfer later. This is a very popular and cost-saving program for residents and the demand typically outpaces the allocated resources.

The **Sidewalk Accessibility Program** provides sidewalk ramps where none exist and rebuilds existing ramps that do not comply with the current Americans with Disabilities Act (ADA) standards. This project will construct approximately six curb ramps per year. Locations are determined at the request of citizens and along arterial and collector streets that do not currently have ramps at street-sidewalk intersections. The locations in this year's program will include six ramps at Brookhollow Road and Brittany Court and Brookhollow Road and Parkside Road.

The **Sidewalk Program for Schools and Arterials Program** is used to construct new sidewalks and repair old sidewalks adjacent to elementary schools or on Arterial Streets that have no sidewalks or sidewalks in disrepair and along walking routes to the schools. This year's project consists of ramps and sidewalks on Alameda Street from Classen Boulevard to Morningside Drive.

The **Downtown Area Sidewalks and Curbs Program** will repair hazardous or deteriorated sidewalks, ramps and curbs in the downtown area. This year's project location will be on Garver Street from S Berry Road to second driveway to the east on the north side of the road.

The **Sidewalks and Trails Program** constructs new sidewalk and trails throughout the city. This year these funds will be used to repair existing sidewalks and add new sidewalks to missing areas along 12th Avenue NE from Morren Drive to E Main Street on the east and west sides of the road.

DISCUSSION:

The FYE 2027 Sidewalk Concrete Project were publicly advertised on June 4, 2026, and June 11, 2026. Five bids were submitted and opened on July 2, 2026, all bids were rejected due to improper paperwork and/or over budget. The project was re-advertised on July 23, 2026, and July 30, 2026. Three contractors attended a pre-bid conference on July 30, 2026. Six bids were submitted and opened on August 13, 2026. The project was advertised in a local paper, in plan rooms and sent to our normal concrete contractors.

Tabulation of Bid Results

Contractor	**Total**
Hacienda Duran Construction LLC.	$337,580.00
Laras Construction LLC.	$383,355.00
Arroyo's Concrete LLC.	$383,380.00
OPW Commercial Services LLC.	$399,165.00
Lobos Construction LLC.	$468,672.50
EMC Services LLC.	$555,405.00
Engineer's Estimate	*$460,000.00*

The low bid submitted by Hacienda Duran Construction, L.L.C., of Oklahoma City in the amount of $337,580.00 is $122,420.00, or 26.6%, less than the engineer's estimate and budget for this project.

Staff has reviewed this bid and based on the current market and the work to be completed, found the bid is acceptable. Hacienda Duran Construction, L.L.C., is a responsible bidder. They are currently performing similar work for the City of Norman as a subcontractor.

The **"Citywide Sidewalk Reconstruction Program"** (Project TC0273, Account Number 50590052-46101) funds for this fiscal year will be used in the City's fifty percent (50%) match of this program, in which the property owner chooses to use their own contractor or the City of Norman contractor. The current bid of $100,325.00 does not exceed the FYE 2027 budget of $125,000.00 for this sub-project, which yields a surplus of $24,675.00, requiring no change

The **"Sidewalk Accessibility Program"** (Project TC0238, Account Number 50593316-46101) was funded for $45,000.00 in FYE 2027 and the current bid of $40,500.00 does not exceed the FYE 2027 budget for this sub-project, which yields a surplus of $4,750.00, requiring no change.

The **"Sidewalk Program for Schools and Arterials"** (Project TC0249, Account Number 50593317-46101) was funded for $100,000.00 in FYE 2027 and the current bid of $48,350.00 does not exceed the FYE 2027 budget for this sub-project, which yields a surplus of $51,650.00, requiring no change.

The **"Sidewalks and Trails Program"** (Project TC0262, Account Number 50591179-46101) was funded for $140,000.00 in FYE 2027 and the current bid of $112,210.00 does not exceed the FYE 2027 budget for this sub-project, which yields a surplus of $27,790.00, requiring no change.

The **"Downtown Area for Sidewalks & Curbs"** (Project TC0274, Account Number 50597716-46101) was funded for $50,000.00 in FYE 2027 and the current bid of $36,195.00 does not exceed the FYE 2027 budget for this sub-project, which yields a surplus of $13,805.00, requiring no change.

All programs have not exceeded their budgeted amounts as discussed above and excess funds can be utilized by adding additional areas to each sub-project. This will also mean there will be more funds available for the 50/50 sidewalk program.

If approved, construction of the FYE 2027 Sidewalk Concrete Projects will begin on or around September 28, 2026. The construction time for this project is 248 days with a completion date of April 30, 2027.

RECOMMENDATION NO. 1:
City staff recommends the approval of Contract K-2627-2 with Hacienda Duran Construction, L.L.C. in the amount of $337,580.00 for construction of the FYE 2027 Sidewalk Concrete Projects.

RECOMMENDATION NO. 2:
City staff further recommends that, upon approval of Contract K-2627-2, the following bonds be approved:

Performance Bond No. B-2627-3
Statutory Bond No. B-2627-4
Maintenance Bond No. MB-2627-2

RECOMMENDATION NO. 3:
City staff further recommends that, upon approval of Contract K-2526-2, Hacienda Duran Construction, L.L.C., be authorized as Project Agent via Resolution No. R-2526-1.

CONTRACT

THIS CONTRACT made and entered into this_____day of_____, 20 , by and between Hacienda Duran Construction LLC. as Party of the First Part, hereinafter designated as the CONTRACTOR, and the City of Norman, a municipal corporation, hereinafter designated as the CITY, Party of the Second Part.

WITNESSETH

WHEREAS, the CITY has caused to be prepared in accordance with law, specifications, and other bidding documents for the work hereinafter described and has approved and adopted all of said bidding documents, and has caused Notice to Bidders to be given and advertised as required by law, and has received sealed proposals for the furnishing of all labor and materials for the following projects:

BID 2627-9 FYE 2027 SIDEWALK CONCRETE PROJECTS

as outlined and set out in the bidding documents and in accordance with the terms and provisions of said CONTRACT; and,

WHEREAS, the CONTRACTOR in response to said Notice to Bidders, has submitted to the CITY in the manner and at the time specified, a sealed proposal in accordance with the terms of this Contract; and,

WHEREAS, the CITY, in the manner provided by law, has publicly opened, examined, and canvassed the proposals submitted and has determined and declared the above-named CONTRACTOR to be the lowest and best Bidder on the above-prepared project, and has duly awarded this CONTRACT to said CONTRACTOR, for the sum named in the proposal, to wit:

(WRITTEN) Three hundred thirty-seven thousand, five hundred eighty (DOLLARS);

(NUMERALS) ($ 337,580.00) .

NOW, THEREFORE, for and in consideration of the mutual agreements and covenants herein contained, the parties to this CONTRACT have agreed, and hereby agree, as follows:

l) The CONTRACTOR shall, in a good and first-class, workman-like manner at his own cost and expense, furnish all labor, materials, tools, and equipment required to perform and complete said work in strict accordance with this CONTRACT and the following CONTRACT Documents: The Bid Notice published in the Norman Transcript, the Notice to Bidders, Instructions to Bidders, the Contractor's Bid or Proposal, the Construction Drawings, Specifications, Provisions, and Bonds thereto, all of which documents are on file in the Office of the Purchasing Agent of the City of Norman, and are made a part of this CONTRACT as fully as if the same were set out at length.

2) The CITY shall make payments as stipulated in the contract documents to the CONTRACTOR in the following manner: On or about the first day of each month, the project engineer, or other appropriate person, will make accurate estimates of the value, based on CONTRACT prices, or work done, and materials incorporated in the work and of materials suitably stored at the site thereof during the preceding calendar month. The CONTRACTOR shall furnish to the project engineer, or other appropriate person, such detailed information as he may request to aid them as a guide in the preparation of the monthly estimates.

Each monthly estimate for payment must contain or have attached an affidavit in accordance with the Constitution of the State of Oklahoma, Title 62, Section 310.9.

On completion of the work, but prior to the acceptance thereof by the CITY, it shall be the duty of the project engineer, or other appropriate person, to determine that said work has been completely and fully performed in accordance with said CONTRACT Documents; and upon making such determinations, said official shall make their final certificate to the CITY.

The CONTRACTOR shall furnish proof that all claims and obligations incurred by them in connection with the performance of said work have been fully paid and settled; said information shall be in the form of an affidavit, which shall bear the approval of the surety on the CONTRACT Bonds for payment of the final estimate to the CONTRACTOR; thereupon, the final estimate (including retainages) will be approved and paid.

3) It is further agreed that the CONTRACTOR will commence said work within 10 days following receipt of a NOTICE-TO-PROCEED, and prosecute the same vigorously and continuously. Any suspension of work must be approved by the engineer or the engineer's representative. The contract period is as follows:

FYE 2027 Sidewalk Concrete Projects

a. 248 Calendar Days for all projects
    1. 248 Calendar Days does not include weather days
        i) Weather days to be determined by the City Engineer
b. Citywide Sidewalk Reconstruction Project is an on-call service project
    1. Project will expire when bid amount is fully depleted or April 30, 2027

4) That the CITY shall pay the CONTRACTOR for the work performed as follows:

a. Payment for unit price items shall be at the unit price bid for actual construction quantities.

b. Construction items specified but not included as bid items shall be considered incidental and shall not be paid for directly, but shall be included in the bid price for any or all of the pay quantities. Should any defective work or materials be discovered or should a reasonable doubt rise as to the quality of any work completed, there will be deducted from the next estimate an amount equal to the value of the defective or questionable work and shall not be paid until the defects are remedied.

And that the CONTRACTOR'S bid is hereby made a part of this Agreement.

5) The amount of retainage with respect to progress payments will be 5%.

6) That the CONTRACTOR will not undertake to furnish any materials or to perform any work not specifically authorized under the terms of this Agreement unless additional materials or work are authorized by written Change Order, executed by the CITY; and that in the event any additional are provided by the CONTRACTOR without such authorization, the CONTRACTOR shall not be entitled to

any compensation therefore whatsoever.

7) That if any additional work is performed or additional materials provided by the CONTRACTOR upon authorization by the CITY, the CONTRACTOR shall be compensated therefore at the unit price and as agreed to by both parties in the execution of the Change Order.

8) That the CONTRACTOR shall perform the work and provide the materials strictly in accordance with the specifications as to quality and kind, and all work and materials shall be subject to rejection by the CITY through its authorized representatives for failure to meet such requirements, and in the event of such rejection, the CONTRACTOR shall replace the work and materials without compensation therefore by the CITY.

9) The CONTRACTOR shall complete the work in accordance with the terms of this Agreement. The CONTRACTOR further agrees to pay liquidated damages, as stipulated in the contract document and the General Conditions included in the City of Norman Standard Specifications and Construction Drawings, for each calendar day thereafter.

10) The CONTRACTOR shall furnish surety bonds and certificate of insurance as specified herein which bonds and insurance must be approved by the CITY prior to issuance of the Work Order and commencement of work on the project. The CONTRACTOR shall provide written documentation from the Maintenance Bond Company that all work, including Change Orders, is covered by the Maintenance Bond before final acceptance of the project.

11) IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed, in four (4) duplicate originals, the day and year first above written.

12) To that end, no provision of this CONTRACT or of any such aforementioned document shall be interpreted or given legal effect to create an obligation on the part of the CITY to third persons, including, by way of illustration but not exclusion, sureties upon performance bonds, payment bonds or other bonds, assignees of CONTRACTOR, subcontractors, and persons performing labor, furnishing material or in any other way contributing to or assisting in the performance of the obligations of the CONTRACTOR; nor shall any such provisions be interpreted or given legal effect to afford a defense against any obligation owed or assumed by such third person to the CITY or in any way to restrict the freedom of the third person to the CITY or in any way to restrict the freedom of the CITY to exercise full discretion in its dealing with the Contractor.

13) The sworn, notarized statement below must be signed and notarized before this Contract will become effective.

STATE OF Oklahoma)
) ss:
COUNTY OF Cleveland)

NOTARY SEAL PUBLIC
ADALIA TAITO
NOTARY PUBLIC
STATE OF OKLAHOMA
Commission # 26006812 Expires 07/03/30

Karla Duran, of lawful age, being first duly sworn, on oath says that (s)he is the agent authorized by CONTRACTOR to submit the above CONTRACT to the CITY. Affidavit further states that CONTRACTOR has not paid, given or donated or agreed to pay, give, or donate to any officer or employee of the CITY any money or other thing of value, either directly or indirectly, in the procuring of the CONTRACT.

Hacienda Duran Construction LLC.
Contractor

Subscribed and sworn to before me this 18th day of September, 2026.

Notary Public

IN WITNESS WHEREOF, the said parties of the First and Second Part have hereunto set their hands and seals respectively the 18th day of September 2026, and the 18th day of September 2026.

(Corporate Seal) (where applicable)

Principal

Signed:

Title: Managing Member

Address 1344 SW 109th Pl. Okc, Ok. 73170

Telephone: (405) 544-7177

ATTEST:
Authorized Representative

Corporate Secretary (where applicable)

CITY OF NORMAN:

Approved as to form and legality this 18 day of Sept 2026.

City Attorney

Approved by the Council of the City of Norman, this_____day of_____, 20___.

ATTEST:

City Clerk

Mayor

CONTRACT AFFIDAVIT

STATE OF Oklahoma)
) ss:
COUNTY OF Cleveland)

NOTARY SEAL PUBLIC
ADALIA TAITO
NOTARY PUBLIC
STATE OF OKLAHOMA
Commission # 26006812 Expires 07/03/30

Karla Duran, of lawful age, being first duly sworn, on oath says that (s)he is the Agent authorized by the Firm of Hacienda Duran Construction LLC. to submit the above Contract to the City of Norman, Oklahoma.

Affidavit further states that such firm has not paid, given or donated or agreed to pay, give, or donate to any officer or employee of the City of Norman, Oklahoma, any money or other thing of value, either directly or indirectly, in the procuring of the Contract.

Hacienda Duran Construction LLC.
Contractor

Subscribed and sworn to before me this 18th day of September, 2026.

Adalia Taito
Notary Public

My Commission Expires:

07/03/30

CITY OF NORMAN

MAINTENANCE BOND

Know all men by these presents that Hacienda Duran Construction, LLC, as Principal, and RLI Insurance Company, a corporation organized under the laws of the State of Illinois, and authorized to transact business in the State of Oklahoma, as SURETY, are held and firmly bound unto THE CITY OF NORMAN, a Municipal Corporation of the State of Oklahoma, herein called CITY, in the sum of $337,580.00 , such sum being equal to the contract price and being in force for a period of one year from the date of the acceptance of the below described improvements by the City Council, and thereafter for the sum of $50,637.00 , such sum being not less than fifteen percent (15%) of the total contract price of said improvements for a period of one year thereafter, for the payment of which sum PRINCIPAL and SURETY bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally.

WHEREAS, the conditions of this obligation are such that the PRINCIPAL, being the lowest and best bidder on the following project:

BID 2627-9 FYE 2027 SIDEWALK CONCRETE PROJECTS

has entered into a written CONTRACT (K-2627-2) with the CITY OF NORMAN, dated this_____ day of_____, 20 for the erection and construction of this PROJECT, that CONTRACT being incorporated herein by references as if fully set forth; and,

WHEREAS, under the ordinances of the CITY the PRINCIPAL is required to furnish to the CITY a maintenance bond covering said construction of this PROJECT, the bond to include the terms and provisions hereinafter set forth, as a condition precedent to final acceptance of the PROJECT.

NOW, THEREFORE, if the PRINCIPAL shall keep and maintain, subject to normal wear and tear, the construction, except for defects not occasioned by improper workmanship, materials, or failure to protect new work until it is accepted, and if the PRINCIPAL shall promptly repair, without notice from the CITY or expense to the CITY any and all defects arising from improper workmanship, materials, or failure to protect new work until it is accepted; all for a period of one (1) year from the date of the written final acceptance by the CITY, then this obligation shall be null and void. The amount of the Maintenance Bond shall be 100 % of the contract amount. Otherwise, this obligation shall remain in full force and effect at all times.

Provided further, however, that upon neglect, failure or refusal of the PRINCIPAL to maintain or make any needed repairs upon the construction on the PROJECT, as set out in the preceding paragraph, within ten (10) days after the mailing of notice to the PRINCIPAL by letter deposited in the United States Post Office at Norman, Oklahoma, addressed to the PRINCIPAL at the address set forth below, then the PRINCIPAL and SURETY shall jointly and severally be liable to the CITY for the cost and expense for making such repair, or otherwise maintaining the said construction.

It is further expressly agreed and understood by the parties hereto that no changes or alterations in said CONTRACT and no deviations from the plan or mode of procedure herein fixed shall have the effect of releasing the sureties, or any of them, from the obligations of this Bond.

IN WITNESS WHEREOF, the said PRINCIPAL has caused these presents to be executed in its name and its corporate seal (where applicable) to be hereunto affixed by its duly authorized representative(s), on the 18th day of September, 2026 and the SURETY has caused these presents to be executed in its name its corporate seal to be hereunto affixed by its authorized representative(s) on the 18th day of September 2026

(Corporate Seal) (where applicable)

ATTEST:

Corporate Secretary (where applicable)

Hacienda Duran Construction, LLC

Principal Signed: _____
Authorized Representative

Title: managing member

Address: 1344 SW 109th Pl.
Oklahoma City, OK 73170

Telephone: 405.544.7177

(Corporate Seal) (where applicable)

ATTEST:

Surety: RLI Insurance Company

Signed: _____
Authorized Representative

Printed: Amy Winters
Authorized Representative

Title: Attorney-In-Fact

Address: 910983 S Moccasin Trl., Chandler, OK 74834

Telephone: 918.399.3545

CORPORATE ACKNOWLEDGEMENT

STATE OF _____)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledge before me this_____day of_____, 20_, by_____(Name and Title), of_____, a(n) corporation, on behalf of the corporation.

WITNESS my hand and seal this_____day of _____, 20___.

_____
Notary Public

My Commission Expires:

_____

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF Oklahoma)
) ss:
COUNTY OF Cleveland)

NOTARY SEAL PUBLIC
ADALIA TAITO
NOTARY PUBLIC
STATE OF OKLAHOMA
Commission # 26006812 Expires 07/03/30

The foregoing instrument was acknowledge before me this 18th day of September, 2026, by Karla Duran (managing member) (Name and Title) of Hacienda Duran Construction LLC. a(n) corporation.

WITNESS my hand and seal this 18th day of September, 2026.

Adalia Taito
Notary Public

My Commission Expires:
07/03/30

PARTNERSHIP ACKNOWLEDGEMENT

STATE OF _____)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledge before me this_____day of_____, 20___, by _____ (Name and Title) _____ (partner/agent) on behalf of_____, a partnership.

WITNESS my hand and seal this_____day of _____, 20___.

_____
Notary Public

My Commission Expires:

_____

CITY OF NORMAN

Approved as to form and legality this 18 day of Sept, 2026

Elisabeth Muckala
City Attorney

Approved by the Council of the City of Norman this_____day of_____, 20___.

ATTEST:

_____ _____
City Clerk Mayor

PERFORMANCE BOND

Know all men by these presents, that Hacienda Duran Construction, LLC as PRINCIPAL, and RLI Insurance Company Corporation organized under the laws of the State of Illinois and authorized to transact business in the State of Oklahoma, as SURETY, are held and firmly bound unto THE CITY OF NORMAN, a Municipal Corporation of the State of Oklahoma, herein called CITY, in the sum of Three Hundred Thirty-Seven Thousand, Five Hundred Eighty Dollars and Zero Cents DOLLARS, ($337,580.00), for the payment of which sum PRINCIPAL and SURETY bind themselves, their heirs, executors, administrators, successors and assigns jointly and severally.

WHEREAS, the conditions of this obligation are such that the PRINCIPAL, being the lowest and best Bidder on the following PROJECT:

BID 2627-9 FYE 2027 SIDEWALK CONCRETE PROJECTS

has entered into a written CONTRACT (K-2627-2) with THE CITY OF NORMAN, dated this _____ day of_____, 20___for the erection and construction of this PROJECT, that CONTRACT being incorporated herein by reference as if fully set forth.

NOW, THEREFORE, if PRINCIPAL shall, in all particulars, well and truly perform and abide by said CONTRACT and all specifications and covenants thereto; and if the PRINCIPAL shall promptly pay or cause to be paid all indebtedness incurred for labor and materials and repairs to and parts for equipment furnished in the making of this PROJECT, whether incurred by the PRINCIPAL or subcontractors; and if the PRINCIPAL shall protect and hold harmless the CITY from all loss, damage, and expense to life or property suffered or sustained by any person, firm, or corporation caused by PRINCIPAL or their or its agents, servants, or employees in the construction of the PROJECT, or by or in consequence of any negligence, carelessness or misconduct in guarding and protecting the same, or from any act or omission of PRINCIPAL of their or its agents, servants, or employees; and if the PRINCIPAL shall protect and save the CITY harmless from all suits and claims of infringement or alleged infringement or patent rights or processes, then this obligation shall be null and void. Otherwise, this obligation shall remain in full force and effect.

It is further expressly agreed and understood by the parties hereto that no changes or alterations in the CONTRACT and no deviations from the plan or mode of procedure herein fixed shall have the effect of releasing the sureties, or any of them, from the obligations of this Bond.

It is further expressly agreed that the Principal's obligations under this Bond include payment of not less than the prevailing hourly rate of wages as established by the Commissioner of Labor of the State of Oklahoma and by the Secretary of the U.S. Department of Labor or as determined by a court on appeal.

IN WITNESS WHEREOF, the PRINCIPAL has caused these presents to be executed in its name and its corporate seal (where applicable) to be hereunto affixed by its duly authorized representative(s), and the_____day of_____, 20 and the SURETY has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its authorized representative(s) on the day of_____, 20_.

(Corporate Seal) (where applicable)

ATTEST:

Corporate Secretary (where applicable)

Hacienda Duran Construction, LLC

Principal Signed:

Authorized Representative

Title: Managing Member

Address: 1344 SW 109th Pl.

Oklahoma City, OK 73170

Telephone: 405.544.7177

(Corporate Seal) (where applicable)

ATTEST:

RLI INSURANCE COMPANY CORPORATE SEAL ILLINOIS

Surety: RLI Insurance Company

Signed:

Authorized Representative

Printed: Amy Winters

Authorized Representative

Title: Attorney-In-Fact

Address: 910983 S Moccasin Trl., Chandler, OK 74834

Telephone: 918.399.3545

CORPORATE ACKNOWLEDGEMENT

STATE OF _____)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledge before me this_____day of_____, 20___, by _____ (Name and Title), of _____, a(n) corporation, on behalf of the corporation.

WITNESS my hand and seal this_____day of_____, 20____.

_____
Notary Public

My Commission Expires:

_____

Performance Bond No. B-2627-3
Page 2 of 3

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF Oklahoma)
) ss:
COUNTY OF Cleveland)

ADALIA TAITO
NOTARY PUBLIC
STATE OF OKLAHOMA
Commission # 26006812 Expires 07/03/30

The foregoing instrument was acknowledge before me this 18th day of September, 2026, by Karla Duran, managing member (Name and Title) of Hacienda Duran Construction LLC. a(n) corporation.

WITNESS my hand and seal this 18th day of September, 2026

Adalia Taito
Notary Public

My Commission Expires:
07/03/30

PARTNERSHIP ACKNOWLEDGEMENT

STATE OF _____)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledge before me this_____day of_____, 20____, by _____ (Name and Title) _____ (partner/agent) on behalf of_____, a partnership.

WITNESS my hand and seal this_____day of_____, 20___.

_____
Notary Public

My Commission Expires:

_____

CITY OF NORMAN

Approved as to form and legality this 18 day of Sept, 2026

Elisabeth Ulrich
City Attorney

Approved by the Council of the City of Norman this_____day of_____, 20___.

ATTEST:

_____ _____
City Clerk Mayor

Performance Bond No. B-2627-3
Page 3 of 3

STATUTORY BOND

Know all men by these presents that Hacienda Duran Construction, LLC as PRINICPAL, and RLI Insurance Company, a corporation organized under the laws of the State of Illinois, and authorized to transact business in the State of Oklahoma, as Surety, are held and firmly bound unto the State of Oklahoma in the sum of Three Hundred Thirty-Seven Thousand, Five Hundred Eighty Dollars and Zero Cents DOLLARS ($337,580.00), or the payment of which sum PRINCIPAL and SURETY bind themselves, their heirs executors, administrators, successors and assigns jointly and severally.

WHEREAS, the conditions of this obligation are such, that the PRINCIPAL, being the lowest and best Bidder on the following PROJECT:

BID 2627-9 FYE 2027 SIDEWALK CONCRETE PROJECTS

has entered into a written CONTRACT (K-2627-2) with THE CITY OF NORMAN, dated this_____day of _____, 20_, for the erection and construction of this PROJECT, that CONTRACT being incorporated herein by reference as if fully set forth.

NOW, THEREFORE, if the PRINCIPAL, shall properly and promptly complete the work on this PROJECT in accordance with the CONTRACT, and shall well and truly pay all indebtedness incurred for labor and materials and repairs to and parts for equipment furnished in the making of the PROJECT, whether incurred by the PRINCIPAL, their subcontractors, or any material men, then this obligation shall be void. Otherwise this obligation shall remain in full force and effect. If debts are not paid within thirty (30) days after the same becomes due and payable, the person, firm, or corporation entitled thereto may sue and recover on this Bond, subject to the provisions of 61 O.S. S2, for the amount so due and unpaid.

It is further expressly agreed and understood by the parties hereto that no changes or alterations in said CONTRACT and no deviations from the plan or mode of procedure herein fixed shall have the effect of releasing the SURETIES, or any of them, from the obligation of this Bond.

It is further expressly agreed that the Principal's obligations under this Bond include payment of not less than the prevailing hourly rate of wages as established by the Commissioner of Labor of the State of Oklahoma and by the Secretary of the U.S. Department of Labor or as determined by a court on appeal.

IN WITNESS WHEREOF, the PRINCIPAL has caused these presents to be executed in its name and its corporate seal (where applicable) to be hereunto affixed by its duly authorized representative(s), on the _____day of_____, 20___, and the SURETY has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its authorized representative on the_____ day of _____, 20___.

(Corporate Seal) (where applicable)

ATTEST

_____
Corporate Secretary (where applicable)

Hacienda Duran Construction, LLC
Principal
Signed: _____
Authorized Representative
Title: Managing member
Address: 1344 SW 109th Pl.
Oklahoma City, OK 73170
Telephone: 405.544.7177

Statutory Bond No. B-2627-4
Page 1 of 3

(Corporate Seal) (where applicable)

ATTEST:



Surety: RLI Insurance Company

Signed: _____
Authorized Representative

Printed: Amy Winters
Authorized Representative

Title: Attorney-In-Fact

Address: 910983 S Moccasin Trl., Chandler, OK 74834

Telephone: 918.399.3545

CORPORATE ACKNOWLEDGEMENT

STATE OF _____)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledge before me this_____day of_____, 20___, by_____(Name and Title), of _____,
a(n) corporation, on behalf of the corporation.

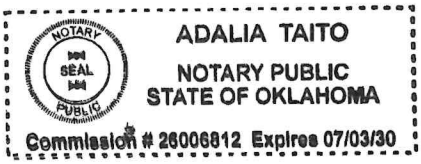
WITNESS my hand and seal this_____day of_____, 20___.

_____
Notary Public

My Commission Expires:
_____

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF Oklahoma)
) ss
COUNTY OF Cleveland)



The foregoing instrument was acknowledge before me this 18th day of September, 2026 by Karla Duran Managing Member (Name and Title) of Hacienda Duran Construction LLC.
a(n) corporation.

WITNESS my hand and seal this 18th day of September, 2026

Adalia Taito
Notary Public

My Commission Expires:
07/03/30

Statutory Bond No. B-2627-4
Page 2 of 3

PARTNERSHIP ACKNOWLEDGEMENT

STATE OF _____)
) ss:
COUNTY OF_____)

The foregoing instrument was acknowledge before me this_____day of_____, 20___, by _____ (Name and Title) _____ (partner/agent) on behalf of_____, a partnership.

WITNESS my hand and seal this_____day of_____, 20___.

_____
Notary Public

My Commission Expires:

_____

CITY OF NORMAN

Approved as to form and legality this 18 day of Sept, 2026

Elizabeth Muckala
City Attorney

Approved by the Council of the City of Norman this_____day of_____, 20___.

ATTEST:

_____ _____
City Clerk Mayor

POWER OF ATTORNEY

RLI Insurance Company
Contractors Bonding and Insurance Company
9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, each an Illinois corporation, (separately and together, the "Company") do hereby make, constitute and appoint:

Barry Herring, Amy Winters, Neleigh Murphy, jointly or severally

in the City of Chandler, State of Oklahoma its true and lawful Agent(s) and Attorney(s) in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds and undertakings in an amount not to exceed Twenty Five Million Dollars ($25,000,000.00) for any single obligation.

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

RLI Insurance Company and/or **Contractors Bonding and Insurance Company**, as applicable, have each further certified that the following is a true and exact copy of a Resolution adopted by the Board of Directors of each such corporation, and is now in force, to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, as applicable, have caused these presents to be executed by its respective Sr. Vice President with its corporate seal affixed this 19th day of December, 2025.

CONTRACTORS BONDING AND INSURANCE COMPANY CORPORATE SEAL ILLINOIS

RLI INSURANCE COMPANY CORPORATE SEAL ILLINOIS

RLI Insurance Company
Contractors Bonding and Insurance Company

By: Eric Raudins
Eric Raudins Sr. Vice President

State of Ohio
County of Cuyahoga } SS

On this 19th day of December, 2025, before me, a Notary Public, personally appeared Eric Raudins, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

By: Jill A. Scott
Jill A. Scott Notary Public

JILL A. SCOTT
Notary Public, State of Ohio
My Commission Expires
October 16, 2025

CERTIFICATE

I, the undersigned officer of **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** this _____ day of _____, _____.

RLI Insurance Company
Contractors Bonding and Insurance Company

By: Christina Dean
Christina Dean Corporate Secretary

RLI INSURANCE COMPANY CORPORATE SEAL ILLINOIS

35C5880020212

A0058D19

AFFIDAVIT

State of Oklahoma

County of Cleveland

As applicable, the undersigned CONTRACTOR, of lawful age, being duly sworn, on oath represents and warrants that it is not included on the Treasurer's list of financial companies that boycott energy companies. Further, Contractor represents and warrants that it currently does not and will not throughout the duration of this Agreement boycott energy companies pursuant to 74 Okla. Stat. § 12001 et. Seq.

Additionally, as applicable, If CONTRACTOR has 10 or more full-time employees during the term of this Agreement, and this Agreement has a value of one hundred thousand dollars ($100,000) or more, CONTRACTOR hereby represents, warrants, and covenants to the City of Norman that, in accordance with and pursuant to 21 O.S. § 1289.31 (i) it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association, and (ii) will not discriminate against a firearm entity or firearm trade association during the term of this Agreement.

Hacienda Duran construction LLC.
Company

By:

Subscribed and sworn to before me this 18th day of September, 2024

NOTARY SEAL PUBLIC
ADALIA TAITO
NOTARY PUBLIC
STATE OF OKLAHOMA
Commission # 26006812 Expires 07/03/30

Adalia Taito
Notary Public (or Officer having Power to Administer Oaths)

My Commission Expires: 07/03/30, 2030

FYE 2027
Sidewalk Accessibility

Remove and replace existing sidewalk as needed and install one ramp. Field fit for site conditions.

Remove and Re-stripe as needed for new crosswalk alignment.

Remove and replace existing sidewalk as needed and install two ramps. Field fit for site conditions.

PARKSIDE RD

BROOKHOLLOW RD

FYE 2027
Sidewalk Accessibility

BRITTANY CT

Remove and Re-stripe as needed for new crosswalk alignment.

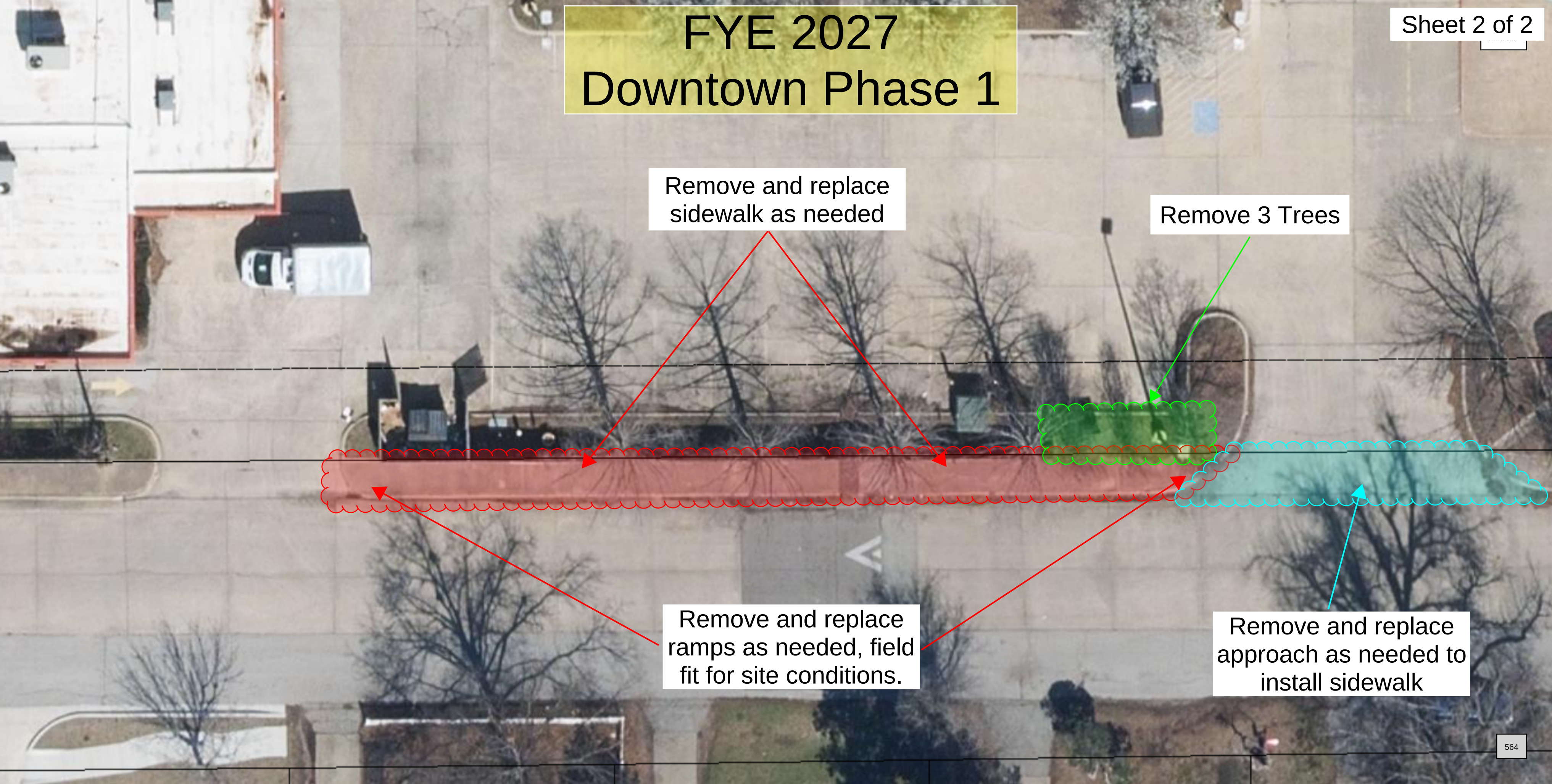
Remove and replace existing sidewalk as needed and install one ramp. Field fit for site conditions.

BROOKHOLLOW RD

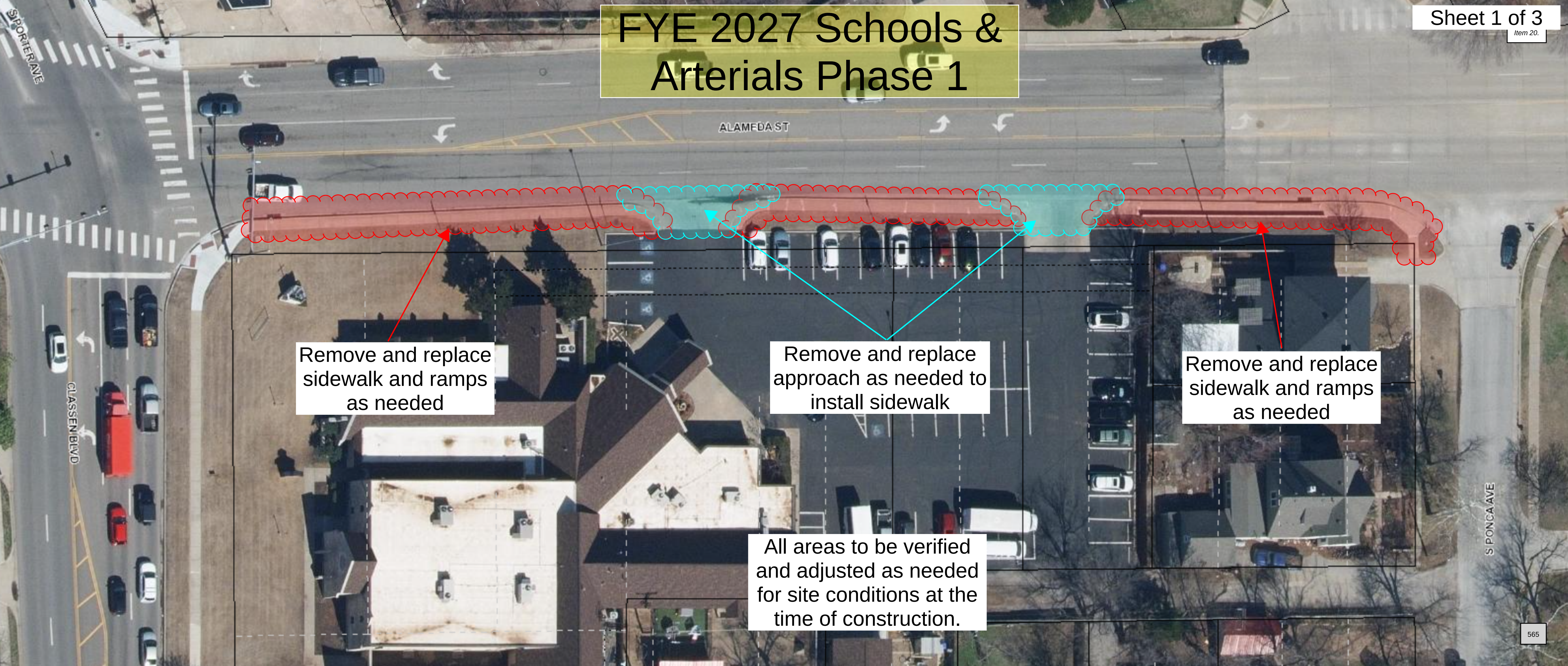
FYE 2027 Downtown Phase 1



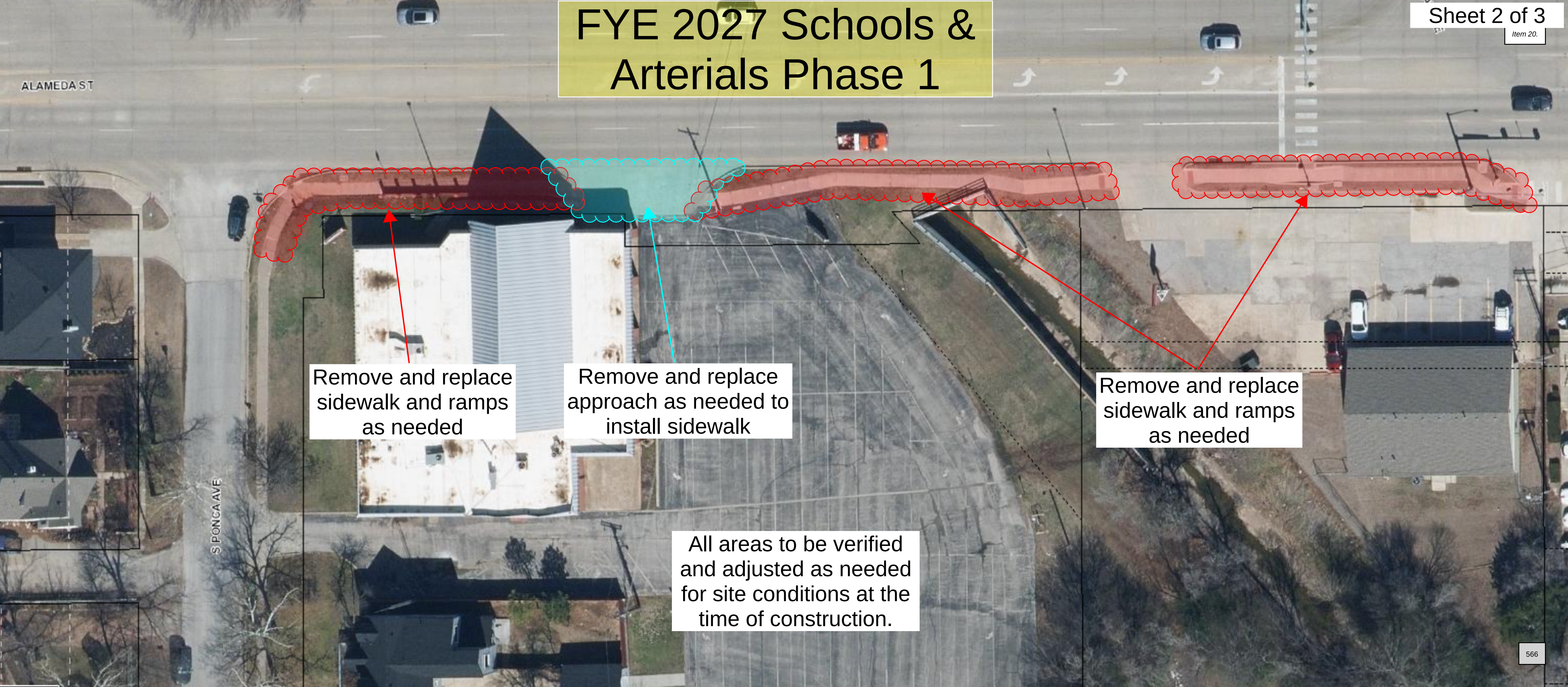
FYE 2027
Downtown Phase 1



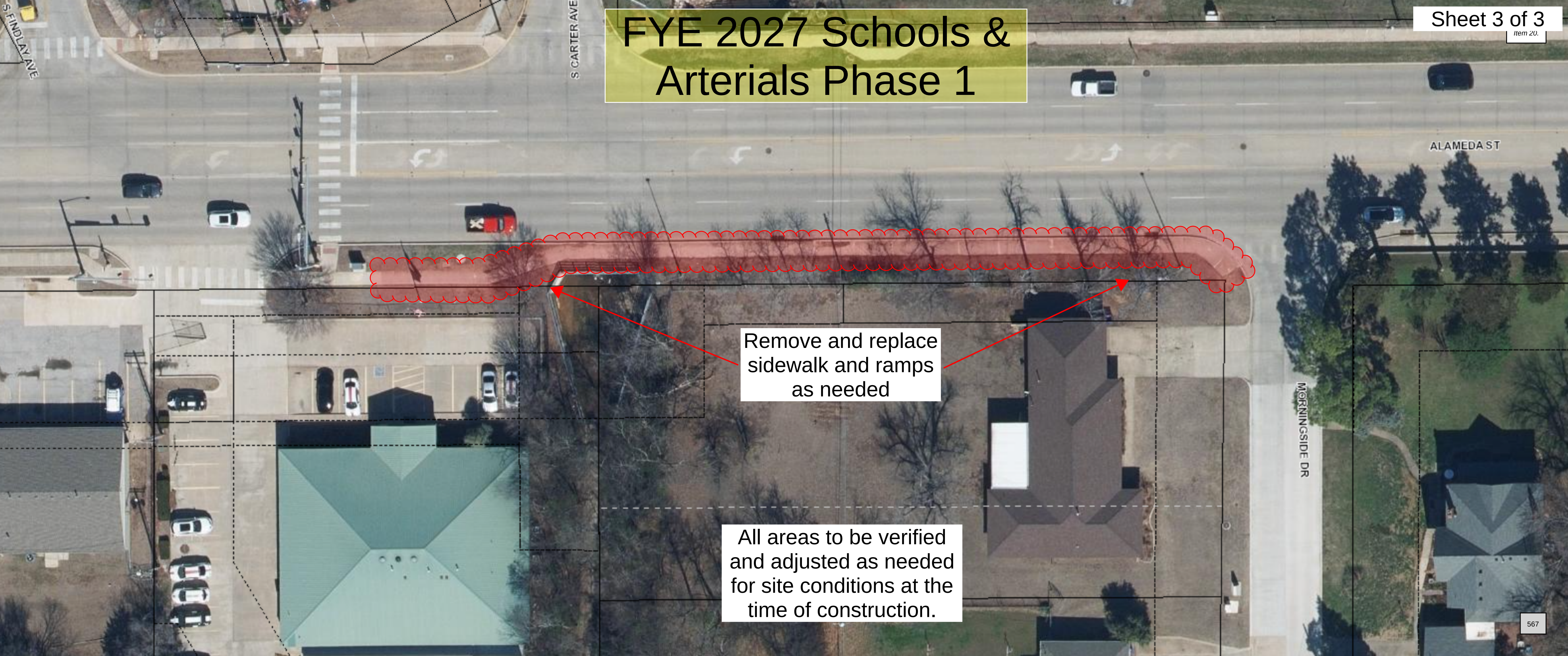
FYE 2027 Schools & Arterials Phase 1



FYE 2027 Schools & Arterials Phase 1



FYE 2027 Schools & Arterials Phase 1



FYE 2027 Sidewalks & Trails Phase 1

Remove and replace sidewalk as needed.

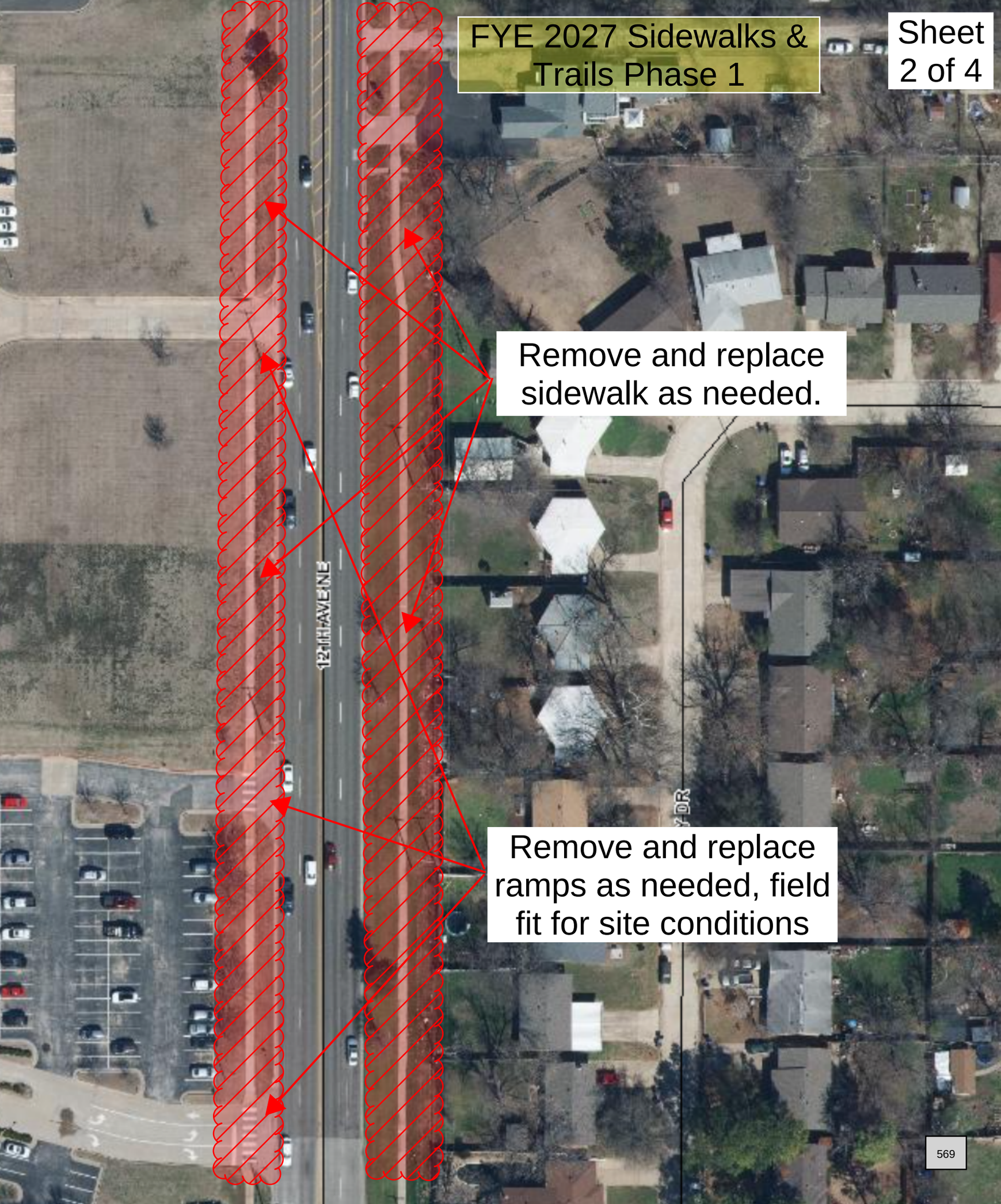
Remove and replace ramps as needed, field fit for site conditions

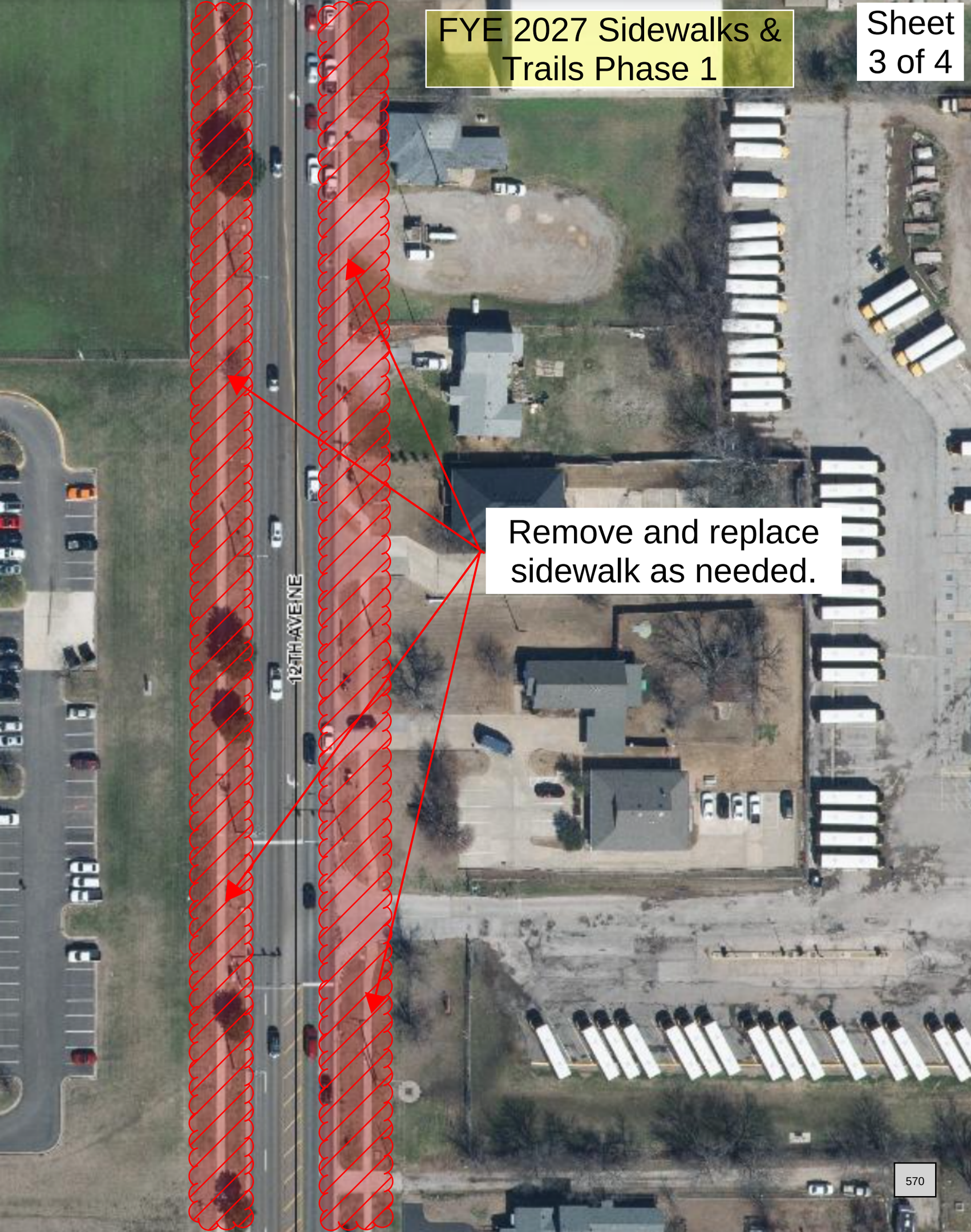
Remove and replace approach as needed to install sidewalk.

12TH AVE NE

ATTERBERRY DR

MORREN DR


FYE 2027 Sidewalks & Trails Phase 1
Sheet 2 of 4
Remove and replace sidewalk as needed.
Remove and replace ramps as needed, field fit for site conditions
12TH AVE NE


FYE 2027 Sidewalks & Trails Phase 1
Sheet 3 of 4
Remove and replace sidewalk as needed.
12TH AVE NE
570

FYE 2027 Sidewalks & Trails Phase 1

Remove and replace ramps as needed, field fit for site conditions

Remove and replace sidewalk as needed.

Resolution

R-2627-1

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AUTHORIZING AND APPOINTING HACIENDA DURAN CONSTRUCTION, L.L.C., AS PROJECT AGENT FOR THE FYE 2027 SIDEWALK CONCRETE PROJECTS, FOR THE CITY OF NORMAN.

§ 1. WHEREAS, the City of Norman, Oklahoma, does hereby acknowledge that the tax-exempt status of this political subdivision is a significant factor in determining the agreed contract price bid by Hacienda Duran Construction, L.L.C., for the FYE 2027 Sidewalk Concrete Projects; and

§ 2. WHEREAS, the City of Norman, Oklahoma, in compliance with State law, desires to confer on Hacienda Duran Construction, L.L.C., its special State and Federal sales tax exemptions and in order to achieve such end, finds it necessary to appoint as its direct purchasing agent, Hacienda Duran Construction, L.L.C., to purchase materials which are in fact used for the FYE 2027 Sidewalk Concrete Projects; and

§ 3. WHEREAS, this limited agent status is conferred with the express understanding that Hacienda Duran Construction, L.L.C., shall appoint employees and subcontractors as sub-agents who shall be authorized to make purchases on their behalf.

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

§ 4. That the City of Norman, Oklahoma, on the 22nd day of September, 2026, did appoint Hacienda Duran Construction, L.L.C., who is involved with the FYE 2027 Sidewalk Concrete Projects, an agent of the City of Norman, Oklahoma, solely for the purpose of purchasing, on a tax-exempt basis, materials and tangible personal property to be used exclusively for the FYE 2027 Sidewalk Concrete Projects.

PASSED AND ADOPTED THIS 22ND DAY OF SEPTEMBER 2026.

_____
Mayor, Stephen T. Holman

ATTEST:

_____
City Clerk

File Attachments for Item:

21. CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BID 2627-3 AND CONTRACT K-2627-5: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND OVERLAND CORPORATION DBA ELLSWORTH CONSTRUCTION, L.L.C., IN THE AMOUNT OF $124,592.08 FOR THE TECHNOLOGY PLACE STREET EXTENSION - CURB AND GUTTER CONSTRUCTION PROJECT, PERFORMANCE BOND B-2627-9; STATUTORY BOND B-2627-10; MAINTENANCE BOND MB-2627-5, AND ADOPTION OF RESOLUTION R-2627-3 GRANTING TAX-EXEMPT STATUS. (WARD 5)

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 9/22/2026

REQUESTER: Joseph Hill, Streets Program Manager

PRESENTER: Scott Sturtz, P.E., Director of Public Works

ITEM TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BID 2627-3 AND CONTRACT K-2627-5: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND OVERLAND CORPORATION DBA ELLSWORTH CONSTRUCTION, L.L.C., IN THE AMOUNT OF $124,592.08 FOR THE TECHNOLOGY PLACE STREET EXTENSION - CURB AND GUTTER CONSTRUCTION PROJECT, PERFORMANCE BOND B-2627-9; STATUTORY BOND B-2627-10; MAINTENANCE BOND MB-2627-5, AND ADOPTION OF RESOLUTION R-2627-3 GRANTING TAX-EXEMPT STATUS. (WARD 5)

BACKGROUND:

The City of Norman and Norman Economic Development Coalition (NEDC) have been collaborating since 2015 in support of an economic development project in Saxon Industrial Park, intended to make approximately 47.43 acres available for industrial development. This project was originally intended to capitalize on federal funds to expand the City infrastructure in this industrial area to allow for expansion of existing businesses and/or promote new businesses.

NEDC, in coordination with SMC Consulting, P.C. (SMC) developed a Preliminary Plat for approximately 47.43 acres of land generally located south of State Highway 9 and between Technology Place and Saxon Park. The Preliminary Plat passed through Planning Commission in May of 2020 and was approved by Council in April of 2020.

In April of 2020, City Council approved contract K-1920-121 with SMC Consulting P.C. for preparation of the Final Plat and detailed engineering plans for public infrastructure for the Saxon Industrial Park Project. The purpose of this plat was to subdivide 47.43 acres into five parcels and put the infrastructure in place for industrial development of these parcels. Planned street improvements include a new east-west street that begins at the south end of Technology Place and will continue east to 36th Avenue SE at the current Saxon Park entrance. This new street will also intersect with John Saxon Boulevard providing connectivity for both emergency and truck access within the industrial park. Water, sewer and Stormwater improvements were also designed to serve the project.

The Final Plat for this project was approved by City council on August 26, 2025.

On October 16, 2025, Construction Staking for the project was approved by the City Manager for a sum of $41,000.

DISCUSSION:

The Norman Streets Division began construction on the Technology Place Street Extension Project in December 2025. The Norman Streets Division has overseen and performed the construction on the storm sewer and proposed roadway. They found that the time and manpower to construct concrete curb and gutter was going to be more than the division could handle given their other obligations within the Norman Streets Division.

The Technology Place Street Extension - Curb and Gutter Construction Project was advertised on June 10, 2026, and June 17, 2026, in accordance with State law. Six (6) contractors attended a pre-bid conference on June 18, 2026. Seven (7) bids were submitted and opened on July 2, 2026.

Tabulation of Bid Results

Contractor	Total
Rudy Construction	$164,190.00
All Roads Paving, INC	$137,194.63
Bishop Construction, LLC	$159,473.45
Arroyo's Concrete, LLC	$164,524.00
EMC Services, LLC	$194,359.00
Overland Corporation dba Ellsworth Construction, LLC	$124,592.08
Lobo Construction LLC	$193,805.00
Engineer's Estimate	$191,950.00

The low bid was submitted by Overland Corporation dba Ellsworth Construction, L.L.C., of Oklahoma City, Oklahoma in the amount of $124,592.08, which is $67,357.92 or 35.09%, less than the engineer's estimate. The bid was initially submitted by Ellsworth, but due Overland's acquisition of all contractual and related rights, including the rights to this bid, immediately after, City staff effectuated an Assignment and Assumption addendum to the contract allowing the bid to be awarded to Overland in the context of the assignment.

Overland Corporation dba Ellsworth Construction, L.L.C., is a responsible bidder. They have successfully performed work for the City of Norman in the past, including the FYE 2026 Urban Reconstruction Project.

This project will be funded as follows:

Project	Number and Account	Amount
Technology Place Street Extension Curb and Gutter Construction	TR0120 ACCT# 50593357-46101	$124,592.08

Total:		**$124,592.08**

If approved, construction of the Technology Place Street Extension – Curb and Gutter Construction will begin on or before September 1st, 2026. The construction time for this project is 30 days with an estimated completion no later than November 2026.

RECOMMENDATION NO. 1:

Staff recommends the approval of Contract K-2627-5 with Overland Corporation dba Ellsworth Construction, L.L.C., in the amount of $124,592.08 for construction of the Technology Place Street Extension – Curb and Gutter Construction Project.

RECOMMENDATION NO. 2:

Staff further recommends that, upon approval of Contract K-2627-5, the following bonds be approved:

Performance Bond No. B-2627-9
Statutory Bond No. B-2627-10
Maintenance Bond No. MB-2627-5

RECOMMENDATION NO. 3:

Staff further recommends that, upon approval of Contract K-2627-5, Overland Corporation dba Ellsworth Construction OKC, L.L.C., be authorized as Project Agent via Resolution No. R-2627-3.

CONTRACT

THIS CONTRACT made and entered into this_____day of_____, 20__, by and between Overland Corporation dba Ellsworth Construction, LLC as Party of the First Part, hereinafter designated as the CONTRACTOR, and the City of Norman, a municipal corporation, hereinafter designated as the CITY, Party of the Second Part.

WITNESSETH

WHEREAS, the CITY has caused to be prepared in accordance with law, specifications, and other bidding documents for the work hereinafter described and has approved and adopted all of said bidding documents, and has caused Notice to Bidders to be given and advertised as required by law, and has received sealed proposals for the furnishing of all labor and materials for the following projects:

TECHNOLOGY PLACE STREET EXTENSION – CURB AND GUTTER CONSTRUCTION

as outlined and set out in the bidding documents and in accordance with the terms and provisions of said CONTRACT; and,

WHEREAS, the CONTRACTOR in response to said Notice to Bidders, has submitted to the CITY in the manner and at the time specified, a sealed proposal in accordance with the terms of this Contract; and,

WHEREAS, the CITY, in the manner provided by law, has publicly opened, examined, and canvassed the proposals submitted and has determined and declared the above-named CONTRACTOR to be the lowest and best Bidder on the above-prepared project, and has duly awarded this CONTRACT to said CONTRACTOR, for the sum named in the proposal, to wit:

(WRITTEN) One Hundred Twenty Four Thousand Five Hundred Ninety Two Dollars and Eight Cents (DOLLARS);

(NUMERALS) ($ 124,592.08).

NOW, THEREFORE, for and in consideration of the mutual agreements and covenants herein contained, the parties to this CONTRACT have agreed, and hereby agree, as follows:

I) The CONTRACTOR shall, in a good and first-class, workman-like manner at his own cost and expense, furnish all labor, materials, tools, and equipment required to perform and complete said work in strict accordance with this CONTRACT and the following CONTRACT Documents: The Bid Notice published in the Norman Transcript, the Notice to Bidders, Instructions to Bidders, the Contractor's Bid or Proposal, the Construction Drawings, Specifications, Provisions, and Bonds thereto, all of which documents are on file in the Office of the Purchasing Agent of the City of Norman, and are made a part of this CONTRACT as fully as if the same were set out at length.

2) The CITY shall make payments as stipulated in the contract documents to the CONTRACTOR in the following manner: On or about the first day of each month, the project engineer, or other appropriate person, will make accurate estimates of the value, based on CONTRACT prices, or work done, and materials incorporated in the work and of materials suitably stored at the site thereof during the preceding calendar month. The CONTRACTOR shall furnish to the project engineer, or other appropriate person, such detailed information as he may request to aid him as a guide in the preparation of the monthly estimates.

Each monthly estimate for payment must contain or have attached an affidavit in accordance with the Constitution of the State of Oklahoma, Title 62, Section 310.9.

On completion of the work, but prior to the acceptance thereof by the CITY, it shall be the duty of the project engineer, or other appropriate person, to determine that said work has been completely and fully performed in accordance with said CONTRACT Documents; and upon making such determinations, said official shall make his final certificate to the CITY.

The CONTRACTOR shall furnish proof that all claims and obligations incurred by him in connection with the performance of said work have been fully paid and settled; said information shall be in the form of an affidavit, which shall bear the approval of the surety on the CONTRACT Bonds for payment of the final estimate to the CONTRACTOR; thereupon, the final estimate (including retainages) will be approved and paid.

3) It is further agreed that the CONTRACTOR will commence said work within 10 days following receipt of a NOTICE-TO-PROCEED, and prosecute the same vigorously and continuously. Any suspension of work must be approved by the engineer or the engineer's representative. The contract period is as follows:

TECHNOLOGY PLACE STREET EXTENSION – CURB AND GUTTER CONSTRUCTION

a. 30 Calendar Days
    i. 30 Calendar Days does not include weather days
        1. Weather days to be determined by the engineer or the streets program manager

4) That the CITY shall pay the CONTRACTOR for the work performed as follows:

a. Payment for unit price items shall be at the unit price bid for actual construction quantities.

b. Construction items specified but not included as bid items shall be considered incidental and shall not be paid for directly, but shall be included in the bid price for any or all of the pay quantities. Should any defective work or materials be discovered or should a reasonable doubt rise as to the quality of any work completed, there will be deducted from the next estimate an amount equal to the value of the defective or questionable work and shall not be paid until the defects are remedied.

And that the CONTRACTOR'S bid is hereby made a part of this Agreement.

5) The amount of retainage with respect to progress payments will be 5%, or as otherwise permitted by applicable law.

6) That the CONTRACTOR will not undertake to furnish any materials or to perform any work not specifically authorized under the terms of this Agreement unless additional materials or work are authorized by written Change Order, executed by the CITY; and that in the event any additional are provided by the CONTRACTOR without such authorization, the CONTRACTOR shall not be entitled to any compensation therefore whatsoever.

7) That if any additional work is performed or additional materials provided by the CONTRACTOR upon authorization by the CITY, the CONTRACTOR shall be compensated therefore at the unit price and as agreed to by both parties in the execution of the Change Order.

8) That the CONTRACTOR shall perform the work and provide the materials strictly in accordance with the specifications as to quality and kind, and all work and materials shall be subject to rejection by the CITY through its authorized representatives for failure to meet such requirements, and in the event of such rejection, the CONTRACTOR shall replace the work and materials without compensation therefore by the CITY.

9) The CONTRACTOR shall complete the work in accordance with the terms of this Agreement. The CONTRACTOR further agrees to pay liquidated damages, as stipulated in the contract document and the General Conditions included in the City of Norman Standard Specifications and Construction Drawings, for each calendar day thereafter.

10) The CONTRACTOR shall furnish surety bonds and certificate of insurance as specified herein which bonds and insurance must be approved by the CITY prior to issuance of the Work Order and commencement of work on the project. The CONTRACTOR shall provide written documentation from the Maintenance Bond Company that all work, including Change Orders, is covered by the Maintenance Bond before final acceptance of the project.

11) IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed, in four (4) duplicate originals, the day and year first above written.

12) To that end, no provision of this CONTRACT or of any such aforementioned document shall be interpreted or given legal effect to create an obligation on the part of the CITY to third persons, including, by way of illustration but not exclusion, sureties upon performance bonds, payment bonds or other bonds, assignees of CONTRACTOR, subcontractors, and persons performing labor, furnishing material or in any other way contributing to or assisting in the performance of the obligations of the CONTRACTOR; nor shall any such provisions be interpreted or given legal effect to afford a defense against any obligation owed or assumed by such third person to the CITY or in any way to restrict the freedom of the third person to the CITY or in any way to restrict the freedom of the CITY to exercise full discretion in its dealing with the Contractor.

13) <u>The sworn, notarized statement below must be signed and notarized before this Contract will become effective.</u>

STATE OF Oklahoma)
) ss:
COUNTY OF Oklahoma)

Tim Lunday, of lawful age, being first duly sworn, on oath says that (s)he is the agent authorized by CONTRACTOR to submit the above CONTRACT to the CITY. Affidavit further states that CONTRACTOR has not paid, given or donated or agreed to pay, give, or donate to any officer or employee of the CITY any money or other thing of value, either directly or indirectly, in the procuring of the CONTRACT.

Contractor

Subscribed and sworn to before me this 10th day of July, 20 26.

RACHEL COX
Notary Public
State of Oklahoma
Commission #20014628

Notary Public

IN WITNESS WHEREOF, the said parties of the First and Second Part have hereunto set their hands and seals respectively the 10th day of July 20 26, and the _____ day of _____, 20___.

(Corporate Seal) (where applicable)

ELLSWORTH CONSTRUCTION, LLC
LIMITED LIABILITY COMPANY
2004
STATE OF OKLAHOMA

Principal

Signed: _____

Title: Vice President

Address 500 N Vickie Dr, OKC, OK 73117

Telephone: 405-418-4741

ATTEST:
Authorized Representative

Corporate Secretary (where applicable)

CITY OF NORMAN:

Approved as to form and legality this 11 day of September 2026.

City Attorney

Approved by the Council of the City of Norman, this ____day of _____, 20___.

ATTEST:

City Clerk

Mayor

CONTRACT AFFIDAVIT

STATE OF Oklahoma)
) ss:
COUNTY OF Oklahoma)

Tim Lunday, of lawful age, being first duly sworn, on oath says that (s)he is the Agent authorized by the Firm of Overland Corporation dba Ellsworth Construction, LLC to submit the above Contract to the City of Norman, Oklahoma.

Affidavit further states that such firm has not paid, given or donated or agreed to pay, give, or donate to any officer or employee of the City of Norman, Oklahoma, any money or other thing of value, either directly or indirectly, in the procuring of the Contract.

Contractor

Subscribed and sworn to before me this 10th day of July, 20 26.

Notary Public

My Commission Expires:

December 8, 2028

RACHEL COX
Notary Public
State of Oklahoma
Commission #20014828

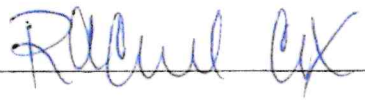
Signatory Notarization

STATE OF Oklahoma, COUNTY OF Oklahoma, SS:

Before me, the undersigned, a Notary Public in and for said Tim Lunday of the Overland Corporation dba Ellsworth Construction, LLC, its Vice President, to me known to be the identical person(s) who executed the foregoing Contract No. K-2627-5 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 this 10th day of July, 2026.

My Commission Expires: December 8, 2028

Notary Public: 

RACHEL COX
Notary Public
State of Oklahoma
Commission #20014828

Bond Nos.: WSC: 30284018
LMIC: 016256062

PERFORMANCE BOND

Know all men by these presents, that Overland Corporation DBA Ellsworth Construction, LLC as PRINCIPAL, and Western Surety Company and Liberty Mutual Insurance Company, a corporation organized under the laws of the State of WSC: SD and LMIC: MA, and authorized to transact business in the State of Oklahoma, as SURETY, are held and firmly bound unto THE CITY OF NORMAN, a Municipal Corporation of the State of Oklahoma, herein called CITY, in the sum of One Hundred Twenty-Four Thousand Five Hundred Ninety-Two and 08/100 DOLLARS, ($ 124,592.08), for the payment of which sum PRINCIPAL and SURETY bind themselves, their heirs, executors, administrators, successors and assigns jointly and severally.

WHEREAS, the conditions of this obligation are such that the PRINCIPAL, being the lowest and best Bidder on the following project:

TECHNOLOGY PLACE STREET EXTENSION – CURB AND GUTTER CONSTRUCTION

has entered into a written CONTRACT (K-2627-5) with THE CITY OF NORMAN, dated _____, for the erection and construction of this PROJECT, that CONTRACT being incorporated herein by reference as if fully set forth.

NOW, THEREFORE, if the PRINCIPAL shall, in all particulars, well and truly, perform and abide by said CONTRACT and all specifications and covenants thereto and shall promptly and properly complete the work on this PROJECT in accordance with the CONTRACT; and if the PRINCIPAL shall protect and hold harmless the CITY from all loss, damage, and expenses to life or property suffered or sustained by any person, firm or corporation caused by PRINCIPAL or their or its agents, servants or employees in the construction of the PROJECT, or by or in consequence of any negligence, carelessness or misconduct in guarding or protecting the same, or from any act or omission of PRINCIPAL of their or its agents, servants, or employees; and if the PRINCIPAL shall protect and save the CITY harmless from all suits and claims of infringement or alleged infringement or patent rights or processes, then this obligation shall be null and void. Otherwise this obligation shall remain in full force and effect.

It is further expressly agreed and understood by the parties hereto that no changes or alterations in the CONTRACT and no deviations from the plan or mode of procedure herein fixed shall have the effect of releasing the sureties, or any of them, from the obligations of this Bond.

It is further expressly agreed that the PRINCIPAL's obligations under this Bond include payment of not less than the prevailing hourly rate of wages as established by the Commissioner of Labor or as determined by a court on appeal.

IN WITNESS WHEREOF, the PRINCIPAL has caused these presents to be executed in its name and its corporate seal (where applicable) to be hereunto affixed by its duly authorized representative(s), and the ___day of _____, 20__, and the SURETY has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its authorized representative(s) on the 10th day of July, 20 26

(Corporate Seal) (where applicable)

ELLSWORTH CONSTRUCTION, LLC LIMITED LIABILITY COMPANY 2004 STATE OF OKLAHOMA

Overland Corporation DBA
Ellsworth Construction, LLC
Principal

ATTEST:

Signed: _____
Authorized Representative

Corporate Secretary (where applicable)

Vice President - OKC Division
Title

Address: 500 N Vickie Dr Oklahoam City, OK 73117
Telephone: 405-418-4741

(Corporate Seal) (where applicable)

Western Surety Company and
Liberty Mutual Insurance Company
Surety

ATTEST:

Signed: _____
Authorized Representative Stephanie Moore Harold

Corporate Secretary (where applicable)
Maria D. Zuniga, Attorney-in-Fact

Attorney-in-Fact
Title

Address: WSC: 151 N. Franklin St., Chicago, IL 60606
LMIC: 175 Berkeley Street, Boston, MA 02116
Telephone: WSC: (312) 822-5000 and LMIC: (617) 357-9500

CORPORATE ACKNOWLEDGMENT

STATE OF OKLAHOMA _____)
COUNTY OF Oklahoma _____)

The foregoing instrument was acknowledged before me this 10th day of July, 20 26, by Tim Lunday, Vice President (Name & Title) of Overland Corporation dba Ellsworth Construction, LLC, a _____ corporation, on behalf of the corporation.

WITNESS my hand and seal this 10th day of July, 20 26.

Notary Public

RACHEL COX
Notary Public
State of Oklahoma
Commission #20014828

My Commission Expires: December 8, 2028

INDIVIDUAL ACKNOWLEDGMENT

STATE OF OKLAHOMA_____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____day of _____, 20__, by _____(Name & Title) of _____, a _____.

WITNESS my hand and seal this ____day of _____, 20___.

_____
Notary Public

My Commission Expires: _____

PARTNERSHIP ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this ____day of _____, 20__, by _____(Name & Title) partner (agent) on behalf of _____, a partnership.

WITNESS my hand and seal this ____day of _____, 20___.

_____
Notary Public

My Commission Expires: _____

CITY OF NORMAN

Approved as to form and legality this 15 day of September, 2026

Elizabeth Ludlow
CITY Attorney

Approved by the CITY OF NORMAN this_____day of _____, 20__.

ATTEST:

_____ _____
City Clerk Mayor

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Marc W Boots, Vickie Lacy, Richard Covington, Maria D Zuniga, Joseph R Aulbert, Ashley Koletar, Ryan Varela, Jacob Boots, Stephanie Moore Harold, Melanie Salinas, Michael Garcia, Kelly M Coleman, Dylan Clark, Individually

of Houston, TX, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 24th day of February, 2026.

WESTERN SURETY COMPANY

Larry Kasten, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 24th day of February, 2026, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires
December 4, 2031

K. WALSH
NOTARY PUBLIC
SOUTH DAKOTA

K. Walsh, Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Laws and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this _____ day of _____, _____.

WESTERN SURETY COMPANY

Paula Kolsrud, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Form F4280-6-2023

Liberty Mutual. SURETY

POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8214058-022004

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Ashley Koletar; Dylan Young; Jacob Boots; Joseph R. Aulbert; Kelly M. Coleman; Marc W. Boots; Maria D. Zuinga; Melanie Salinas; Michael Garcia; Namesia Anderson; Richard Covington; Ryan Varela; Stephanie Moore Harold; Susan Golla; Vickie Lacy

all of the city of Houston state of TX each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 19th day of May, 2025.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 19th day of May, 2025 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this _____ day of _____, _____.

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

Bond Nos.: WSC: 30284018
LMIC: 016256062

STATUTORY BOND

Know all men by these presents that Overland Corporation DBA Ellsworth Construction, LLC, as PRINCIPAL, and Western Surety Company and Liberty Mutual Insurance Company, a corporation organized under the laws of the State of WSC: SD and LMIC: MA, and authorized to transact business in the State of Oklahoma, as Surety, are held and firmly bound unto the State of Oklahoma in the sum of One Hundred Twenty-Four Thousand Five Hundred Ninety-Two and 08/100 DOLLARS ($ $124,592.08), for the payment of which sum PRINCIPAL and SURETY bind themselves, their heirs executors, administrators, successors and assigns jointly and severally.

WHEREAS, the conditions of this obligation are such, that the PRINCIPAL, being the lowest and best bidder on the following PROJECT:

TECHNOLOGY PLACE STREET EXTENSION – CURB AND GUTTER CONSTRUCTION

has entered into a written CONTRACT (K-2627-5) with THE CITY OF NORMAN, dated _____, for the erection and construction of this PROJECT, that CONTRACT being incorporated herein by reference as if fully set forth.

NOW, THEREFORE, if the PRINCIPAL shall, in all particulars, well and truly, promptly and properly, pay or cause to be paid all indebtedness incurred for labor, materials, rental of machinery or equipment, and repairs of and parts for equipment furnished in the making of this PROJECT, whether incurred by the PRINCIPAL or their or its subcontractors, or any material men, then this obligation shall be void. Otherwise this obligation shall remain in full force and effect. If debts are not paid within thirty (30) days after the same becomes and due and payable, the person, firm, or corporation entitled thereto may sue and recover on this Bond, subject to the provisions of 61 O.S. §§ 1-2, for the amount so due and unpaid.

It is further expressly agreed and understood by the parties hereto that no changes or alterations in said CONTRACT and no deviations from the plan or mode of procedure herein fixed shall have the effect of releasing the SURETIES, or any of them, from the obligation of this Bond.

It is further expressly agreed that the PRINCIPAL'S obligations under this Bond include payment of not less than the prevailing hourly rate of wages as established by the Commissioner of Labor of the State of Oklahoma and by the Secretary of the U.S. department of Labor or as determined by a court on appeal.

IN WITNESS WHEREOF, the PRINCIPAL has caused these presents to be executed in its name and its corporate seal (where applicable) to be hereunto affixed by its duly authorized representative(s), on the ___day of _____, 20__, and the SURETY has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its authorized representative on the 10th day of July _____, 20 26.

(Corporate Seal) (where applicable)

ATTEST:

Attest: _____
Maria D. Zuniga, Attorney-in-Fact

Overland Corporation DBA
Ellsworth Construction, LLC
Principal
Signed: _____

Western Surety Company and
Liberty Mutual Insurance Company
Surety
Signed: _____
Stephanie Moore Harold,
Attorney-in-Fact

CORPORATE ACKNOWLEDGMENT

STATE OF OKLAHOMA)
COUNTY OF Oklahoma)

The foregoing instrument was acknowledged before me this 10th day of July, 20 26, by Tim Lunday, Vice President (Name and Title) of Overland Corporation dba Ellsworth Construction, LLC, a _____ corporation, on behalf of the corporation.

WITNESS my hand and seal this 10th day of July, 20 26.

_____
Notary Public

RACHEL COX
Notary Public
State of Oklahoma
Commission #20014828

My Commission Expires: December 8, 2028

INDIVIDUAL ACKNOWLEDGMENT

STATE OF OKLAHOMA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____day of _____, 20____, by _____
(Name and Title) of _____.

WITNESS my hand and seal this ____day of _____, 20___.

_____
Notary Public

My Commission Expires: _____

PARTNERSHIP ACKNOWLEDGMENT

STATE OF OKLAHOMA) COUNTY OF ___)

The foregoing instrument was acknowledged before me this _____day of _____, 20_____, by _____(Name and Title) partner (agent) on behalf of _____a partnership.

WITNESS my hand and seal this ____day of _____

_____
Notary Public

My Commission Expires:_____

CITY OF NORMAN

Approved as to form and legality this 15 day of September, 2026

Elizabeth Muckala
City Attorney

Approved by the CITY OF NORMAN this _____day of _____, 20___.

ATTEST:

_____ _____

City Clerk Mayor

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Marc W Boots, Vickie Lacy, Richard Covington, Maria D Zuniga, Joseph R Aulbert, Ashley Koletar, Ryan Varela, Jacob Boots, Stephanie Moore Harold, Melanie Salinas, Michael Garcia, Kelly M Coleman, Dylan Clark, Individually

of Houston, TX, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 24th day of February, 2026.

WESTERN SURETY COMPANY

Larry Kasten, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 24th day of February, 2026, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires
December 4, 2031

K. WALSH
NOTARY PUBLIC
SOUTH DAKOTA

K. Walsh, Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Laws and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this _____ day of _____, _____.

WESTERN SURETY COMPANY

Paula Kolsrud, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Form F4280-6-2023

Liberty Mutual. SURETY

POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8214058-022004

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Ashley Koletar; Dylan Young; Jacob Boots; Joseph R. Aulbert; Kelly M. Coleman; Marc W. Boots; Maria D. Zuinga; Melanie Salinas; Michael Garcia; Namesia Anderson; Richard Covington; Ryan Varela; Stephanie Moore Harold; Susan Golla; Vickie Lacy

all of the city of Houston state of TX each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 19th day of May, 2025.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 19th day of May, 2025 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this _____ day of _____, _____.

By: _____
Renee C. Llewellyn, Assistant Secretary

LMS-12873 LMIC OCIC WAIC Multi Co 02/24

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

Bond Nos.: WSC: 30284018
LMIC: 016256062

CITY OF NORMAN
MAINTENANCE BOND

Know all men by these presents that Overland Corporation DBA Ellsworth Construction, LLC, as Principal, and *** , a corporation organized under the laws of the State of WSC: SD and LMIC: MA and authorized to transact business in the State of Oklahoma, as SURETY, are held and firmly bound unto THE CITY OF NORMAN, a Municipal Corporation of the State of Oklahoma, herein called CITY, in the sum of One Hundred Twenty-Four Thousand Five Hundred Ninety-Two and 08/100 DOLLARS ($ 124,592.08), such sum being equal to the contract price and being in force for a period of one year from the date of the acceptance of the below described improvements by the City Council, and thereafter for the sum of Eighteen Thousand Six Hundred Eighty-Eight and 81/100 DOLLARS($ 18,688.81), such sum being not less than fifteen percent (15%) of the total contract price of said improvements for a period of four years thereafter, for the payment of which sum PRINCIPAL and SURETY bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally.

WHEREAS, the conditions of this obligation are such that the PRINCIPAL, being the lowest and best bidder on the following project: ***Western Surety Company and Liberty Mutual Insurance Company***

TECHNOLOGY PLACE STREET EXTENSION – CURB AND GUTTER CONSTRUCTION

has entered into a written CONTRACT (K-2627-5) with the CITY OF NORMAN, dated this _____ day of _____, 20_____ for the erection and construction of this PROJECT, that CONTRACT being incorporated herein by references as if fully set forth; and,

WHEREAS, under the ordinances of the CITY the PRINCIPAL is required to furnish to the CITY a maintenance bond covering said construction of this PROJECT, the bond to include the terms and provisions hereinafter set forth, as a condition precedent to final acceptance of the PROJECT.

NOW, THEREFORE, if the PRINCIPAL shall keep and maintain, subject to normal wear and tear, the construction, except for defects not occasioned by improper workmanship, materials, or failure to protect new work until it is accepted, and if the PRINCIPAL shall promptly repair, without notice from the CITY or expense to the CITY any and all defects arising from improper workmanship, materials, or failure to protect new work until it is accepted; all for a period of five (5) years from the date of the written final acceptance by the CITY, then this obligation shall be null and void. The amount of the Maintenance Bond shall be 100 % of the contract amount for the first year and then 15% of the contract amount for the following four (4) years. Otherwise, this obligation shall remain in full force and effect at all times.

Provided further, however, that upon neglect, failure or refusal of the PRINCIPAL to maintain or make any needed repairs upon the construction on the PROJECT, as set out in the preceding paragraph, within ten (10) days after the mailing of notice to the PRINCIPAL by letter deposited in the United States Post Office at Norman, Oklahoma, addressed to the PRINCIPAL at the address set forth below, then the PRINCIPAL and SURETY shall jointly and severally be liable to the CITY for the cost and expense for making such repair, or otherwise maintaining the said construction.

It is further expressly agreed and understood by the parties hereto that no changes or alterations in said CONTRACT and no deviations from the plan or mode of procedure herein fixed shall have the effect of releasing the sureties, or any of them, from the obligations of this Bond.

IN WITNESS WHEREOF, the said PRINCIPAL has caused these presents to be executed in its name and its corporate seal (where applicable) to be hereunto affixed by its duly authorized representative(s), on the ___ day of _____, 20___, and the SURETY has caused these presents to be executed in its name its corporate seal to be hereunto affixed by its authorized representative(s) on the 10th day of July, 20 26.

(Corporate Seal) (where applicable)

ATTEST:

Corporate Secretary (where applicable)

Overland Corporation DBA Ellsworth Construction, LLC

Principal Signed: _____
Authorized Representative

Title: Vice President - OKC Division

Address: 500 N Vickie Dr

Oklahoma City, OK 73117

Telephone: 405-418-4741

(Corporate Seal) (where applicable)

ATTEST:

Maria D. Zuniga, Attorney-in-Fact

Surety: Western Surety Company and Liberty Mutual Insurance Company

Signed: _____
Authorized Representative

Printed: Stephanie Moore Harold
Authorized Representative

Title: Attorney-in-Fact

Address: WSC: 151 N. Franklin St., Chicago, IL 60606
LMIC: 175 Berkeley Street, Boston, MA 02116

Telephone: WSC: (312) 822-5000
LMIC: (617) 357-9500

CORPORATE ACKNOWLEDGEMENT

STATE OF Oklahoma)
) ss:
COUNTY OF Oklahoma)

The foregoing instrument was acknowledge before me this 10th day of July, 2026, by Tim Lunday, Vice President - OKC Division (Name and Title), of Overland Corporation dba Ellsworth Construction, LLC a(n) corporation, on behalf of the corporation.

WITNESS my hand and seal this 10th day of July, 2026.

Rachel Cox
Notary Public

My Commission Expires:
December 8, 2028

RACHEL COX
Notary Public
State of Oklahoma
Commission #20014828

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF _____)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledge before me this _____ day of _____, 20___, by _____(Name and Title) of _____, a(n) corporation.

WITNESS my hand and seal this _____ day of _____, 20___.

_____
Notary Public

My Commission Expires:

PARTNERSHIP ACKNOWLEDGEMENT

STATE OF _____)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledge before me this _____ day of _____, 20___, by _____(Name and Title)_____ (partner/agent) on behalf of _____, a partnership.

WITNESS my hand and seal this _____ day of _____, 20___.

_____
Notary Public

My Commission Expires:

_____

CITY OF NORMAN

Approved as to form and legality this 15 day of September, 20 26.

Elisabeth Muckala
_____
City Attorney

Approved by the Council of the City of Norman this _____ day of _____, 20___.

ATTEST:

_____ _____
City Clerk Mayor

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Marc W Boots, Vickie Lacy, Richard Covington, Maria D Zuniga, Joseph R Aulbert, Ashley Koletar, Ryan Varela, Jacob Boots, Stephanie Moore Harold, Melanie Salinas, Michael Garcia, Kelly M Coleman, Dylan Clark, Individually

of Houston, TX, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 24th day of February, 2026.

WESTERN SURETY COMPANY

Larry Kasten, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 24th day of February, 2026, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

December 4, 2031

K. WALSH
NOTARY PUBLIC
SOUTH DAKOTA

K. Walsh, Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Laws and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this _____ day of _____, _____.

WESTERN SURETY COMPANY

Paula Kolsrud, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Form F4280-6-2023

Liberty Mutual. SURETY

POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8214058-022004

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Ashley Koletar; Dylan Young; Jacob Boots; Joseph R. Aulbert; Kelly M. Coleman; Marc W. Boots; Maria D. Zuinga; Melanie Salinas; Michael Garcia; Namesia Anderson; Richard Covington; Ryan Varela; Stephanie Moore Harold; Susan Golla; Vickie Lacy

all of the city of Houston state of TX each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 19th day of May, 2025.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 19th day of May, 2025 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this _____ day of _____, _____.

By: _____
Renee C. Llewellyn, Assistant Secretary

LMS-12873 LMIC OCIC WAIC Multi Co 02/24

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

Signatory Notarization

STATE OF Oklahoma, COUNTY OF Oklahoma, SS:

Before me, the undersigned, a Notary Public in and for said Tim Lunday of the Overland Corporation dba Ellsworth Construction, LLC, its Vice President, to me known to be the identical person(s) who executed the foregoing Contract No. K-2627-5 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 this 10th day of July, 2026.

My Commission Expires: December 8, 2028

Notary Public: 

RACHEL COX
Notary Public
State of Oklahoma
Commission #20014828

ADDENDUM A

ASSIGNMENT APPROVAL AND ASSUMPTION AGREEMENT

This Assignment and Assumption Agreement ("Assignment") is made of the 3rd day of August, 2026, by and between Overland Corporation, an Oklahoma Corporation ("Overland"), and the City of Norman, Oklahoma a Municipal Corporation ("City").

Recitals

The City of Norman released Bid No. 2627-3 on June 10, 2026. Bids were submitted and opened by the City at 2:00 p.m. on Thursday, July 2, 2026. Ellsworth Construction OKC, LLC ("Ellsworth") was determined to have submitted the lowest qualified bid to Bid No. 2627-3 ("Ellsworth Bid").

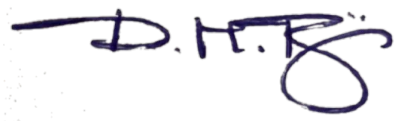
On July 10, 2026, Overland closed on its acquisition of Ellsworth, which included acquisition of all assets of and assumption of all responsibilities and liabilities of Ellsworth, including all such obligations under the Ellsworth Bid. The City was notified of this acquisition and assumption by letter dated July 21, 2026.

Agreement

1. Overland hereby accepts, assumes, and agrees that it is fully bound by all representations, promises, tenders, obligations, and responsibilities made and/or assumed by Ellsworth in the Ellsworth Bid. Overland agrees that it is bound to timely perform, discharge and otherwise comply with all such agreements, duties, obligations, and undertakings asserted by Ellsworth in the Ellsworth Bid, and as those documents are referenced within and incorporated into the resulting Contract K-2627-5.

2. Overland represents, covenants and assures City that it is equally or better positioned, staffed and equipped than Ellsworth to provide the bid services and/or items at the prices set forth in the Ellsworth Bid, and hereby agrees to fully and faithfully assume and provide said services and items as set forth therein.

3. This Addendum A shall be fully incorporated and adopted into Contract K-2627-5 and shall be considered a material term of K-2627-5.



Darren Ratajski
President
Overland Corporation
08.03.26

RIDER

To be attached to bond known as Bond No. WSC: 30284018 LMIC: 016256062

issued by Western Surety Company and Liberty Mutual Insurance Company **(as Surety),**

in the amount of $ 124,592.08

effective August 5, 2026

on behalf of Overland Corporation DBA Ellsworth Construction, LLC

in favor of The City of Norman

In consideration of the premium charged for the above bond, it is mutually understood and agreed by the Principal and the Surety that:

Bond No. LMIC: 016256062 is amended to the correct bond No. LMIC: 016256061

All other terms, limitations, and conditions of said bond except as herein expressly modified shall remain unchanged.

This rider shall be effective as of the 5th **day of** August, 2026.

Signed, sealed and dated the 14th **day of** August, 2026.

Overland Corporation DBA
Ellsworth Construction, LLC

By: _____
Tim Lunday, Vice President - OKC Division

ELLSWORTH CONSTRUCTION, LLC LIMITED LIABILITY COMPANY 2004 STATE OF OKLAHOMA

Western Surety Company and
Liberty Mutual Insurance Company

By: _____
Michael Garcia, **Attorney-in-Fact**

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Marc W Boots, Vickie Lacy, Richard Covington, Maria D Zuniga, Joseph R Aulbert, Ashley Koletar, Ryan Varela, Jacob Boots, Stephanie Moore Harold, Melanie Salinas, Michael Garcia, Kelly M Coleman, Dylan Clark, Individually

of Houston, TX, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 24th day of February, 2026.

WESTERN SURETY COMPANY

Larry Kasten, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 24th day of February, 2026, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires
December 4, 2031

K WALSH
NOTARY PUBLIC
SOUTH DAKOTA

K. Walsh, Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Laws and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 14th day of August, 2026.

WESTERN SURETY COMPANY

Paula Kolsrud, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Form F4280-6-2023

Liberty Mutual. SURETY

POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No. **8214058-022004**

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Ashley Koletar; Dylan Young; Jacob Boots; Joseph R. Aulbert; Kelly M. Coleman; Marc W. Boots; Maria D. Zuinga; Melanie Salinas; Michael Garcia, Namesia Anderson; Richard Covington; Ryan Varela; Stephanie Moore Harold; Susan Golla; Vickie Lacy

all of the city of Houston state of TX each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 19th day of May, 2025.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 19th day of May, 2025 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 14th day of August, 2026.

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

Bond Nos.: WSC: 30284018
LMIC: 016256062

PERFORMANCE BOND

Know all men by these presents, that Overland Corporation DBA Ellsworth Construction, LLC as PRINCIPAL, and Western Surety Company and Liberty Mutual Insurance Company, a corporation organized under the laws of the State of WSC: SD and LMIC: MA, and authorized to transact business in the State of Oklahoma, as SURETY, are held and firmly bound unto THE CITY OF NORMAN, a Municipal Corporation of the State of Oklahoma, herein called CITY, in the sum of One Hundred Twenty-Four Thousand Five Hundred Ninety-Two and 08/100 DOLLARS, ($ 124,592.08), for the payment of which sum PRINCIPAL and SURETY bind themselves, their heirs, executors, administrators, successors and assigns jointly and severally.

WHEREAS, the conditions of this obligation are such that the PRINCIPAL, being the lowest and best Bidder on the following project:

TECHNOLOGY PLACE STREET EXTENSION – CURB AND GUTTER CONSTRUCTION

has entered into a written CONTRACT (K-2627-5) with THE CITY OF NORMAN, dated _____, for the erection and construction of this PROJECT, that CONTRACT being incorporated herein by reference as if fully set forth.

NOW, THEREFORE, if the PRINCIPAL shall, in all particulars, well and truly, perform and abide by said CONTRACT and all specifications and covenants thereto and shall promptly and properly complete the work on this PROJECT in accordance with the CONTRACT; and if the PRINCIPAL shall protect and hold harmless the CITY from all loss, damage, and expenses to life or property suffered or sustained by any person, firm or corporation caused by PRINCIPAL or their or its agents, servants or employees in the construction of the PROJECT, or by or in consequence of any negligence, carelessness or misconduct in guarding or protecting the same, or from any act or omission of PRINCIPAL of their or its agents, servants, or employees; and if the PRINCIPAL shall protect and save the CITY harmless from all suits and claims of infringement or alleged infringement or patent rights or processes, then this obligation shall be null and void. Otherwise this obligation shall remain in full force and effect.

It is further expressly agreed and understood by the parties hereto that no changes or alterations in the CONTRACT and no deviations from the plan or mode of procedure herein fixed shall have the effect of releasing the sureties, or any of them, from the obligations of this Bond.

It is further expressly agreed that the PRINCIPAL's obligations under this Bond include payment of not less than the prevailing hourly rate of wages as established by the Commissioner of Labor or as determined by a court on appeal.

IN WITNESS WHEREOF, the PRINCIPAL has caused these presents to be executed in its name and its corporate seal (where applicable) to be hereunto affixed by its duly authorized representative(s), and the ____day of _____, 20__, and the SURETY has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its authorized representative(s) on the 10th day of July, 20 26

(Corporate Seal) (where applicable)

Overland Corporation DBA
Ellsworth Construction, LLC
Principal

ATTEST:

Corporate Secretary (where applicable)

Signed:
Authorized Representative
Vice President - OKC Division
Title

Address: 500 N Vickie Dr Oklahoam City, OK 73117
Telephone: 405-418-4741

(Corporate Seal) (where applicable)

Western Surety Company and
Liberty Mutual Insurance Company
Surety

ATTEST:

Corporate Secretary (where applicable)
Maria D. Zuniga, Attorney-in-Fact

Signed:
Authorized Representative Stephanie Moore Harold

Attorney-in-Fact
Title

Address: WSC: 151 N. Franklin St., Chicago, IL 60606
LMIC: 175 Berkeley Street, Boston, MA 02116
Telephone: WSC: (312) 822-5000 and LMIC: (617) 357-9500

CORPORATE ACKNOWLEDGMENT

STATE OF OKLAHOMA _____)
COUNTY OF Oklahoma _____)

The foregoing instrument was acknowledged before me this 10th day of July, 2026, by Tim Lunday, Vice President (Name & Title) of Overland Corporation dba Ellsworth Construction, LLC, a _____ corporation, on behalf of the corporation.

WITNESS my hand and seal this 10th day of July, 20 26.

Notary Public

RACHEL COX
Notary Public
State of Oklahoma
Commission #20014828

My Commission Expires: December 8, 2028

INDIVIDUAL ACKNOWLEDGMENT

STATE OF OKLAHOMA_____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____day of _____, 20__, by _____(Name & Title) of _____, a _____.

WITNESS my hand and seal this ____day of _____, 20___.

_____
Notary Public

My Commission Expires: _____

PARTNERSHIP ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this ____day of _____, 20__, by _____(Name & Title) partner (agent) on behalf of _____, a partnership.

WITNESS my hand and seal this ____day of _____, 20___.

_____
Notary Public

My Commission Expires: _____

CITY OF NORMAN

Approved as to form and legality this_____day of _____, 20___.

_____
CITY Attorney

Approved by the CITY OF NORMAN this_____day of _____, 20__.

ATTEST:

_____ _____
City Clerk Mayor

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Marc W Boots, Vickie Lacy, Richard Covington, Maria D Zuniga, Joseph R Aulbert, Ashley Koletar, Ryan Varela, Jacob Boots, Stephanie Moore Harold, Melanie Salinas, Michael Garcia, Kelly M Coleman, Dylan Clark, Individually

of Houston, TX, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 24th day of February, 2026.

WESTERN SURETY COMPANY

Larry Kasten, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 24th day of February, 2026, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

December 4, 2031

K. WALSH
NOTARY PUBLIC
SOUTH DAKOTA

K. Walsh, Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Laws and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this _____ day of _____, _____.

WESTERN SURETY COMPANY

Paula Kolsrud, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Form F4280-6-2023

Liberty Mutual. SURETY

POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8214058-022004

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Ashley Koletar; Dylan Young; Jacob Boots; Joseph R. Aulbert; Kelly M. Coleman; Marc W. Boots; Maria D. Zuinga; Melanie Salinas; Michael Garcia; Namesia Anderson; Richard Covington; Ryan Varela; Stephanie Moore Harold; Susan Golla; Vickie Lacy

all of the city of Houston state of TX each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 19th day of May, 2025.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 19th day of May, 2025 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this _____ day of _____, _____.

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

Bond Nos.: WSC: 30284018
LMIC: 016256062

STATUTORY BOND

Know all men by these presents that Overland Corporation DBA Ellsworth Construction, LLC, as PRINCIPAL, and Western Surety Company and Liberty Mutual Insurance Company, a corporation organized under the laws of the State of WSC: SD and LMIC: MA, and authorized to transact business in the State of Oklahoma, as Surety, are held and firmly bound unto the State of Oklahoma in the sum of One Hundred Twenty-Four Thousand Five Hundred Ninety-Two and 08/100 DOLLARS ($ $124,592.08), for the payment of which sum PRINCIPAL and SURETY bind themselves, their heirs executors, administrators, successors and assigns jointly and severally.

WHEREAS, the conditions of this obligation are such, that the PRINCIPAL, being the lowest and best bidder on the following PROJECT:

TECHNOLOGY PLACE STREET EXTENSION – CURB AND GUTTER CONSTRUCTION

has entered into a written CONTRACT (K-2627-5) with THE CITY OF NORMAN, dated _____, for the erection and construction of this PROJECT, that CONTRACT being incorporated herein by reference as if fully set forth.

NOW, THEREFORE, if the PRINCIPAL shall, in all particulars, well and truly, promptly and properly, pay or cause to be paid all indebtedness incurred for labor, materials, rental of machinery or equipment, and repairs of and parts for equipment furnished in the making of this PROJECT, whether incurred by the PRINCIPAL or their or its subcontractors, or any material men, then this obligation shall be void. Otherwise this obligation shall remain in full force and effect. If debts are not paid within thirty (30) days after the same becomes and due and payable, the person, firm, or corporation entitled thereto may sue and recover on this Bond, subject to the provisions of 61 O.S. §§ 1-2, for the amount so due and unpaid.

It is further expressly agreed and understood by the parties hereto that no changes or alterations in said CONTRACT and no deviations from the plan or mode of procedure herein fixed shall have the effect of releasing the SURETIES, or any of them, from the obligation of this Bond.

It is further expressly agreed that the PRINCIPAL'S obligations under this Bond include payment of not less than the prevailing hourly rate of wages as established by the Commissioner of Labor of the State of Oklahoma and by the Secretary of the U.S. department of Labor or as determined by a court on appeal.

IN WITNESS WHEREOF, the PRINCIPAL has caused these presents to be executed in its name and its corporate seal (where applicable) to be hereunto affixed by its duly authorized representative(s), on the ___day of _____, 20__, and the SURETY has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its authorized representative on the 10th day of July, 26.

(Corporate Seal) (where applicable)

ATTEST:

Attest: _____
Maria D. Zuniga, Attorney-in-Fact

Overland Corporation DBA
Ellsworth Construction, LLC
Principal
Signed: _____

Western Surety Company and
Liberty Mutual Insurance Company
Surety
Signed _____
Stephanie Moore Harold,
Attorney-in-Fact

CORPORATE ACKNOWLEDGMENT

STATE OF OKLAHOMA)
COUNTY OF Oklahoma)

The foregoing instrument was acknowledged before me this 10th day of July, 20 26, by Tim Lunday, Vice President (Name and Title) of Overland Corporation dba Ellsworth Construction, LLC, a _____ corporation, on behalf of the corporation.

WITNESS my hand and seal this 10th day of July, 20 26.

_____
Notary Public

RACHEL COX
Notary Public
State of Oklahoma
Commission #20014828

My Commission Expires: December 8, 2028

INDIVIDUAL ACKNOWLEDGMENT

STATE OF OKLAHOMA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____day of _____, 20_____, by _____
(Name and Title) of _____,

WITNESS my hand and seal this ____day of _____, 20___.

_____
Notary Public

My Commission Expires: _____

PARTNERSHIP ACKNOWLEDGMENT

STATE OF OKLAHOMA) COUNTY OF ___)

The foregoing instrument was acknowledged before me this _____day of _____, 20_____, by _____(Name and Title) partner (agent) on behalf of _____a partnership.

WITNESS my hand and seal this ____day of _____

_____
Notary Public

My Commission Expires:_____

CITY OF NORMAN

Approved as to form and legality this _____day of _____, 20__.

_____
City Attorney

Approved by the CITY OF NORMAN this _____day of _____, 20___.

ATTEST:

_____ _____

City Clerk Mayor

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Marc W Boots, Vickie Lacy, Richard Covington, Maria D Zuniga, Joseph R Aulbert, Ashley Koletar, Ryan Varela, Jacob Boots, Stephanie Moore Harold, Melanie Salinas, Michael Garcia, Kelly M Coleman, Dylan Clark, Individually

of Houston, TX, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 24th day of February, 2026.

WESTERN SURETY COMPANY

Larry Kasten, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 24th day of February, 2026, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

December 4, 2031

K. WALSH
NOTARY PUBLIC
SOUTH DAKOTA

K. Walsh, Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Laws and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this _____ day of _____, _____.

WESTERN SURETY COMPANY

Paula Kolsrud, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022.

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Form F4280-6-2023

Liberty Mutual. SURETY

POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8214058-022004

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Ashley Koletar; Dylan Young; Jacob Boots; Joseph R. Aulbert; Kelly M. Coleman; Marc W. Boots; Maria D. Zuinga; Melanie Salinas; Michael Garcia; Namesia Anderson; Richard Covington; Ryan Varela; Stephanie Moore Harold; Susan Golla; Vickie Lacy

all of the city of Houston state of TX each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 19th day of May, 2025.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 19th day of May, 2025 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this _____ day of _____, _____.

By: _____
Renee C. Llewellyn, Assistant Secretary

LMS-12873 LMIC OCIC WAIC Multi Co 02/24

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

Bond Nos.: WSC: 30284018
LMIC: 016256062

CITY OF NORMAN
MAINTENANCE BOND

Know all men by these presents that Overland Corporation DBA Ellsworth Construction, LLC, as Principal, and *** , a corporation organized under the laws of the State of WSC: SD and LMIC: MA and authorized to transact business in the State of Oklahoma, as SURETY, are held and firmly bound unto THE CITY OF NORMAN, a Municipal Corporation of the State of Oklahoma, herein called CITY, in the sum of One Hundred Twenty-Four Thousand Five Hundred Ninety-Two and 08/100 DOLLARS ($ 124,592.08), such sum being equal to the contract price and being in force for a period of one year from the date of the acceptance of the below described improvements by the City Council, and thereafter for the sum of Eighteen Thousand Six Hundred Eighty-Eight and 81/100 DOLLARS($ 18,688.81), such sum being not less than fifteen percent (15%) of the total contract price of said improvements for a period of four years thereafter, for the payment of which sum PRINCIPAL and SURETY bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally.

WHEREAS, the conditions of this obligation are such that the PRINCIPAL, being the lowest and best bidder on the following project: ***Western Surety Company and Liberty Mutual Insurance Company***

TECHNOLOGY PLACE STREET EXTENSION – CURB AND GUTTER CONSTRUCTION

has entered into a written CONTRACT (K-2627-5) with the CITY OF NORMAN, dated this _____ day of _____, 20_____ for the erection and construction of this PROJECT, that CONTRACT being incorporated herein by references as if fully set forth; and,

WHEREAS, under the ordinances of the CITY the PRINCIPAL is required to furnish to the CITY a maintenance bond covering said construction of this PROJECT, the bond to include the terms and provisions hereinafter set forth, as a condition precedent to final acceptance of the PROJECT.

NOW, THEREFORE, if the PRINCIPAL shall keep and maintain, subject to normal wear and tear, the construction, except for defects not occasioned by improper workmanship, materials, or failure to protect new work until it is accepted, and if the PRINCIPAL shall promptly repair, without notice from the CITY or expense to the CITY any and all defects arising from improper workmanship, materials, or failure to protect new work until it is accepted; all for a period of five (5) years from the date of the written final acceptance by the CITY, then this obligation shall be null and void. The amount of the Maintenance Bond shall be 100 % of the contract amount for the first year and then 15% of the contract amount for the following four (4) years. Otherwise, this obligation shall remain in full force and effect at all times.

Provided further, however, that upon neglect, failure or refusal of the PRINCIPAL to maintain or make any needed repairs upon the construction on the PROJECT, as set out in the preceding paragraph, within ten (10) days after the mailing of notice to the PRINCIPAL by letter deposited in the United States Post Office at Norman, Oklahoma, addressed to the PRINCIPAL at the address set forth below, then the PRINCIPAL and SURETY shall jointly and severally be liable to the CITY for the cost and expense for making such repair, or otherwise maintaining the said construction.

It is further expressly agreed and understood by the parties hereto that no changes or alterations in said CONTRACT and no deviations from the plan or mode of procedure herein fixed shall have the effect of releasing the sureties, or any of them, from the obligations of this Bond.

IN WITNESS WHEREOF, the said PRINCIPAL has caused these presents to be executed in its name and its corporate seal (where applicable) to be hereunto affixed by its duly authorized representative(s), on the ___ day of _____, 20___, and the SURETY has caused these presents to be executed in its name its corporate seal to be hereunto affixed by its authorized representative(s) on the 10th day of July, 20 26.

(Corporate Seal) (where applicable)

ELLSWORTH CONSTRUCTION, LLC LIMITED LIABILITY COMPANY 2004 STATE OF OKLAHOMA

ATTEST: Elizabeth Tassinari

Corporate Secretary (where applicable)

Overland Corporation DBA Ellsworth Construction, LLC

Principal Signed: Jim Lucas
Authorized Representative

Title: Vice President - OKC Division

Address: 500 N Vickie Dr

Oklahoma City, OK 73117

Telephone: 405-418-4741

(Corporate Seal) (where applicable)

ATTEST: Maria Zuniga

Maria D. Zuniga, Attorney-in-Fact

Surety: Western Surety Company and Liberty Mutual Insurance Company

Signed: Stephanie Moore Harold
Authorized Representative

Printed: Stephanie Moore Harold
Authorized Representative

Title: Attorney-in-Fact

Address: WSC: 151 N. Franklin St., Chicago, IL 60606
LMIC: 175 Berkeley Street, Boston, MA 02116

Telephone: WSC: (312) 822-5000
LMIC: (617) 357-9500

CORPORATE ACKNOWLEDGEMENT

STATE OF Oklahoma)
) ss:
COUNTY OF Oklahoma)

The foregoing instrument was acknowledge before me this 10th day of July, 2026, by Tim Lunday, Vice President - OKC Division (Name and Title), of Overland Corporation dba Ellsworth Construction, LLC a(n) corporation, on behalf of the corporation.

WITNESS my hand and seal this 10th day of July, 2026.

Rachel Cox
Notary Public

RACHEL COX
Notary Public
State of Oklahoma
Commission #20014828

My Commission Expires:
December 8, 2028

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF _____)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledge before me this _____ day of _____, 20___, by _____(Name and Title) of _____, a(n) corporation.

WITNESS my hand and seal this _____ day of _____, 20___.

_____
Notary Public

My Commission Expires:

PARTNERSHIP ACKNOWLEDGEMENT

STATE OF _____)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledge before me this _____ day of _____, 20___, by _____(Name and Title)_____ (partner/agent) on behalf of _____, a partnership.

WITNESS my hand and seal this _____ day of _____, 20___.

_____
Notary Public

My Commission Expires:

_____

CITY OF NORMAN

Approved as to form and legality this_____ day of _____, 20___.

_____
City Attorney

Approved by the Council of the City of Norman this _____ day of _____, 20___.

ATTEST:

_____ _____
City Clerk Mayor

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Marc W Boots, Vickie Lacy, Richard Covington, Maria D Zuniga, Joseph R Aulbert, Ashley Koletar, Ryan Varela, Jacob Boots, Stephanie Moore Harold, Melanie Salinas, Michael Garcia, Kelly M Coleman, Dylan Clark, Individually

of Houston, TX, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 24th day of February, 2026.

WESTERN SURETY COMPANY

Larry Kasten, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 24th day of February, 2026, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal, that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires
December 4, 2031

K. WALSH
NOTARY PUBLIC
SOUTH DAKOTA

K. Walsh, Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Laws and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this _____ day of _____, _____.

WESTERN SURETY COMPANY

Paula Kolsrud, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Form F4280-6-2023

Liberty Mutual. SURETY

POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8214058-022004

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Ashley Koletar; Dylan Young; Jacob Boots; Joseph R. Aulbert; Kelly M. Coleman; Marc W. Boots; Maria D. Zuinga; Melanie Salinas; Michael Garcia; Namesia Anderson; Richard Covington; Ryan Varela; Stephanie Moore Harold; Susan Golla; Vickie Lacy

all of the city of Houston state of TX each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 19th day of May, 2025.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 19th day of May, 2025 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this _____ day of _____, _____.

By: _____
Renee C. Llewellyn, Assistant Secretary

LMS-12873 LMIC OCIC WAIC Multi Co 02/24

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

Resolution

R-2627-3

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AUTHORIZING AND APPOINTING OVERLAND CORPORATION DBA ELLSWORTH CONSTRUCTION, L.L.C., AS PROJECT AGENT FOR THE TECHNONOGY PLACE STREET EXTENSION – CURB AND GUTTER CONSTRUCTION PROJECT, FOR THE CITY OF NORMAN.

§ 1. WHEREAS, the City of Norman, Oklahoma, does hereby acknowledge that the tax-exempt status of this political subdivision is a significant factor in determining the agreed contract price bid by Overland Corporation DBA Ellsworth Construction, L.L.C., for the Technology Place Street Extension – Curb and Gutter Construction Project; and

§ 2. WHEREAS, the City of Norman, Oklahoma, in compliance with State law, desires to confer on Overland Corporation DBA Ellsworth Construction, L.L.C., its special State and Federal sales tax exemptions and in order to achieve such end, finds it necessary to appoint as its direct purchasing agent, Overland Corporation DBA Ellsworth Construction, L.L.C., to purchase materials which are in fact used for the Technology Place Street Extension – Curb and Gutter Construction Project; and

§ 3. WHEREAS, this limited agent status is conferred with the express understanding that Overland Corporation DBA Ellsworth Construction, L.L.C., shall appoint employees and subcontractors as sub-agents who shall be authorized to make purchases on their behalf.

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

§ 4. That the City of Norman, Oklahoma, on the 22nd day of September, 2026, did appoint Overland Corporation DBA Ellsworth Construction, L.L.C., who is involved with the Technology Place Street Extension – Curb and Gutter Construction Project, an agent of the City of Norman, Oklahoma, solely for the purpose of purchasing, on a tax-exempt basis, materials and tangible personal property to be used exclusively for the Technology Place Street Extension – Curb and Gutter Construction Project.

PASSED AND ADOPTED THIS 22ND DAY OF SEPTEMBER 2026.

_____

Mayor, Stephen T. Holman

ATTEST:

_____

City Clerk



Saxon Industrial Park Project
Location Map

N

File Attachments for Item:

22. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AND OR POSTPONEMENT OF CONTRACT K-2526-27: BY AND BETWEEN THE CITY OF NORMAN AND THE CLEVELAND COUNTY HISTORICAL SOCIETY FOR THE USE OF CITY-OWNED FACILITIES LOCATED AT 508 NORTH PETERS STREET AND 123 BEAL STREET AS A MUSEUM AND LOCAL HISTORY RESEARCH FACILITY, WITH AUTOMATIC FIVE-YEAR RENEWALS FOR A MAXIMUM CONTRACT TERM OF TWENTY- FIVE YEARS.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 9/22/2026

REQUESTER: Jason Olsen, Parks and Recreation Director

PRESENTER: Jason Olsen, Parks and Recreation Director

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AND OR POSTPONEMENT OF CONTRACT K-2526-27: BY AND BETWEEN THE CITY OF NORMAN AND THE CLEVELAND COUNTY HISTORICAL SOCIETY FOR THE USE OF CITY-OWNED FACILITIES LOCATED AT 508 NORTH PETERS STREET AND 123 BEAL STREET AS A MUSEUM AND LOCAL HISTORY RESEARCH FACILITY, WITH AUTOMATIC FIVE-YEAR RENEWALS FOR A MAXIMUM CONTRACT TERM OF TWENTY- FIVE YEARS.

BACKGROUND:

The Cleveland County Historical Society has operated a museum and specialist local history research services from City-owned facilities: the Moore-Lindsay Historical House at 508 North Peters Street and the Carriage House at 123 Beal Street. The proposed agreement replaces the previous lease executed July 3, 1984, known as Contract K-8384-49.

DISCUSSION:

The Lease Agreement updates responsibilities, maintenance standards, supportive funding procedures, insurance, reporting, and termination provisions to reflect current practices and ensure transparency.

Key provisions include:

- **Property Covered:** 508 North Peters Street and 123 Beal Street, including contents listed in Exhibit A for Lessee's operational use.
- **Term:** Effective upon execution through June 30, 2027, followed by automatic five-year renewal terms for a maximum contract duration of twenty-five years from July 1, 2027, unless terminated pursuant to the agreement.
- **Use:** Continued operation of a public museum and specialist local history research facility for the mutual benefit of the City and the Historical Society.
- **Rent:** Annual rent of One Dollar and other valuable consideration, payable in advance on July 1 of each year.

- **Operations:** Lessee is solely responsible for museum management, artifact display, custodial care, and the employment of a qualified curator. The City may consider funding assistance through separate agreements approved by Council.
- **Supportive Funding:** Determined annually by the Board of Parks Commissioners based on a written proposal due by August 30. If allocated, funds are disbursed on or before October 31 and must be used for operational costs as proposed, with any unused funds to be returned.
- **Utilities:** Lessee is responsible for all utility costs, including water, sewer, trash, electricity, natural gas, telephone, and internet.
- **Maintenance and Repairs:**
    - **City:** Maintains structural elements, mechanical, electrical, plumbing, HVAC, fire, and security alarms, pest control, and landscaping, and responds to maintenance requests within ten days.
    - **Historical Society:** Maintains appearance and safety, performs emergency repairs estimated at or below 500 dollars outside business hours, and reimburses the City if the City performs required maintenance after notice.
- **Alterations and Improvements:** No alterations without prior written consent of the City. The City performs approved improvements-through approved contractors.
- **Recordkeeping and Reporting:** Annual report due by August 1 each contract year, addressing activities, mission and goals, fund balances, budget and expenditures, including supportive funding usage, board roster and officers, audit or tax documents, bylaws, and museum pricing. Lessee complies with the Oklahoma Open Records Act and provides agendas and minutes. Financial records are retained for seven years and made available upon request.
- **Termination and Non-Renewal:**
- For cause with a sixty-day cure period.
- For the convenience of the City, with one hundred fifty days' notice.
- Non-renewal by either party with ninety days' written notice prior to June 30. Upon termination or expiration, Lessee returns the property in substantially the same condition, removes personal effects within forty-five days, and the City does not claim ownership of museum collections or archival materials.

This lease ensures the Cleveland County Historical House remains a vibrant community asset, provides clarity on operational responsibilities, and maintains transparency and accountability for public funding and facility use. Approval of this agreement will support the ongoing delivery of performing arts and cultural programming in Norman.

RECOMMENDATION:

It is recommended that the City Council approve Contract K-2627-27 with the Cleveland County Historical Society for the use of the Moore-Lindsay Historical House and the Carriage House for the Parks and Recreation Department.

K-2526-27

LEASE AGREEMENT

This Lease Agreement made and entered into this 12 day of September, 2026 (the "Effective Date"), by and between the City of Norman, Oklahoma, a municipal corporation, hereinafter called the "Lessor," and the Cleveland County Historical Society, a non-profit corporation offering specialist research, preservation and educational information services dealing with local history, hereinafter called the "Lessee."

WITNESSETH:

WHEREAS, Lessor is the owner of property and improvements located at 508 North Peters Street and 123 Beal Street, Norman, Cleveland County, Oklahoma, which property it has agreed to lease to Lessee for the term, uses and purposes and in accordance with all of the provisions hereof; and

WHEREAS, Lessee has agreed to lease from Lessor the above-described property for the term, uses and purposes and in accordance with all the provisions hereof; and

WHEREAS, the Parties hereto desire to replace the current lease agreement (Contract K-8384-49) executed on July 3, 1984, with this Lease Agreement, thereby making such former Contract K-8384-49 null and void.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties hereto agree as follows:

PROPERTY COVERED BY THIS LEASE

The property, of which Lessor is the owner, covered by this lease is: 1) 508 North Peters Street, Norman, Cleveland County, Oklahoma, and 2) 123 Beal Street, Norman, Cleveland County, Oklahoma, and the contents thereof purchased by the Lessor for Lessee's use more particularly described in Exhibit A – Lessor Property List, hereinafter called the "Property."

TERM

The Initial Term of this Agreement shall commence on the Effective Date and be effective until June 30, 2027. Thereafter, this Agreement shall renew automatically on July 1, 2027, for a five (5) year term, unless terminated pursuant to the provisions set forth herein (the "First Renewal Term"). Following expiration of the First Renewal Term, this Agreement shall renew automatically for an additional four (4) separate, consecutive five (5) year terms (each a "Renewal Term"), unless terminated pursuant to the provisions set forth herein, for a maximum contract term of twenty (25) years from July 1, 2027.

USES

The Property is let to Lessee by Lessor for the purpose of serving as a museum and as a facility for specialist research services dealing with local history for the mutual benefit of the parties.

RENT

In consideration of the use, occupancy and possession of the Property by Lessee, Lessee agrees to pay and Lessor agrees to accept in the sum of One Dollar ($1.00) and other valuable consideration per year, payable in advance of or on July 1, 2026, and on a like day each successive year thereafter.

Any change and any expansion of the Property must be approved in advance in writing by Lessor.

OPERATIONS

Lessee shall be solely responsible for the conduct and management of the joint museum within the Property and shall display all historical artifacts at its sole cost, risk and expense. Lessee shall be responsible for all custodial care of the building. Lessee shall employ a qualified person as the curator of the museum to advise and assist in the arrangement and display of the articles used and placed on display in the museum. Nothing in this provision shall be construed to prevent Lessee from requesting City funds to assist in the conduct of its activities.

Lessor may provide funding assistance to Lessee for the operation of the museum in accordance with annual budget requests submitted to the Council of the City of Norman, with any such Council approved funding assistance to be provided through separate Funding Disbursement Agreements.

SUPPORTIVE FUNDING

Lessor shall disperse supportive funding to Lessee to be used solely for the operational costs, which may include costs of utilities, of the museum. Such operational costs shall be the items specifically described in the written proposal for supportive funding, and Lessee agrees any supportive funding received shall be used only for such purposes. Any supportive funding not used for such operational costs will be subject to return to the City. The amount of supportive funding shall be determined by the Board of Park's Commissioners (the "Board") at their regularly scheduled meeting in September of each year. Lessee shall deliver a written proposal to the Board, no later than August 30 of the respective supportive funding year, demonstrating the extent of the need for financial support for the operational costs of the upcoming year. The Board will allocate supportive funding to Lessee from the Lessor's designated pool of funding designed to support all of Lessor's Community and Cultural Centers. Lessor shall disperse the allocated amount of supportive funding on or before October 31 of the respective supportive funding year.

UTILITIES

Lessee shall be solely responsible for all utility costs, including but not limited to, water, sewer, trash, electricity, natural gas, and telephone and internet during the Term of this Agreement.

REPAIRS AND MAINTENANCE

(a) *Lessor's obligations.* Lessor shall provide or arrange for the provision of electrical, heating, ventilating, and air conditioning systems maintenance. At all times, Lessor, or its agents, contractors, or other designee, will maintain, operate, and keep in good repair and working order (i) all structural elements (such as exterior walls, load bearing elements, foundations,

roofs, and structural columns or floors) of the Property, (ii) all mechanical, electrical, and plumbing systems that serve the Property, and (iii) fire and security alarms. Lessor shall also provide pest control and landscaping services for the Property. Lessor shall respond to written requests for maintenance by Lessee within ten (10) days of such request with an expected timeline for requested maintenance work.

(b) Lessee's obligations. Except for maintenance as provided in Section (a) above, Lessee shall be obligated, without cost to Lessor, to maintain the Property and fixtures in good appearance, repair, and safe condition consistent with good business practices, industry standards, and in accordance with all applicable laws, rules, and regulations. All injury, breakage, or damage to the Property caused by any negligent or willful act or omission of Lessee or its agents, employees, officers, contractors, licensees, or invitees shall be repaired or replaced at Lessee's expense. Lessee shall also be responsible for any emergency repairs that arise outside of business hours where the cost of such repair is estimated to be Five Hundred Dollars ($500.00) or less.

If Lessor determines that any maintenance of the Property for which Lessee is responsible is not satisfactory, Lessor shall so notify the Lessee in writing. If said maintenance is not performed within fifteen (15) days after receipt of the written notice, Lessor shall have the right to perform the maintenance and Lessee agrees to reimburse Lessor within thirty (30) days for the associated costs.

Lessee shall provide oral and written notice to Lessor upon discovery of any hazardous or dangerous or potentially hazardous or potentially dangerous condition(s) in the Property. Any hazardous or potentially hazardous condition in the Property caused by Lessee shall be fixed, removed, and/or disposed of immediately by Lessee, its agents, contractors, or other designee.

ALTERATIONS AND IMPROVEMENTS

Lessee shall not install, erect, change, alter, or make any improvements or alterations to the Property without the prior written consent of Lessor. Any improvements or alterations will be performed by Lessor or by persons approved by Lessor in writing prior to the improvements, alterations or changes to the Property.

LESSOR'S RIGHTS

Lessor, or its agents, shall have the right to enter the leased premises at any time and from time to time to examine the same or to make alterations and repairs, or for any purpose which it may deem necessary for the operation or maintenance of the building. Lessor shall provide ten (10) days' notice to Lessee prior to performing any alterations, repairs or associated maintenance, except in the event of an emergency requiring immediate access. If Lessor deems closure is warranted and necessary to perform such maintenance or repair operations, Lessor shall coordinate such closure with Lessee to ensure minimal impact to Lessee's operations while still responsibly and efficiently

maintaining the Property. Lessor specifically retains the right to use or lease the Property in any way it desires which will not unreasonably interfere with Lessee's use of the Property, subject to mutual agreement of the parties, with Lessee's agreement not to be unreasonably withheld.

Lessee agrees that the Lessor's Director, or their designee, shall be an ex-officio member of the Lessee's Board of Directors. The Director, or their designee, shall be notified of any Board of Director meetings and shall receive a schedule of any pre-set Board of Director meetings for the calendar year within forty-five (45) days of the start of each calendar year.

INDEMNIFICATION

Lessee agrees to indemnify and hold harmless the Lessor, its officers, agents and employees from and against all liability for injuries or death to persons, legal expense or damage to property caused by Lessee's, its agents or employees management and operation of the museum; provided, however, that Lessee shall not be liable for injury, damage or loss occasioned by the sole negligence of the Lessor, its agents or employees. Lessee shall indemnify and hold harmless the Lessor, its officers, agents and employees from and against all claims, damages, suits, expenses, liability or proceedings of any kind whatsoever, including, without limitation, Worker's Compensation claims of or by anyone whomever, in any way resulting from, or arising out of, Lessee's acts, omissions or operations under or in connection with this Agreement or management and operation of the museum. It is understood that this indemnity and hold harmless provision is not limited by the insurance required under this Agreement.

NOTWITHSTANDING ANYTHING TO THE CONTRARY SET FORTH IN THIS LEASE, NEITHER PARTY SHALL BE LIABLE FOR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL LOSSES OR DAMAGES, FOR LOST REVENUES OR LOST PROFITS, OR FOR ANY OTHER SPECIAL, INCIDENTAL, PUNITIVE, EXEMPLARY OR SIMILAR DAMAGES, IN EACH CASE ARISING OUT OF, RELATING TO OR RESULTING FROM (A) AN ACTUAL OR ALLEGED DEFAULT OR BREACH OF THIS LEASE, (B) THE OBLIGATIONS CONTEMPLATED UNDER THIS LEASE OR (C) THE RELATIONSHIP OF THE PARTIES HEREUNDER, IN EACH CASE EVEN IF A PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND EACH PARTY HEREBY EXPRESSLY, IRREVOCABLY AND UNCONDITIONALLY RELEASES THE OTHER PARTY THEREFROM

INSURANCE

The Lessee shall, at its own expense, keep in force insurance of the following types, naming the Lessor as co-insured, and in not less than the following amounts, issued by a company or companies licensed to do business in Oklahoma and is of sound and adequate financial responsibility, against all liabilities arising out of or in connection with the Lessee's use of the Property, except when caused by the Lessor's sole negligence or that of its agents or employees, and shall furnish to the Lessor certificates evidencing such insurance subject to the limitations in respect to the Lessor's sole negligence and the Lessee shall furnish a certificate to the effect that

such insurance shall not be changed or cancelled without ten (10) days' prior notice to the Lessor, said notice shall be written and shall be given by the Lessee, to wit:

(a) Worker's Compensation Insurance as prescribed by State Statute, if applicable.

(b) Provide liability insurance for both personal injury and property damage in limits prescribed by the Oklahoma Tort Claims Act (51 O.S. § 151 et seq.) and subsequent revisions thereto.

RECORDKEEPING AND REPORTING

Lessee shall supply an annual report to Lessor's Director and the Council of the City of Norman, through the Board of Parks Commissioners, no later than the first day of August of each contract term. The annual report shall include:

(a) A narrative of the previous year's activity;
(b) Lessee's mission statement and goals;
(c) Lessee's beginning and ending fund balance;
(d) Lessee's budget, which shall include revenue, maintenance, operating, and capital costs;
(e) A detailed record of the previous year's expenditures, specifically highlighting how the supportive funding under this Agreement was utilized;
(f) Lessee's current record of board members and officers, including those who can authorize expenditures;
(g) Either an audit or tax documents for the previous year;
(h) A copy of Lessee's Bylaws; and
(i) Lessee's price schedule for the museum, including but not limited to, admission fees, class and program fees, and rental fees.

Lessee acknowledges that Lessor is subject to the Oklahoma Open Records Act, 51 O.S. 24A.1 et seq, as amended from time to time. Lessee agrees to comply and abide by the Oklahoma Open Records Act and shall submit copies of its agendas for and minutes from its meetings to Lessor within a reasonable time following posting or completion of such documents.

All detailed records associated with the operation and management of the museum shall be made available for review within ten (10) days by Lessee upon request from Lessor. Lessee agrees to maintain all financial records associated with the operation and management of the museum for a period of seven (7) years. These financial records shall be maintained in such detail as to account for gross receipts and expenditures for all significant operational activity.

TERMINATION

For Cause: This Agreement may be terminated by either party, upon written notice, in the event of substantial failure by the other party to perform in accordance with its material duties or obligations under this Agreement. The defaulting party shall have sixty (60) days after written notice is given, specifying the event of default under the Agreement, to cure the default. If the

default is not cured to the complete satisfaction of the non-defaulting party, such party may terminate the Agreement.

For Convenience: Lessor may terminate this Agreement for any reason upon 150 days' written notice to Lessee. If the Lessor is cancelling this Agreement prior to the proposed effective date of cancellation, the Lessee shall be afforded a hearing before the Board of Park Commissioners, if requested in writing. The results of such hearing shall not be binding on the Lessor as constituting a limitation upon its power to cancel this Agreement.

Notice of non-renewal: Either party may terminate the continuation of this Agreement by providing written notice of its intention not to renew the Agreement at least ninety (90) days prior to the expiration (June 30) of the then current agreement year.

Upon the expiration or termination of this Lease Agreement, Lessee shall return the Property to Lessor in substantially the same condition as existed at the commencement of the lease term, reasonable wear and tear excepted. Lessee shall remove all of its personal equipment, property and other effects therefrom within forty-five business days (45) days from the expiration or termination of this Agreement, during which Lessor will provide Lessee with reasonable access to the Property for such purpose. In the event Lessee does not remove all of its personal effects within such timeline, Lessor may take possession of such items and utilize or dispose of them in Lessor's sole discretion without any liability to Lessee. Lessor shall, at no time, claim ownership of or dispose of museum collections or archival materials owned by or on loan to Lessee.

NOTICE

Any notice, demand, or other communication under this Agreement shall be sufficiently given or delivered when it is delivered personally, or within three (3) business days after it is deposited in the United States mail, registered or certified mail, postage prepaid, return receipt requested, to:

Lessor: Director of Parks and Recreation
225 N. Webster Ave.
Norman, OK 73070

Lessee: Cleveland County Historical Society President
508 N. Peters Ave.
Norman, OK 73069

Nothing contained in this Article shall be construed to restrict the transmission of routine communications between representatives of the parties hereto.

MISCELLANEOUS

(a) *Counterparts:* This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute the same instrument.

(b) *Severability:* If any provision of this Agreement is determined to be unenforceable, invalid, or illegal, then the enforceability, validity, and legality of the remaining provisions will not in any way be affected or impaired, and such provision will be deemed to be restated to reflect the original intentions of the parties as nearly as possible in accordance with applicable law.

(c) *Entire Agreement; Amendments:* This Agreement constitutes the entire agreement among the parties hereto and may not be amended or modified, except in writing, signed by each of the parties hereto.

(d) *Governing Law; Venue:* This Agreement shall be governed and construed in accordance with the laws of the United States of America and the State of Oklahoma. The venue for any action under this Agreement shall be in the District Court of Cleveland County, Oklahoma, or the United States District Court for the Western District of Oklahoma. The parties agree to submit to the subject matter and personal jurisdiction of said court.

(e) *Force Majeure:* Neither party shall be responsible nor liable for any delays or failures in performance from any cause beyond its reasonable control, including, but not limited to acts of God, changes to law or regulations, embargoes, war, terrorist acts, acts or omissions of a third party, riots, fires, earthquakes, floods, power blackouts, strikes, or weather events.

(f) Binding Effect: All the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto.

(g) Compliance with Laws: Lessee shall be responsible for complying with all applicable federal, state, and local laws, rules, and regulations.

(h) *Assignment and Sublease:* This Agreement shall not be assigned nor sublet by Lessee without the prior written consent of Lessor.

(i) *Authority:* Each party hereto has the legal right, power and authority to enter into this Agreement. Each party's execution, delivery and performance of this Agreement has been duly authorized, and no other action is requisite to the valid and binding execution, delivery and performance of this Agreement, except as expressly set forth herein

(j) *Nondiscrimination:* Lessee agrees that it will not discriminate on the basis of race, color, religion, ancestry, national origin, age, place of birth, disability, sex, sexual orientation, gender identity or expression, familial status, or marital status, including marriage to a person of the same sex.

(k) *Non-waiver:* No failure on the part of either party to exercise, and no delay in exercising, any right hereunder shall operate as a waiver thereof; nor shall any single or partial exercise by either party of any right hereunder preclude any other or future exercise thereof or the

exercise of any other right. The remedies herein provided are cumulative and not exclusive of any remedy available to either party at law or in equity.

(l) The provisions of this Lease Agreement shall supersede all former leases and agreements between the parties hereto, except for the most recent Funding Disbursement Agreement (K-2526-23).

In Witness Whereof, the parties hereunto set their hands and seals the date first above written. The parties agree that they may conduct the transaction by electronic means and hereby state that an electronic signature is valid and shall have the same force and effect as an original signature.

LESSEE: CLEVELAND COUNTY HISTORICAL SOCIETY

BY: Riley Milton
Riley Milton (Sep 12, 2026 18:18:17 CDT)
President

ATTEST:

Carley Ann Veal Earley
Carley Ann Veal Earley (Sep 14, 2026 12:50:20 CDT)
Secretary

LESSOR: CITY OF NORMAN

APPROVED this _____ day of _____, 2026 by the Norman City Council.

BY: _____
Mayor

ATTEST:

_____
City Clerk

Approved as to form and legality this 17 day of September, 2026.

City Attorney

EXHIBIT A

LESSOR PROPERTY LIST

1. Three (3) telephones – Yealink T33G IP Phone
2. Fifteen (15) security cameras and attached DVR (not including computer monitor attached to system)
3. Three (3) fire extinguishers
4. Six (6) space heaters
5. Refrigerator
6. Miscellaneous paint cans, about three (3) dozen
7. Shop vac

File Attachments for Item:

23. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BID 2627-7 AND CONTRACT K-2627-30: BY AND BETWEEN THE CITY OF NORMAN AND EMC SERVICES, L.L.C., IN THE AMOUNT OF $351,684.00 FOR THE SUMMIT HOLLOW STORM SEWER REPLACEMENT PROJECT, PERFORMANCE BOND B-2627-28; STATUTORY BOND B-2627-29; MAINTENANCE BOND MB-2627-14, ADOPTION OF RESOLUTION R-2627-13 GRANTING TAX-EXEMPT STATUS; AND BALANCE TRANSFERS AS OUTLINED IN STAFF REPORT (WARD 1).

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 9/22/2026

REQUESTER: Jason Murphy, Stormwater Program Manager

PRESENTER: Scott Sturtz, Interim Director of Public Works

TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BID 2627-7 AND CONTRACT K-2627-30: BY AND BETWEEN THE CITY OF NORMAN AND EMC SERVICES, L.L.C., IN THE AMOUNT OF $351,684.00 FOR THE SUMMIT HOLLOW STORM SEWER REPLACEMENT PROJECT, PERFORMANCE BOND B-2627-28; STATUTORY BOND B-2627-29; MAINTENANCE BOND MB-2627-14, ADOPTION OF RESOLUTION R-2627-13 GRANTING TAX-EXEMPT STATUS; AND BALANCE TRANSFERS AS OUTLINED IN STAFF REPORT (WARD 1).

BACKGROUND:

In 2022, the open concrete drainage channel located east of 617, 621, and 625 Summit Hollow Drive experienced structural failure when the concrete sidewalls collapsed inward. The collapse resulted in damage to adjacent residential fences and private yards. Following this failure, the open concrete channel was replaced with a 52-inch plastic-coated arched pipe within the existing drainage easement.

After completion of this work, development of a neighboring subdivision commenced to the east of the drainage easement. As part of that development, a concrete retaining wall and flume system were constructed within the drainage easement to convey surface runoff southward along the same general alignment as the existing pipe. Following installation, the arched pipe experienced buoyancy issues and floated out of the ground during significant rainfall events. Stormwater Maintenance staff anchored the pipe to prevent future movement. Despite these measures, the pipe floated during subsequent heavy rainfall events in April and May 2025, this time almost completely out of the ground. Stormwater and Engineering staff inspected the site and restricted access to protect residents and pets from unstable ground conditions. Stormwater and Engineering staff requested a new preliminary hydraulic analysis of the area to identify a permanent solution. The analysis indicated that system improvements needed to be made to address these issues.

On May 28, City staff met with property owners on Summit Hollow Drive to discuss the ongoing issues, study findings, and potential solutions. Following this meeting and further engineering review, an alternative design approach was identified by Halff and Associates that could

adequately address drainage concerns, stabilize backyard conditions for affected residents, and be implemented more quickly and at a significantly reduced cost. Halff and Associates provided a scope and fee proposal for full design along with bid and construction support for a total estimated cost of $42,600. The City Manager's office approved this professional services contract using general funds in the Stormwater Division budget in August 2025.

Final design for the Summit Hollow drainage improvements has been completed, and a full plan set has been prepared. Staff, with assistance from Halff and Associates, prepared bid documents to solicit competitive bids for construction of the project. The engineer's estimate for construction was $366,421.00.

DISCUSSION:
Bid documents and specifications for the Summit Hollow Storm Sewer Replacement project were advertised on July 22, 2026, and July 29, 2026, in accordance with State Law. In addition to advertising bids, staff sent bid documents to sixty-six (66) contractors directly. Two contractors attended the pre-bid conference on July 31, 2026. Four (4) bids were submitted and opened on April 10, 2025.

The low bid was submitted by EMC Services, LLC, of Oklahoma City, Oklahoma in the amount of $351,684.00, which is $14,737.00, or 4%, below the engineer's estimate. Staff has carefully reviewed this bid and believes the bid to be competitive and represents a fair price.

Tabulation of Bid Results

Contractor	Total
Redlands Contracting	$1,269,975.01
JLT Contracting, LLC	$804,114.00
Downey Contracting	$574,445.00
EMC Services, LLC	$351,684.00
Engineer's Estimate	$366,421.00

This project will be funded as follows:

Project	Number and Account	Amount
Summit Hollow Drainage Rehab	DR0037 Acct# 50599968-46101	$150,989.64
Boyd Street Pipe Replacement FY24	DR0036 Acct# 50599968-46101	$250,000.00
Total:		**$400,989.64**

If approved, construction of the Summit Hollow Storm Sewer Replacement Project will begin on or around October 1, 2026. The construction time for this project is 90 days excluding weather delays with an estimated completion in December 2026.

RECOMMENDATION NO. 1:
Staff recommends the approval of Contract K-2627-30 with EMC Services, LLC in the amount of $351,684.00 for construction of the Summit Hollow Storm Sewer Replacement Project.

RECOMMENDATION NO. 2:
Staff further recommends that, upon approval of Contract K-2627-30, the following bonds be approved:

Performance Bond No. B-2627-28
Statutory Bond No. B-2627-29
Maintenance Bond No. MB-2627-14

RECOMMENDATION NO. 3:
Staff further recommends that, upon approval of Contract K-2627-30, EMC Services, L.L.C., be authorized as Project Agent via Resolution No. R-2627-13.

RECOMMENDATION NO. 4:
Staff further recommends $250,000.00 be transferred from Boyd Street Pipe Replacement FY24 (Project No. DR0036 Acct# 50599968-46101) to Summit Hollow Drainage Rehab (Project No. DR0037 Acct# 50599968-46101).

CONTRACT

THIS CONTRACT made and entered into this_____day of_____, 2026, by and between EMC SERVICES LLC, as Party of the First Part, hereinafter designated as the CONTRACTOR, and the City of Norman, a municipal corporation, hereinafter designated as the CITY, Party of the Second Part.

WITNESSETH

WHEREAS, the CITY has caused to be prepared in accordance with law, specifications, and other bidding documents for the work hereinafter described and has approved and adopted all of said bidding documents, and has caused Notice to Bidders to be given and advertised as required by law, and has received sealed proposals for the furnishing of all labor and materials for the following projects:

BID 2526-28 SUMMIT LAKES STORM SEWER REPLACEMENT

as outlined and set out in the bidding documents and in accordance with the terms and provisions of said CONTRACT; and,

WHEREAS, the CONTRACTOR in response to said Notice to Bidders, has submitted to the CITY in the manner and at the time specified, a sealed proposal in accordance with the terms of this Contract; and,

WHEREAS, the CITY, in the manner provided by law, has publicly opened, examined, and canvassed the proposals submitted and has determined and declared the above-named CONTRACTOR to be the lowest and best Bidder on the above-prepared project, and has duly awarded this CONTRACT to said CONTRACTOR, for the sum named in the proposal, to wit:

(WRITTEN) **THREE HUNDRED FIFTY-ONE THOUSAND SIX HUNDRED EIGHTY-FOUR 00/100** (DOLLARS);

(NUMERALS) (**$ 351,684.00**).

NOW, THEREFORE, for and in consideration of the mutual agreements and covenants herein contained, the parties to this CONTRACT have agreed, and hereby agree, as follows:

l) The CONTRACTOR shall, in a good and first-class, workman-like manner at his own cost and expense, furnish all labor, materials, tools, and equipment required to perform and complete said work in strict accordance with this CONTRACT and the following CONTRACT Documents: The Bid Notice published in the Norman Transcript, the Notice to Bidders, Instructions to Bidders, the Contractor's Bid or Proposal, the Construction Drawings, Specifications, Provisions, and Bonds thereto, all of which documents are on file in the Office of the Purchasing Agent of the City of Norman, and are made a part of this CONTRACT as fully as if the same were set out at length.

2) The CITY shall make payments as stipulated in the contract documents to the CONTRACTOR in the following manner: On or about the first day of each month, the project engineer, or other appropriate person, will make accurate estimates of the value, based on CONTRACT prices, or work done, and materials incorporated in the work and of materials suitably stored at the site thereof during the preceding calendar month. The CONTRACTOR shall furnish to the project engineer, or other appropriate person, such detailed information as he may request to aid him as a guide in the preparation of the monthly estimates.

Each monthly estimate for payment must contain or have attached an affidavit in accordance with the Constitution of the State of Oklahoma, Title 62, Section 310.9.

On completion of the work, but prior to the acceptance thereof by the CITY, it shall be the duty of the project engineer, or other appropriate person, to determine that said work has been completely and fully performed in accordance with said CONTRACT Documents; and upon making such determinations, said official shall make his final certificate to the CITY.

The CONTRACTOR shall furnish proof that all claims and obligations incurred by him in connection with the performance of said work have been fully paid and settled; said information shall be in the form of an affidavit, which shall bear the approval of the surety on the CONTRACT Bonds for payment of the final estimate to the CONTRACTOR; thereupon, the final estimate (including retainages) will be approved and paid.

3) It is further agreed that the CONTRACTOR will commence said work within 10 days following receipt of a NOTICE-TO-PROCEED, and prosecute the same vigorously and continuously. Any suspension of work must be approved by the engineer or the engineer's representative. The contract period is as follows:

SUMMIT LAKES STORM SEWER REPLACEMENT

a. 90 Calendar Days
    i. 90 Calendar Days does not include weather days
        1. Weather days to be determined by the engineer or the streets program manager

Calendar Days does not include weather days
Weather days to be determined by the engineer or streets program manager

4) That the CITY shall pay the CONTRACTOR for the work performed as follows:

a. Payment for unit price items shall be at the unit price bid for actual construction quantities.

b. Construction items specified but not included as bid items shall be considered incidental and shall not be paid for directly, but shall be included in the bid price for any or all of the pay quantities. Should any defective work or materials be discovered or should a reasonable doubt rise as to the quality of any work completed, there will be deducted from the next estimate an amount equal to the value of the defective or questionable work and shall not be paid until the defects are remedied.

And that the CONTRACTOR'S bid is hereby made a part of this Agreement.

5) The amount of retainage with respect to progress payments will be 5%, or as otherwise permitted by applicable law.

6) That the CONTRACTOR will not undertake to furnish any materials or to perform any work not specifically authorized under the terms of this Agreement unless additional materials or work are authorized by written Change Order, executed by the CITY; and that in the event any additional are provided by the CONTRACTOR without such authorization, the CONTRACTOR shall not be entitled to any compensation therefore whatsoever.

7) That if any additional work is performed or additional materials provided by the CONTRACTOR upon authorization by the CITY, the CONTRACTOR shall be compensated therefore at the unit price and as agreed to by both parties in the execution of the Change Order.

8) That the CONTRACTOR shall perform the work and provide the materials strictly in accordance with the specifications as to quality and kind, and all work and materials shall be subject to rejection by the CITY through its authorized representatives for failure to meet such requirements, and in the event of such rejection, the CONTRACTOR shall replace the work and materials without compensation therefore by the CITY.

9) The CONTRACTOR shall complete the work in accordance with the terms of this Agreement. The CONTRACTOR further agrees to pay liquidated damages, as stipulated in the contract document and the General Conditions included in the City of Norman Standard Specifications and Construction Drawings, for each calendar day thereafter.

10) The CONTRACTOR shall furnish surety bonds and certificate of insurance as specified herein which bonds and insurance must be approved by the CITY prior to issuance of the Work Order and commencement of work on the project. The CONTRACTOR shall provide written documentation from the Maintenance Bond Company that all work, including Change Orders, is covered by the Maintenance Bond before final acceptance of the project.

11) IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed, in four (4) duplicate originals, the day and year first above written.

12) To that end, no provision of this CONTRACT or of any such aforementioned document shall be interpreted or given legal effect to create an obligation on the part of the CITY to third persons, including, by way of illustration but not exclusion, sureties upon performance bonds, payment bonds or other bonds, assignees of CONTRACTOR, subcontractors, and persons performing labor, furnishing material or in any other way contributing to or assisting in the performance of the obligations of the CONTRACTOR; nor shall any such provisions be interpreted or given legal effect to afford a defense against any obligation owed or assumed by such third person to the CITY or in any way to restrict the freedom of the third person to the CITY or in any way to restrict the freedom of the CITY to exercise full discretion in its dealing with the Contractor.

13) The sworn, notarized statement below must be signed and notarized before this Contract will become effective.

STATE OF OKLAHOMA)
) ss:
COUNTY OF OKLAHOMA)

SAUL ELIZONDO, of lawful age, being first duly sworn, on oath says that (s)he is the agent authorized by CONTRACTOR to submit the above CONTRACT to the CITY. Affidavit further states that CONTRACTOR has not paid, given or donated or agreed to pay, give, or donate to any officer or employee of the CITY any money or other thing of value, either directly or indirectly, in the procuring of the CONTRACT.

Contractor

Subscribed and sworn to before me this 20th day of August, 2026.

Notary Public

KAITLIN ALBA NOTARY PUBLIC Commission # 19008352 My Commission Expires 08-18-2027 STATE OF OKLAHOMA

Contract No. K-2627-30
Page 3 of 4

IN WITNESS WHEREOF, the said parties of the First and Second Part have hereunto set their hands and seals respectively the 26th day of August 20 26, and the _____ day of _____, 20___.

(Corporate Seal) (where applicable)

Principal

ATTEST:
Authorized Representative
Lucia Martinez
Corporate Secretary (where applicable)

Signed: _____

Title: MANAGING MEMBER

Address 1400 SW 56TH ST OKLAHOMA,

OK 73119

Telephone: 405-605-8131

CITY OF NORMAN:

Approved as to form and legality this 15 day of September 2026.

Elizabeth Muckle
City Attorney

Approved by the Council of the City of Norman, this ____ day of _____, 20___.

ATTEST:

_____ City Clerk

_____ Mayor

CONTRACT AFFIDAVIT

STATE OF OKLAHOMA)
) ss:
COUNTY OF OKLAHOMA)

SAUL ELIZONDO, of lawful age, being first duly sworn, on oath says that (s)he is the Agent authorized by the Firm of EMC SERVICES LLC to submit the above Contract to the City of Norman, Oklahoma.

Affidavit further states that such firm has not paid, given or donated or agreed to pay, give, or donate to any officer or employee of the City of Norman, Oklahoma, any money or other thing of value, either directly or indirectly, in the procuring of the Contract.

Contractor

Subscribed and sworn to before me this 4th day of August, 2026.

KAITLIN ALBA
NOTARY PUBLIC
Commission # 19008352
My Commission Expires 08-18-2027
STATE OF OKLAHOMA

Notary Public

My Commission Expires:

08/18/2027

AFFIDAVIT

State of Oklahoma

County of Oklahoma

As applicable, the undersigned CONTRACTOR, of lawful age, being duly sworn, on oath represents and warrants that it is not included on the Treasurer's list of financial companies that boycott energy companies. Further, Contractor represents and warrants that it currently does not and will not throughout the duration of this Agreement boycott energy companies pursuant to 74 Okla. Stat. § 12001 et. Seq.

Additionally, as applicable, If CONTRACTOR has 10 or more full-time employees during the term of this Agreement, and this Agreement has a value of one hundred thousand dollars ($100,000) or more, CONTRACTOR hereby represents, warrants, and covenants to the City of Norman that, in accordance with and pursuant to 21 O.S. § 1289.31 (i) it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association, and (ii) will not discriminate against a firearm entity or firearm trade association during the term of this Agreement.

EmcServices LLC
Company

By:

Subscribed and sworn to before me this 14th day of September, 2020

Notary Public (or Officer having Power to Administer Oaths)

KAITLIN ALBA NOTARY PUBLIC Commission # 19008352 My Commission Expires 08-18-2021 STATE OF OKLAHOMA

My Commission Expires: August 18th, 2021.

CITY OF NORMAN

MAINTENANCE BOND #RCB0066144

Know all men by these presents that EMC Services, LLC, as Principal, and RLI Insurance Company, a corporation organized under the laws of the State of Illinois, and authorized to transact business in the State of Oklahoma, as SURETY, are held and firmly bound unto THE CITY OF NORMAN, a Municipal Corporation of the State of Oklahoma, herein called CITY, in the sum of **Three Hundred Fifty One Thousand Six Hundred Eighty Four & No/100*** DOLLARS ($ 351,684.00), such sum being equal to the contract price and being in force for a period of one year from the date of the acceptance of the below described improvements by the City Council, and thereafter for the sum of **Eighty Seven Thousand Nine Hundred Twenty One & No/100** DOLLARS ($ 87,921.00), such sum being no less than twenty-five percent (25%) of the contract price and being in force for a period of two years thereafter, for the payment of which sum PRINCIPAL and SURETY bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally.

WHEREAS, the conditions of this obligation are such that the PRINCIPAL, being the lowest and best bidder on the following project:

BID 2526-28 SUMMIT LAKES STORM SEWER REPLACEMENT

has entered into a written CONTRACT (K-2627-30) with the CITY OF NORMAN, dated this _____ day of _____, 20___ for the erection and construction of this PROJECT, that CONTRACT being incorporated herein by references as if fully set forth; and,

WHEREAS, under the ordinances of the CITY the PRINCIPAL is required to furnish to the CITY a maintenance bond covering said construction of this PROJECT, the bond to include the terms and provisions hereinafter set forth, as a condition precedent to final acceptance of the PROJECT.

NOW, THEREFORE, if the PRINCIPAL shall keep and maintain, subject to normal wear and tear, the construction, except for defects not occasioned by improper workmanship, materials, or failure to protect new work until it is accepted, and if the PRINCIPAL shall promptly repair, without notice from the CITY or expense to the CITY any and all defects arising from improper workmanship, materials, or failure to protect new work until it is accepted; all for a period of three (3) years from the date of the written final acceptance by the CITY, then this obligation shall be null and void. The amount of the Maintenance Bond shall be 100 % of the contract amount. Otherwise, this obligation shall remain in full force and effect at all times.

Provided further, however, that upon neglect, failure or refusal of the PRINCIPAL to maintain or make any needed repairs upon the construction on the PROJECT, as set out in the preceding paragraph, within ten (10) days after the mailing of notice to the PRINCIPAL by letter deposited in the United States Post Office at Norman, Oklahoma, addressed to the PRINCIPAL at the address set forth below, then the PRINCIPAL and SURETY shall jointly and severally be liable to the CITY for the cost and expense for making such repair, or otherwise maintaining the said construction.

It is further expressly agreed and understood by the parties hereto that no changes or alterations in said CONTRACT and no deviations from the plan or mode of procedure herein fixed shall have the effect of releasing the sureties, or any of them, from the obligations of this Bond.

IN WITNESS WHEREOF, the said PRINCIPAL has caused these presents to be executed in its name and its corporate seal (where applicable) to be hereunto affixed by its duly authorized representative(s), on the 22nd day of September, 2026, and the SURETY has caused these presents to be executed in its name its corporate seal to be hereunto affixed by its authorized representative(s) on the 22nd day of September, 2026.

(Corporate Seal) (where applicable)

ATTEST:

Lucia Martinez

Corporate Secretary (where applicable)

EMC Services, LLC

Principal Signed: _____

Authorized Representative

Title: Managing Member

Address: 1400 SW 56th St

Okla. City, OK 73119

Telephone: (405)605-8131

(Corporate Seal) (where applicable)

ATTEST: _____

Surety: RLI Insurance Company

Signed: Lisa Sherman

Authorized Representative

Printed: Lisa Sherman

Authorized Representative

Title: Attorney-in-Fact

Address: PO Box 890300, Okla. City OK 73189

Telephone: (405)691-0016

CORPORATE ACKNOWLEDGEMENT

STATE OF Oklahoma)

) ss:

COUNTY OF Oklahoma)

The foregoing instrument was acknowledge before me this 26th day of August, 2026 by Saul Elizondo Managing Member (Name and Title), of emc Services llc a(n) corporation, on behalf of the corporation.

WITNESS my hand and seal this 26th day of August, 2026.

Kaitlin Alba

Notary Public

My Commission Expires: 08-18-2027

KAITLIN ALBA NOTARY PUBLIC Commission # 19008352 My Commission Expires 08-18-2027 STATE OF OKLAHOMA

Maintenance Bond No. MB-2627-14

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF _____)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledge before me this _____ day of _____, 20___, by _____(Name and Title) of _____, a(n) corporation.

WITNESS my hand and seal this _____ day of _____, 20___.

_____
Notary Public

My Commission Expires:
_____

PARTNERSHIP ACKNOWLEDGEMENT

STATE OF _____)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledge before me this _____ day of _____, 20___, by _____(Name and Title)_____ (partner/agent) on behalf of _____, a partnership.

WITNESS my hand and seal this _____ day of _____, 20___.

_____
Notary Public

My Commission Expires:
_____

CITY OF NORMAN

Approved as to form and legality this 15 day of Sept, 20 26

Elizabeth Muckala
_____
City Attorney

Approved by the Council of the City of Norman this _____ day of _____, 20___.

ATTEST:

_____ _____
City Clerk Mayor

PERFORMANCE BOND #RCB0066144

Know all men by these presents, that EMC Services, LLC as PRINCIPAL, and RLI Insurance Company Corporation organized under the laws of the State of Illinois and authorized to transact business in the State of Oklahoma, as SURETY, are held and firmly bound unto THE CITY OF NORMAN, a Municipal Corporation of the State of Oklahoma, herein called CITY, in the sum of **Three Hundred Fifty One Thousand Six Hundred Eighty Four & No/100********** DOLLARS, ($ 351,684.00), for the payment of which sum PRINCIPAL and SURETY bind themselves, their heirs, executors, administrators, successors and assigns jointly and severally.

WHEREAS, the conditions of this obligation are such that the PRINCIPAL, being the lowest and best Bidder on the following PROJECT:

BID 2526-28 SUMMIT LAKES STORM SEWER REPLACEMENT

has entered into a written CONTRACT (K-2627-30) with THE CITY OF NORMAN, dated this _____ day of _____, 20___ for the erection and construction of this PROJECT, that CONTRACT being incorporated herein by reference as if fully set forth.

NOW, THEREFORE, if PRINCIPAL shall, in all particulars, well and truly perform and abide by said CONTRACT and all specifications and covenants thereto; and if the PRINCIPAL shall promptly pay or cause to be paid all indebtedness incurred for labor and materials and repairs to and parts for equipment furnished in the making of this PROJECT, whether incurred by the PRINCIPAL or subcontractors; and if the PRINCIPAL shall protect and hold harmless the CITY from all loss, damage, and expense to life or property suffered or sustained by any person, firm, or corporation caused by PRINCIPAL or his or its agents, servants, or employees in the construction of the PROJECT, or by or in consequence of any negligence, carelessness or misconduct in guarding and protecting the same, or from any act or omission of PRINCIPAL of his or its agents, servants, or employees; and if the PRINCIPAL shall protect and save the CITY harmless from all suits and claims of infringement or alleged infringement or patent rights or processes, then this obligation shall be null and void. Otherwise, this obligation shall remain in full force and effect.

It is further expressly agreed and understood by the parties hereto that no changes or alterations in the CONTRACT and no deviations from the plan or mode of procedure herein fixed shall have the effect of releasing the sureties, or any of them, from the obligations of this Bond.

It is further expressly agreed that the Principal's obligations under this Bond include payment of not less than the prevailing hourly rate of wages as established by the Commissioner of Labor of the State of Oklahoma and by the Secretary of the U.S. Department of Labor or as determined by a court on appeal.

IN WITNESS WHEREOF, the PRINCIPAL has caused these presents to be executed in its name and its corporate seal (where applicable) to be hereunto affixed by its duly authorized representative(s), and the 22nd day of September, 2026 and the SURETY has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its authorized representative(s) on the day of September 22nd, 2026.

(Corporate Seal) (where applicable)

ATTEST:

Lucia Martinez

Corporate Secretary (where applicable)

Principal: EMC Services, LLC

Signed: _____
Authorized Representative

Title: Managing Member

Address: 1400 SW 56th St

Okla. City, OK 73119

Telephone: (405)605-8131

(Corporate Seal) (where applicable)

ATTEST: _____

Surety: RLI Insurance Company

Signed: Lisa Sherman
Authorized Representative

Printed: Lisa Sherman
Authorized Representative

Title: Attorney-in-Fact

Address: PO Box 890300, Okla. City, OK 73189

Telephone: (405)691-0016

CORPORATE ACKNOWLEDGEMENT

STATE OF Oklahoma)
) ss:
COUNTY OF Oklahoma)

The foregoing instrument was acknowledge before me this 20th day of August, 2026 by Saul Elizondo Managing Member (Name and Title), of emc Services LLC, a(n) corporation, on behalf of the corporation.

WITNESS my hand and seal this 20th day of August, 2026.

KAITLIN ALBA NOTARY PUBLIC Commission # 19008352 My Commission Expires 08-18-2027 STATE OF OKLAHOMA

_____
Notary Public

My Commission Expires: 08-18-2027

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF _____)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledge before me this _____ day of _____, 20____, by _____(Name and Title) of _____,
a(n) corporation.

WITNESS my hand and seal this _____ day of _____, 20__.

_____
Notary Public

My Commission Expires:
_____

PARTNERSHIP ACKNOWLEDGEMENT

STATE OF _____)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledge before me this _____ day of _____, 20____, by _____ (Name and Title) _____ (partner/agent) on behalf of _____, a partnership.

WITNESS my hand and seal this _____ day of _____, 20___.

_____
Notary Public

My Commission Expires:
_____

CITY OF NORMAN

Approved as to form and legality this 15 day of Sept, 2026.

Elizabeth A Ludlam
_____
City Attorney

Approved by the Council of the City of Norman this _____ day of _____, 20___.

ATTEST:

_____ _____
City Clerk Mayor

STATUTORY BOND #RCB0066144

Know all men by these presents that EMC Services, LLC as PRINICPAL, and RLI Insurance Company, a corporation organized under the laws of the State of Illinois, and authorized to transact business in the State of Oklahoma, as Surety, are held and firmly bound unto the State of Oklahoma in the sum of ***Three Hundred Fifty One Thousand Six Hundred Eighty Four & No/100********** DOLLARS ($ 351,684.00), or the payment of which sum PRINCIPAL and SURETY bind themselves, their heirs executors, administrators, successors and assigns jointly and severally.

WHEREAS, the conditions of this obligation are such, that the PRINCIPAL, being the lowest and best Bidder on the following PROJECT:

BID 2526-28 SUMMIT LAKES STORM SEWER REPLACEMENT

has entered into a written CONTRACT (K-2627-30) with THE CITY OF NORMAN, dated this _____ day of _____, 20___, for the erection and construction of this PROJECT, that CONTRACT being incorporated herein by reference as if fully set forth.

NOW, THEREFORE, if the PRINCIPAL, shall properly and promptly complete the work on this PROJECT in accordance with the CONTRACT, and shall well and truly pay all indebtedness incurred for labor and materials and repairs to and parts for equipment furnished in the making of the PROJECT, whether incurred by the PRINCIPAL, his subcontractors, or any material men, then this obligation shall be void. Otherwise this obligation shall remain in full force and effect. If debts are not paid within thirty (30) days after the same becomes due and payable, the person, firm, or corporation entitled thereto may sue and recover on this Bond, subject to the provisions of 61 O.S. S2, for the amount so due and unpaid.

It is further expressly agreed and understood by the parties hereto that no changes or alterations in said CONTRACT and no deviations from the plan or mode of procedure herein fixed shall have the effect of releasing the SURETIES, or any of them, from the obligation of this Bond.

It is further expressly agreed that the Principal's obligations under this Bond include payment of not less than the prevailing hourly rate of wages as established by the Commissioner of Labor of the State of Oklahoma and by the Secretary of the U.S. Department of Labor or as determined by a court on appeal.

IN WITNESS WHEREOF, the PRINCIPAL has caused these presents to be executed in its name and its corporate seal (where applicable) to be hereunto affixed by its duly authorized representative(s), on the 22nd day of September, 20 26, and the SURETY has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its authorized representative on the 22nd day of September, 20 26.

(Corporate Seal) (where applicable)

ATTEST

Lucia Martinez

Corporate Secretary (where applicable)

EMC Services, LLC

Principal Signed: _____

Authorized Representative

Title: Managing member

Address: 1400 SW 56th St

Okla. City, OK 73119

Telephone: (405)605-8131

Statutory Bond No. B-2627-29

Page 1 of 3

(Corporate Seal) (where applicable)

ATTEST:

Surety: RLI Insurance Company

Signed: Lisa Sherman
Authorized Representative

Printed: _____
Authorized Representative

Title: Attorney-in-Fact

Address: PO Box 890300, Okla. City, OK 73189

Telephone: (405)691-0016

CORPORATE ACKNOWLEDGEMENT

STATE OF Oklahoma)
) ss:
COUNTY OF Oklahoma)

The foregoing instrument was acknowledge before me this 26th day of August, 2020 by Saul Elizondo managing member (Name and Title), of EMC Services LLC, a(n) corporation, on behalf of the corporation.

WITNESS my hand and seal this 26th day of August, 2020.

KAITLIN ALBA NOTARY PUBLIC Commission # 19008352 My Commission Expires 08-18-2021 STATE OF OKLAHOMA

Notary Public

My Commission Expires:
_____

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF _____)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledge before me this _____ day of _____, 20___, by _____(Name and Title) of _____, a(n) corporation.

WITNESS my hand and seal this _____ day of _____, 20___.

_____
Notary Public

My Commission Expires:
_____

Statutory Bond No. B-2627-29
Page 2 of 3

PARTNERSHIP ACKNOWLEDGEMENT

STATE OF _____)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledge before me this _____ day of _____, 20___, by _____ (Name and Title) _____ (partner/agent) on behalf of _____, a partnership.

WITNESS my hand and seal this _____ day of _____, 20___.

_____
Notary Public

My Commission Expires:

_____

CITY OF NORMAN

Approved as to form and legality this 15 day of Sept, 2026.

Elizabeth L Jackson
City Attorney

Approved by the Council of the City of Norman this _____ day of _____, 20___.

ATTEST:

_____ _____
City Clerk Mayor

POWER OF ATTORNEY

RLI Insurance Company
Contractors Bonding and Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, each an Illinois corporation, (separately and together, the "Company") do hereby make, constitute and appoint:

W.M. McNeill, Cody McNeill, Lisa Sherman, Wendy Hollen, John Rogers, Kyle D. Reser, Susanne Cusimano, jointly or severally

in the City of Oklahoma City, State of Oklahoma its true and lawful Agent(s) and Attorney(s) in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds and undertakings in an amount not to exceed **Twenty Five Million** Dollars (**$25,000,000.00**) for any single obligation.

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

RLI Insurance Company and/or **Contractors Bonding and Insurance Company**, as applicable, have each further certified that the following is a true and exact copy of a Resolution adopted by the Board of Directors of each such corporation, and is now in force, to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, as applicable, have caused these presents to be executed by its respective Sr. Vice President with its corporate seal affixed this 3rd day of October, 2025.

CONTRACTORS BONDING AND INSURANCE COMPANY CORPORATE SEAL ILLINOIS

RLI INSURANCE COMPANY CORPORATE SEAL ILLINOIS

RLI Insurance Company
Contractors Bonding and Insurance Company

By: _____
Eric Raudins — Sr. Vice President

State of Ohio
County of Cuyahoga } SS

On this 3rd day of October, 2025, before me, a Notary Public, personally appeared Eric Raudins, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

By: _____
Jill A. Scott — Notary Public

NOTARIAL SEAL STATE OF OHIO
JILL A. SCOTT
Notary Public, State of Ohio
My Commission Expires
September 22, 2030

CERTIFICATE

I, the undersigned officer of **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** this 22nd day of September, 2026.

RLI Insurance Company
Contractors Bonding and Insurance Company

By: _____
Christina Dean — Corporate Secretary

AFFIDAVIT

State of Oklahoma

County of Oklahoma

As applicable, the undersigned CONTRACTOR, of lawful age, being duly sworn, on oath represents and warrants that it is not included on the Treasurer's list of financial companies that boycott energy companies. Further, Contractor represents and warrants that it currently does not and will not throughout the duration of this Agreement boycott energy companies pursuant to 74 Okla. Stat. § 12001 et. Seq.

Additionally, as applicable, If CONTRACTOR has 10 or more full-time employees during the term of this Agreement, and this Agreement has a value of one hundred thousand dollars ($100,000) or more, CONTRACTOR hereby represents, warrants, and covenants to the City of Norman that, in accordance with and pursuant to 21 O.S. § 1289.31 (i) it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association, and (ii) will not discriminate against a firearm entity or firearm trade association during the term of this Agreement.

EmcServices LLC
Company

By:

Subscribed and sworn to before me this 14th day of September, 2020

Notary Public (or Officer having Power to Administer Oaths)

KAITLIN ALBA
NOTARY PUBLIC
Commission # 19008352
My Commission Expires 08-18-2021
STATE OF OKLAHOMA

My Commission Expires: August 18th, 2021.

Resolution

R-2627-13

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AUTHORIZING AND APPOINTING EMC SERVICES, L.L.C., AS PROJECT AGENT FOR THE SUMMIT HOLLOW STORM SEWER REPLACEMENT PROJECT, FOR THE CITY OF NORMAN.

§ 1. WHEREAS, the City of Norman, Oklahoma, does hereby acknowledge that the tax-exempt status of this political subdivision is a significant factor in determining the agreed contract price bid by EMC Services, L.L.C., for the Summit Hollow Storm Sewer Replacement Project; and

§ 2. WHEREAS, the City of Norman, Oklahoma, in compliance with State law, desires to confer on EMC Services, L.L.C., its special State and Federal sales tax exemptions and in order to achieve such end, finds it necessary to appoint as its direct purchasing agent, EMC Services, L.L.C., to purchase materials which are in fact used for the Summit Hollow Storm Sewer Replacement Project; and

§ 3. WHEREAS, this limited agent status is conferred with the express understanding that EMC Services, L.L.C., shall appoint employees and subcontractors as sub-agents who shall be authorized to make purchases on their behalf.

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

§ 4. That the City of Norman, Oklahoma, on the 22nd day of September, 2026, did appoint EMC Services, L.L.C., who is involved with the Summit Hollow Storm Sewer Replacement Project, an agent of the City of Norman, Oklahoma, solely for the purpose of purchasing, on a tax-exempt basis, materials and tangible personal property to be used exclusively for the Summit Hollow Storm Sewer Replacement Project.

PASSED AND ADOPTED THIS 22ND DAY OF SEPTEMBER 2026.

_____
Mayor, Stephen T. Holman

ATTEST:

_____
City Clerk



Summit Hollow Dr

N
W E
S

The City of Norman assumes no responsibility for errors or omissions in the information presented.

1 inch = 10

File Attachments for Item:

24. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CONTRACT K-2627-34: BY AND BETWEEN THE CITY OF NORMAN AND THE SOONER THEATRE OF NORMAN, INC., LOCATED AT 101 EAST MAIN STREET, FOR THE USE OF THE SOONER THEATRE FOR AN INITIAL ONE (1) YEAR TERM WITH AN OPTION OF FIVE (5) FIVE (5) YEAR RENEWAL TERMS FOR A MAXIMUM TERM OF TWENTY-FIVE (25) YEARS FROM THE INITIAL TERM.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 9/22/2026

REQUESTER: Jason Olsen, Parks and Recreation Director

PRESENTER: Jason Olsen, Parks and Recreation Director

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CONTRACT K-2627-34: BY AND BETWEEN THE CITY OF NORMAN AND THE SOONER THEATRE OF NORMAN, INC., LOCATED AT 101 EAST MAIN STREET, FOR THE USE OF THE SOONER THEATRE FOR AN INITIAL ONE (1) YEAR TERM WITH AN OPTION OF FIVE (5) FIVE (5) YEAR RENEWAL TERMS FOR A MAXIMUM TERM OF TWENTY-FIVE (25) YEARS FROM THE INITIAL TERM.

BACKGROUND:

The Sooner Theatre of Norman, Inc. has served the Norman community for decades by providing cultural programming, theatrical performances, arts education, and public events within the historic Sooner Theatre building located at 101 East Main Street. The facility has long been recognized by the community as a cultural landmark and a hub for performing arts.

The current lease agreement governing the use of the building (Contract K-8384-50) was executed on July 3, 1984, and is now outdated in both structure and operational expectations. A new lease agreement has been prepared to modernize terms, clarify responsibilities, and support long-term cultural programming in Downtown Norman.

DISCUSSION:

The proposed lease agreement establishes updated terms for the City's continued partnership with the Sooner Theatre of Norman, Inc., a nonprofit organization dedicated to cultural enrichment and arts programming. The structure and provisions parallel those of prior community cultural center leases, including Contract K-2627-25 for the Firehouse Art Center, ensuring consistency across Parks & Recreation-managed facilities.

Key Provisions Include:

Term
The lease commences upon Council approval and continues until June 30, 2027, with automatic five-year renewals for up to twenty-five (25) years unless terminated under the conditions outlined.

Rent
The Lessee will pay One Dollar ($1.00) per year and provide additional community benefit through programming and cultural services, reflecting the City's ongoing commitment to supporting performing arts.

Uses
The property is leased for (1) preservation and maintenance of the building as a historic landmark, and (2) operation of cultural, entertainment, educational, or public service events benefiting the Norman community.

Operations
The Sooner Theatre is responsible for management, custodial care, staffing, programming, and procurement of all necessary equipment. The Lessee may request City funding assistance through annual budget requests and separate funding agreements.

Supportive Funding
Funding assistance may be allocated through the Parks & Recreation Board's annual process, consistent with other Community and Cultural Centers. Funding amount(s) will be determined annually based on submitted proposals and available budget pools.

Utilities
The Lessee is responsible for all utility costs associated with the operation of the Sooner Theatre.

Maintenance and Repairs
– The City will maintain structural elements, mechanical systems, electrical systems, plumbing, fire/security alarms, and provide pest control and landscaping.
– The Lessee is responsible for routine upkeep and emergency repairs costing under $500, including damage caused through operations.
– Requests for City maintenance must be submitted in writing; a response will occur within ten days.

Alterations and Improvements
Any alterations require prior written approval from the City. The City must supervise all improvements to ensure historical preservation standards.

Reporting and Transparency
The Lessee must provide annual reports, including a narrative of activities, mission/goals,

financials, expenditure details, bylaws, board membership, fee schedules, and applicable tax or audit documents. The organization must comply with the Oklahoma Open Records Act.

Termination:
The agreement includes termination for cause (with a cure period), termination for convenience with notice, and nonrenewal provisions, along with requirements to return the property in substantially the same condition as received.

Other Provisions:
Insurance obligations, indemnification, nondiscrimination, compliance with laws, ex-officio City representation on the board, and other general administrative provisions are included to ensure accountability and public stewardship.

This lease ensures the Sooner Theatre remains a vibrant community asset, provides clarity on operational responsibilities, and maintains transparency and accountability for public funding and facility use. Approval of this agreement will support the ongoing delivery of performing arts and cultural programming in Norman.

RECOMMENDATION:

It is recommended that the City Council approve Contract K-2627-34 with Sooner Theatre, Inc., for the use of the Sooner Theatre for the Parks and Recreation Department.

LEASE AGREEMENT

This Lease Agreement made and entered into this 1 day of July, 2026 (the "Effective Date"), by and between the City of Norman, Oklahoma, a municipal corporation, hereinafter called the "Lessor," and the Sooner Theatre of Norman, Inc., an Oklahoma non-profit corporation, hereinafter called the "Lessee."

W I T N E S S E T H:

WHEREAS, Lessor is the owner of property and improvements located at 101 East Main Street, Norman, Cleveland County, Oklahoma, hereinafter called the "Property," which it has agreed to lease to Lessee for the term, uses and purposes and in accordance with all of the provisions hereof; and

WHEREAS, Lessee has agreed to lease from Lessor the Property for the term, uses and purposes and in accordance with all the provisions hereof; and

WHEREAS, the Parties hereto desire to replace the current lease agreement (Contract K-8384-50) executed on July 3, 1984, with this Lease Agreement, thereby making such former Contract K-8384-50 null and void.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties hereto agree as follows:

PROPERTY COVERED BY THIS LEASE

The Property, of which Lessor is the owner, covered by this lease is 101 East Main Street, Norman, Cleveland County, Oklahoma, which contains the building known as the Sooner Theatre.

TERM

The Initial Term of this Agreement shall commence on the Effective Date and be effective until June 30, 2027. Thereafter, this Agreement shall renew automatically on July 1, 2027, for a five (5) year term, unless terminated pursuant to the provisions set forth herein (the "First Renewal Term"). Following expiration of the First Renewal Term, this Agreement shall renew automatically for an additional four (4) separate, consecutive five (5) year terms (each a "Renewal Term"), unless terminated pursuant to the provisions set forth herein, for a maximum contract term of twenty (25) years from July 1, 2027.

USES

The Property is let to Lessee by Lessor for the purpose of: 1) preserving and maintaining the Property as a historic landmark, and 2) providing a public place for the holding of events promoting culture, entertainment, education or public service of interest and benefit to the community.

RENT

In consideration of the use, occupancy and possession of the Property by Lessee, Lessee agrees to pay and Lessor agrees to accept in the sum of One Dollar ($1.00) and other valuable consideration per year, payable in advance of or on July 1, 2026, and on a like day each successive year thereafter.

Any change and any expansion of the Property must be approved in advance in writing by Lessor.

OPERATIONS

Lessee shall be solely responsible for the conduct and management of the Sooner Theatre within the Property and shall furnish all equipment, tools and supplies necessary for the proper conduct of the events and activities at the Sooner Theatre, at its sole expense. Lessee shall employ a qualified person as the director of the Sooner Theater to advise and assist in the arrangement of events at the Sooner Theatre. Lessee is permitted to charge and collect fees associated with the provision of events and activities at the Sooner Theatre. Lessee shall be responsible for all custodial care of the building. Nothing in this provision shall be construed to prevent Lessee from requesting City funds to assist in the conduct of its activities.

Lessor may provide funding assistance to Lessee for the operation of the Sooner Theatre in accordance with annual budget requests submitted to the Council of the City of Norman, with any such Council approved funding assistance to be provided through separate Funding Disbursement Agreements.

SUPPORTIVE FUNDING

Lessor shall disperse supportive funding to Lessee to be used solely for the operational costs, which may include costs of utilities, of the Sooner Theatre. Such operational costs shall be the items specifically described in the written proposal for supportive funding, and Lessee agrees any supportive funding received shall be used only for such purposes. Any supportive funding not used for such operational costs will be subject to return to the City. The amount of supportive funding shall be determined by the Board of Park's Commissioners (the "Board") at their regularly scheduled meeting in September of each year. Lessee shall deliver a written proposal to the Board, no later than August 30 of the respective supportive funding year, demonstrating the extent of the need for financial support for the operational costs of the upcoming year. The Board will allocate supportive funding to Lessee from the Lessor's designated pool of funding designed to support all of Lessor's Community and Cultural Centers. Lessor shall disperse the allocated amount of supportive funding on or before October 31 of the respective supportive funding year.

UTILITIES

Lessee shall be solely responsible for all utility costs, including but not limited to, water, sewer, trash, electricity, natural gas, and telephone and internet during the Term of this Agreement.

REPAIRS AND MAINTENANCE

(a) *Lessor's obligations.* Lessor shall provide or arrange for the provision of electrical, heating, ventilating, and air conditioning systems maintenance. At all times, Lessor, or its agents, contractors, or other designee, will maintain, operate, and keep in good repair and working order (i) all structural elements (such as exterior walls, load bearing elements, foundations, roofs, and structural columns or floors) of the Property, (ii) all mechanical, electrical, and plumbing systems that serve the Property, and (iii) fire and security alarms. Lessor shall also provide pest control and landscaping services for the Property. Lessor shall respond to written requests for maintenance by Lessee within ten (10) days of such request with an expected timeline for requested maintenance work.

(b) *Lessee's obligations.* Except for maintenance as provided in Section (a) above, Lessee shall be obligated, without cost to Lessor, to maintain the Property and fixtures in good appearance, repair, and safe condition consistent with good business practices, industry standards, and in accordance with all applicable laws, rules, and regulations. All injury, breakage, or damage to the Property caused by any negligent or willful act or omission of Lessee or its agents, employees, officers, contractors, licensees, or invitees shall be repaired or replaced at Lessee's expense. Lessee shall also be responsible for any emergency repairs that arise outside of business hours where the cost of such repair is estimated to be Five Hundred Dollars ($500.00) or less.

If Lessor determines that any maintenance of the Property for which Lessee is responsible is not satisfactory, Lessor shall so notify the Lessee in writing. If said maintenance is not performed within fifteen (15) days after receipt of the written notice, Lessor shall have the right to perform the maintenance and Lessee agrees to reimburse Lessor within thirty (30) days for the associated costs.

Lessee shall provide oral and written notice to Lessor upon discovery of any hazardous or dangerous or potentially hazardous or potentially dangerous condition(s) in the Property. Any hazardous or potentially hazardous condition in the Property caused by Lessee shall be fixed, removed, and/or disposed of immediately by Lessee, its agents, contractors, or other designee.

ALTERATIONS AND IMPROVEMENTS

Lessee shall not install, erect, change, alter, or make any improvements or alterations to the Property without the prior written consent of Lessor. Any improvements or alterations must be performed by Lessor or by persons approved by Lessor in writing prior to the improvements, alterations or changes to the Property, and such improvements, alterations or changes shall be supervised by Lessor to ensure the historical integrity of the Property is maintained.

LESSOR'S RIGHTS

Lessor, or its agents, shall have the right to enter the leased premises at any time and from time to time to examine the same or to make alterations and repairs, or for any purpose which it may deem

necessary for the operation or maintenance of the building. Lessor shall provide ten (10) days' notice to Lessee prior to performing any alterations, repairs or associated maintenance, except in the event of an emergency requiring immediate access. If Lessor deems closure is warranted and necessary to perform such maintenance or repair operations, Lessor shall coordinate such closure with Lessee to ensure minimal impact to Lessee's operations while still responsibly and efficiently maintaining the Property. Lessor specifically retains the right to use or lease the Property in any way it desires which will not unreasonably interfere with Lessee's use of the Property, subject to mutual agreement of the parties, with Lessee's agreement not to be unreasonably withheld.

Lessee agrees that the Lessor's Director, or their designee, shall be an ex-officio member of the Lessee's Board of Directors. The Director, or their designee, shall be notified of any Board of Director meetings and shall receive a schedule of any pre-set Board of Director meetings for the calendar year within forty-five (45) days of the start of each calendar year.

INDEMNIFICATION

Lessee agrees to indemnify and hold harmless the Lessor, its officers, agents and employees from and against all liability for injuries or death to persons, legal expense or damage to property caused by Lessee's, its agents or employees management and operation of the Sooner Theatre; provided, however, that Lessee shall not be liable for injury, damage or loss occasioned by the sole negligence of the Lessor, its agents or employees. Lessee shall indemnify and hold harmless the Lessor, its officers, agents and employees from and against all claims, damages, suits, expenses, liability or proceedings of any kind whatsoever, including, without limitation, Worker's Compensation claims of or by anyone whomever, in any way resulting from, or arising out of, Lessee's acts, omissions or operations under or in connection with this Agreement or management and operation of the Sooner Theatre. It is understood that this indemnity and hold harmless provision is not limited by the insurance required under this Agreement.

NOTWITHSTANDING ANYTHING TO THE CONTRARY SET FORTH IN THIS LEASE, NEITHER PARTY SHALL BE LIABLE FOR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL LOSSES OR DAMAGES, FOR LOST REVENUES OR LOST PROFITS, OR FOR ANY OTHER SPECIAL, INCIDENTAL, PUNITIVE, EXEMPLARY OR SIMILAR DAMAGES, IN EACH CASE ARISING OUT OF, RELATING TO OR RESULTING FROM (A) AN ACTUAL OR ALLEGED DEFAULT OR BREACH OF THIS LEASE, (B) THE OBLIGATIONS CONTEMPLATED UNDER THIS LEASE OR (C) THE RELATIONSHIP OF THE PARTIES HEREUNDER, IN EACH CASE EVEN IF A PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND EACH PARTY HEREBY EXPRESSLY, IRREVOCABLY AND UNCONDITIONALLY RELEASES THE OTHER PARTY THEREFROM.

INSURANCE

The Lessee shall, at its own expense, keep in force insurance of the following types, naming the Lessor as co-insured, and in not less than the following amounts, issued by a company or

companies licensed to do business in Oklahoma and is of sound and adequate financial responsibility, against all liabilities arising out of or in connection with the Lessee's use of the Property, except when caused by the Lessor's sole negligence or that of its agents or employees, and shall furnish to the Lessor certificates evidencing such insurance subject to the limitations in respect to the Lessor's sole negligence and the Lessee shall furnish a certificate to the effect that such insurance shall not be changed or cancelled without ten (10) days' prior notice to the Lessor, said notice shall be written and shall be given by the Lessee, to wit:

(a) Worker's Compensation Insurance as prescribed by State Statute, if applicable.

(b) Provide liability insurance for both personal injury and property damage in limits prescribed by the Oklahoma Tort Claims Act (51 O.S. § 151 et seq.) and subsequent revisions thereto.

RECORDKEEPING AND REPORTING

Lessee shall supply an annual report to Lessor's Director and the Council of the City of Norman, through the Board of Parks Commissioners, no later than the first day of August of each contract term. The annual report shall include:

(a) A narrative of the previous year's activity;
(b) Lessee's mission statement and goals;
(c) Lessee's beginning and ending fund balance;
(d) Lessee's budget, which shall include revenue, maintenance, operating, and capital costs;
(e) A detailed record of the previous year's expenditures, specifically highlighting how the supportive funding under this Agreement was utilized;
(f) Lessee's current record of board members and officers, including those who can authorize expenditures;
(g) Either an audit or tax documents for the previous year;
(h) A copy of Lessee's Bylaws; and
(i) Lessee's price schedule for the Sooner Theatre, including but not limited to, admission fees, class and program fees, and rental fees.

Lessee acknowledges that Lessor is subject to the Oklahoma Open Records Act, 51 O.S. 24A.1 et seq, as amended from time to time. Lessee agrees to comply and abide by the Oklahoma Open Records Act and shall submit copies of its agendas for and minutes from its meetings to Lessor within a reasonable time following posting or completion of such documents.

All detailed records associated with the operation and management of the Sooner Theatre shall be made available for review within ten (10) days by Lessee upon request from Lessor. Lessee agrees to maintain all financial records associated with the operation and management of the Sooner Theatre for a period of seven (7) years. These financial records shall be maintained in such detail as to account for gross receipts and expenditures for all significant operational activity.

TERMINATION

For Cause: This Agreement may be terminated by either party, upon written notice, in the event of substantial failure by the other party to perform in accordance with its material duties or obligations under this Agreement. The defaulting party shall have sixty (60) days after written notice is given, specifying the event of default under the Agreement, to cure the default. If the default is not cured to the complete satisfaction of the non-defaulting party, such party may terminate the Agreement.

For Convenience: Lessor may terminate this Agreement for any reason upon 150 days' written notice to Lessee. If the Lessor is cancelling this Agreement prior to the proposed effective date of cancellation, the Lessee shall be afforded a hearing before the Board of Park Commissioners, if requested in writing. The results of such hearing shall not be binding on the Lessor as constituting a limitation upon its power to cancel this Agreement.

Notice of non-renewal: Either party may terminate the continuation of this Agreement by providing written notice of its intention not to renew the Agreement at least ninety (90) days prior to the expiration (June 30) of the then current agreement year.

Upon the expiration or termination of this Lease Agreement, Lessee shall return the Property to Lessor in substantially the same condition as existed at the commencement of the lease term, reasonable wear and tear excepted. Lessee shall remove all of its personal equipment, property and other effects therefrom within forty-five business days (45) days from the expiration or termination of this Agreement, during which Lessor will provide Lessee with reasonable access to the Property for such purpose. In the event Lessee does not remove all of its personal effects within such timeline, Lessor may take possession of such items and utilize or dispose of them in Lessor's sole discretion without any liability to Lessee.

NOTICE

Any notice, demand, or other communication under this Agreement shall be sufficiently given or delivered when it is delivered personally, or within three (3) business days after it is deposited in the United States mail, registered or certified mail, postage prepaid, return receipt requested, to:

Lessor: Director of Parks and Recreation
225 N. Webster Ave.
Norman, OK 73070

Lessee: The Sooner Theatre of Norman, Inc., President
101 E. Main St.
Norman, OK 73069

Nothing contained in this Article shall be construed to restrict the transmission of routine communications between representatives of the parties hereto.

MISCELLANEOUS

(a) *Counterparts:* This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute the same instrument.

(b) *Severability:* If any provision of this Agreement is determined to be unenforceable, invalid, or illegal, then the enforceability, validity, and legality of the remaining provisions will not in any way be affected or impaired, and such provision will be deemed to be restated to reflect the original intentions of the parties as nearly as possible in accordance with applicable law.

(c) *Entire Agreement; Amendments:* This Agreement constitutes the entire agreement among the parties hereto and may not be amended or modified, except in writing, signed by each of the parties hereto.

(d) *Governing Law; Venue:* This Agreement shall be governed and construed in accordance with the laws of the United States of America and the State of Oklahoma. The venue for any action under this Agreement shall be in the District Court of Cleveland County, Oklahoma, or the United States District Court for the Western District of Oklahoma. The parties agree to submit to the subject matter and personal jurisdiction of said court.

(e) *Force Majeure:* Neither party shall be responsible nor liable for any delays or failures in performance from any cause beyond its reasonable control, including, but not limited to acts of God, changes to law or regulations, embargoes, war, terrorist acts, acts or omissions of a third party, riots, fires, earthquakes, floods, power blackouts, strikes, or weather events.

(f) Binding Effect: All the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto.

(g) Compliance with Laws: Lessee shall be responsible for complying with all applicable federal, state, and local laws, rules, and regulations.

(h) *Assignment and Sublease:* This Agreement shall not be assigned nor sublet by Lessee without the prior written consent of Lessor.

(i) *Authority:* Each party hereto has the legal right, power and authority to enter into this Agreement. Each party's execution, delivery and performance of this Agreement has been duly authorized, and no other action is requisite to the valid and binding execution, delivery and performance of this Agreement, except as expressly set forth herein

(j) *Nondiscrimination:* Lessee agrees that it will not discriminate on the basis of race, color, religion, ancestry, national origin, age, place of birth, disability, sex, sexual orientation, gender identity or expression, familial status, or marital status, including marriage to a person of the same sex.

(k) *Non-waiver:* No failure on the part of either party to exercise, and no delay in exercising, any right hereunder shall operate as a waiver thereof; nor shall any single or partial exercise by either party of any right hereunder preclude any other or future exercise thereof or the exercise of any other right. The remedies herein provided are cumulative and not exclusive of any remedy available to either party at law or in equity.

(l) The provisions of this Lease Agreement shall supersede all former leases and agreements between the parties hereto, except for the most recent Funding Disbursement Agreement (K-2425-82).

In Witness Whereof, the parties hereunto set their hands and seals the date first above written. The parties agree that they may conduct the transaction by electronic means and hereby state that an electronic signature is valid and shall have the same force and effect as an original signature.

LESSEE: THE SOONER THEATRE OF NORMAN, INC.

BY: _____
~~President~~ Executive Director

ATTEST:

_____
Secretary

LESSOR: CITY OF NORMAN

APPROVED this _____ day of _____, 2026 by the Norman City Council.

BY: _____
Mayor

ATTEST:

_____
City Clerk

Approved as to form and legality this 16 day of September, 2026.

_____
City Attorney

From: Anne Cape anne.cape@mcafeetaft.com
Subject: Sooner Theatre Lease Execution Authorization
Date: Sep 3, 2026 at 4:43:23 PM
To: Jennifer Baker jennifer.baker@soonertheatre.com, nancy@soonertheatre.com
Cc: j.lessley01@gmail.com

I, Anne Cape as President of the board of the Directors of the Sooner Theatre of Norman, Inc. (the "Company") attest that the Company's execution, delivery and performance of the Lease Agreement by and between the Company and the City of Norman, Oklahoma (the "Lease") and taking of any other actions necessary to effectuate the transactions contemplated by the Lease is authorized and approved.

Jennifer Baker, as Executive Director of the Company (the "Authorized Person") is hereby authorized, empowered, and directed to execute, certify, verify, acknowledge, and deliver the Lease and any other such documents and to take or cause to be taken any action on behalf of the Company that in such Authorized Person's judgment may be necessary to carry out the intent of these resolutions including, without limitation, any such document related to the Lease, in each such case, in such form and with such terms and with such additions, modifications and deletions as such Authorized Person deems advisable, with the approval of such form, terms, additions, modifications and deletions by him to be conclusively evidenced by his execution thereof and such execution to be conclusive evidence that the same shall have been authorized and approved by the Company in every respect.

Anne Cape
Attorney
(405) 552-2250 phone
(405) 235-0439 fax
8th Floor, Two Leadership Square
211 N Robinson Ave
Oklahoma City, Oklahoma 73102
anne.cape@mcafeetaft.com
www.mcafeetaft.com

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File Attachments for Item:

25. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2627-49: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND HALLBROOKE DEVELOPMENT GROUP ONE, L.L.C., IN THE AMOUNT OF $9,897.00 FOR THE PURCHASE OF ROADWAY RIGHT OF WAY PARCEL 1 FOR THE 36TH AVENUE NW (PHASE 3) WIDENING 2019 BOND PROJECT FROM INDIAN HILLS ROAD TO MOORE CITY LIMITS AND OF A WARRANTY DEED CONVEYING THE PROPERTY SUBJECT TO K-2627-49.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 09/22/2026

REQUESTER: Paul D'Andrea, Capital Projects Engineer

PRESENTER: Scott Sturtz, Public Works Director

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2627-49: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND HALLBROOKE DEVELOPMENT GROUP ONE, L.L.C., IN THE AMOUNT OF $9,897.00 FOR THE PURCHASE OF ROADWAY RIGHT OF WAY PARCEL 1 FOR THE 36TH AVENUE NW (PHASE 3) WIDENING 2019 BOND PROJECT FROM INDIAN HILLS ROAD TO MOORE CITY LIMITS AND OF A WARRANTY DEED CONVEYING THE PROPERTY SUBJECT TO K-2627-49.

BACKGROUND:

On November 10, 2015, the Norman City Council approved programming Resolution No. R-1516-42 requesting federal funds to widen 36th Avenue NW (Phase 3), from Indian Hills Road to Moore City Limits. This Resolution states the City's commitment to adhere to the terms and conditions of a federally funded project. Through the Association of Central Oklahoma Governments (ACOG), the Oklahoma Department of Transportation (ODOT) agrees to provide 80% of the cost of construction with a 20% matching share from the City of Norman. The construction cost of this project is estimated to be $3.4 million. In order to receive the federal funding, the City of Norman is required to enter into an agreement with ODOT to complete the design, acquire all rights-of-way, and relocate existing utilities/encroachments at City's cost.

On April 2, 2019, the citizens of Norman voted in favor of a $72 million transportation bond issue, which includes nineteen (19) projects. With the anticipated $67 million in federal dollars being leveraged for these projects, approximately $139 million is budgeted for the nineteen (19) projects. Please see the attached project list and map showing the approved projects.

On August 19, 2019, City staff advertised Request for Proposal RFP 1920-16 to solicit Consulting Engineering Services for the fourteen (14) bond projects still requiring design. This RFP was written to select a group of approximately five (5) consultants to complete the design on the remaining 2019 Transportation Bond Projects that will be completed over the next ten (10) years. Twenty-two (22) proposals were received by the 4:00 pm deadline on September 12, 2019. The selection committee consisting of three (3) City staff (Scott Sturtz- City Engineer, Tim Miles-Capital Projects Engineer and Paul D'Andrea- Capital Projects Engineer) and two (2) citizens (Luis Malave- ODOT Purcell Resident Engineer and Brent Everett- OU Assistant

Director of Architectural & Engineering Services) shortlisted nine (9) consultant teams for interviews held on October 2, 2019. The five (5) consultant teams selected after interviews to complete the design on these projects are:

- Cabbiness Engineering, Norman
- Cowan Group, Oklahoma City
- Freese and Nichols, Oklahoma City
- MacArthur Associated Consultants, Oklahoma City
- Olsson Associates, Oklahoma City

These consultants will be assigned the various projects by City staff based on capacity, performance on their current projects and capabilities of their firm to complete a specific project.

On September 28, 2021, City Council awarded contract K-2122-58 to Olsson for the design of the 36th Avenue NW (Phase 3 Widening 2019 Bond Project-Indian Hills Road to Moore City Limits.

On October 28, 2025, Council approved Work Order No. PW1 to On-call Contract No. K-2526-82 with Poe and Associates, for right of way acquisition services for the 36th Avenue NW (Phase 3) project.

DISCUSSION:

The 36th Avenue NW (Phase 3) Widening Project-Indian Hills to Moore City limits is the last segment of 36th Avenue NW that still requires right of way to begin construction. The City of Norman in conjunction with the City of Moore, was awarded a $25,000,000 Safe Streets for All federal grant for construction of this project and the two 2012 Bond projects located immediately south of this project between Tecumseh Road and Indian Hills Road, as well as Telephone Road between the Moore city limits and 34th Street in Moore.

The design for 36th Avenue NW (Phase 3) requires two remaining parcels to be purchased to allow for the construction of the roadway and utility relocations for the project. Poe and Associates has provided appraisals for each parcel and has helped the City prepare offer letters to the owners.

The City acquired easements from this same owner, Hallbrooke Development Group One, L.L.C. (“Hallbrooke”) from a parcel in close proximity during the acquisition stage for Phase II of the 36th Avenue Bond Project. That acquisition proceeded to formal eminent domain proceedings in Cleveland County District Court and was resolved through court filings as well as voluntary settlement documentation. With that history in mind, similar discussions were had with Hallbrooke regarding the current acquisition and an amicable settlement and full resolution of all potential acquisition, recoupment, and property claims was reached and is now ready to be presented to City Council for consideration and potential approval.

The property subject to this acquisition is uniquely zoned PL- Parkland with Floodplain Hazard District overlay. For this 9,897 SF parcel, the parties reached an agreed settlement amount of $1/SF, which is in line with appraisals and applicable values. The agreement provides for a full release by both parties of all potential claims and requires that the acquisitions be accomplished by Warranty Deed. The signed warranty deed is also presented to City Council jointly within this same item for review and approval. Both K-2627-49 and the Hallbrooke Warranty Deed must

be approved and accepted in order to fully implement the settlement negotiated between the parties. If both are accepted/approved, the approved amount of $9,897.00 will be remitted to Hallbrooke and the Warranty Deed will be filed of record in Cleveland County, State of Oklahoma.

This item is for acceptance of agreement K-2627-49 in the amount of $9,897.00, with Hallbrooke Development Group One, L.L.C., for the purchase of Parcel 1 as well as the accompanying Warranty Deed from Hallbrooke for the described Property.

Funds are available within the project Land Account (BP0425, Acct. No. 50592019-46001).

RECOMMENDATION:

Staff recommends approval of Contract K-2627-49 between the City of Norman and Hallbrooke Development Group One, L.L.C., for the purchase of Parcel 1 for the 36th Avenue (Phase 3) Widening Project-Indian Hills Road to Moore City Limits in the amount of $9,897.00 as well as acceptance of the Hallbrooke Warranty Deed.

Reviewed by: Tim Miles, City Engineer
Scott Sturtz, Director of Public Works
Kim Coffman, Chief Accountant
Clint Mercer, Director of Finance
Jane Hudson, Dir. of Planning and Comm. Development
Rick Knighton, City Attorney
Darrel Pyle, City Manager

AGREEMENT REGARDING RIGHT-OF-WAY ACQUISITION AND SETTLEMENT OF ALL CLAIMS

THIS AGREEMENT is made and entered into this _____ day of _____, 2026, by and between the City of Norman, a municipal corporation (hereinafter "**City**"), Hallbrooke Development Group One, L.L.C., a limited liability company (hereinafter "**Owner**") with reference to the following:

WHEREAS, the City is pursuing its construction of a project known as the 36th Avenue NW Bond Project ("**Project**"), which was approved as a bond project by Norman voters in April of 2019; and

WHEREAS, in connection with Phase III of the Project, it is necessary for the City to acquire certain property owned by Owner, which property is described in the attached **Exhibit A** to this Agreement; and

WHEREAS, in connection with Phase II of the Project, the parties proceeded to litigation in Cleveland County District Court regarding similar acquisitions, which litigations reached settlement and conclusion based upon agreed values in March of 2024.

WHEREAS, the parties to this Agreement have been unable to reach an agreement for the City's simple acquisition of the Property and have engaged in settlement discussions in advance of potential eminent domain proceedings; and

WHEREAS, this Agreement sets forth the terms for the City's acquisition of, and provision of consideration for, this acquisition of property, as well as the terms of Owner's conveyance of the property, and all other alleged damages or claims related thereto by either party; and

WHEREAS, the parties acknowledge that litigation is costly and may result in uncertain outcomes; and

WHEREAS, the parties acknowledge that the matter of compensation, damages and/or liability on all claims is a subject of dispute, and both enter into this Agreement as a means of potential resolution while reserving each party's respective disputes and avoiding litigation.

NOW, THEREFORE, in consideration of the premises and mutual covenants and agreements herein contained, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and as reflected in the attached exhibits, the parties hereby agree as follows:

1. **Final Acquisition of the Property.** The parties have reached an agreed price per square foot for the City's paid acquisition for the Property as follows: $1.00/square foot for property currently zoned PL, Parkland. The Property will be acquired in fee by Warranty Deed, already executed and delivered for City Council consideration currently with this Settlement Agreement. Owner's conveyance of this Warranty Deed

is expressly conditioned upon City Council's acceptance and the City's execution of this Agreement as written. At the time this Agreement is considered and/or approved by the City, the City shall also consider acceptance of this Warranty Deed as a companion item.

2. **Consideration for Acquired Property.** The City shall, upon approval of this Agreement, acceptance and approval of the Warranty Deed, deliver the following consideration to Owner as follows: **NINE THOUSAND EIGHT HUNDRED NINETY-SEVEN DOLLARS ($9,897.00),** which amount represents a cost $1.00/square foot for the acquisition of 9897 square feet of property zoned PL, Parkland.

3. **Covenant by Owner.** Owner hereby represents, promises, and covenants that it is vested with the entirety of the legal ownership interest in the Property, subject to encumbrances or reservations of record and zoning requirements, and is legally capable of carrying out the obligations of, and has a legal right to the benefits flowing from, the terms of this Agreement.

4. **Release by Owner.** In further exchange for the Consideration by the City as set forth herein, and with the exception of any action to enforce the terms of this Agreement, Owner hereby agrees to fully and finally release City from any and all damages relating to any claims, in law or equity, known or unknown, they could have stated with respect to the matters resolved by this Agreement.

5. **Release by City.** In further exchange for the Consideration by the Owner as set forth herein, and with the exception of any action to enforce the terms of this Agreement, City hereby agrees to fully and finally release Owner from any and all damages relating to any claims, in law or equity, known or unknown, they could have stated with respect to the matters resolved by this Agreement, including claims of recoupment.

6. **Further Actions.** The parties agree to prepare, execute and deliver all documents, including unknown documents, as reasonably needed, and to perform all such further actions, as may be reasonably necessary, to effectuate the provisions of this Agreement and to complete the transaction contemplated herein and provided hereby.

7. **Advice of Counsel.** The parties represent that they have or could have been fully advised by independent legal counsel with respect to the legal effect of the terms of this Agreement and hereby execute the same with full legal knowledge of the terms, conditions, and covenants herein.

8. **Capacity for Agreement.** The parties hereby covenant and represent that its signatory party(ies) are vested with the authority to legally bind each party to the terms of this Agreement.

9. **Entire Agreement.** This document represents the entire agreement between the parties with respect to the matters addressed herein. All prior and contemporaneous conversations, negotiations, possible and alleged agreements, representations, covenants and warranties concerning the subject matter of this Agreement are now

merged herein. Except as may otherwise be provided herein, the terms of this Agreement are independent and severable. In the event any term or provision is determined to be unenforceable by a court of competent jurisdiction, the remaining terms and provisions shall continue to be of full force and binding effect. This Agreement shall not be amended expect through a written instrument signed by the parties.

10. **Assignability.** This agreement shall not be assigned, except by written agreement of the other party.

11. **Attorney Fees and Costs.** Each party agrees that it is otherwise responsible for its own attorney fees and costs relating in any way to the Property, the Project, the easements described herein, and this Agreement. In any action filed to enforce the terms of this Agreement, the prevailing party shall be entitled to recovery of all attorneys' fees, costs, and expenses incurred in such action.

12. **Survival of Terms.** The terms and conditions of this Agreement will survive the execution and delivery of the conveyances or other rights and interests created by this Agreement.

13. **Execution in Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original for the purposes of this Agreement.

THIS AGREEMENT is effective the date and time first above written.

CITY OF NORMAN, OKLAHOMA,
A municipal corporation

_____
Mayor Stephen Tyler Holman

ATTEST:

_____
City Clerk

APPROVED as to form and legality this 2 day of September, 2026

Elizabeth Hutchens
Office of the City Attorney

HALLBROOKE DEVELOPMENT GROUP ONE, L.L.C.

By: _____
Russell Leon "Trey" Bates,
Managing Member

STATE OF Oklahoma, COUNTY OF Cleveland, SS:

Before me, the undersigned, a Notary Public in and for said **Russell Leon "Trey" Bates** of **Hallbrooke Development Group One, L.L.C.**, its **Managing Member**, to me known to be the identical person(s) who executed the foregoing **Agreement Regarding Right-of-Way Acquisition and Settlement of All Claims** 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 this 28 day of August, 2026.

My Commission Expires: 12/19/26

JULIE VASHTI DARBY NOTARY PUBLIC Commission # 22016753 My Commission Expires 12/19/26 STATE OF OKLAHOMA

Notary Public: Julie Vashti Darby

RIGHT-OF-WAY

EXHIBIT A to K-2627-49

A variable width tract of land within a parcel recorded at Book 3363, Page 850, Records of Cleveland County, Oklahoma, being a portion the Southwest Quarter (SW/4) of Section Thirty-Five (35), Township Ten (10) North, Range Three (3) West of the Indian Base and Meridian (I.B. & M.), City of Norman, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest Corner of the Southwest Quarter (SW/4) of said Section Thirty-Five (35), also being the Northwest Corner of said tract of land; Thence along the North line of said Southwest Quarter and said tract of land, North 89 Degrees 37 Minutes 09 Seconds East, a distance of 33.00 feet to a point on the East Statutory Right-of-Way line, also being the **POINT OF BEGINNING**; Thence continuing along said North line North 89 Degrees 37 Minutes 09 Seconds East, a distance of 17.00 feet; Thence departing said North line, on a line being 17.00 feet East of and parallel to said East Statutory Right-of-Way line, South 00 Degrees 35 Minutes 01 Seconds East, a distance of 14.88 feet; Thence South 59 Degrees 11 Minutes 46 Seconds East, a distance of 58.58 feet; Thence on a line being 67.00 feet East of and parallel to said East Statutory Right-of-Way line, South 00 Degrees 35 Minutes 01 Seconds East, a distance of 90.00 feet; Thence South 51 Degrees 06 Minutes 54 Seconds West, a distance of 63.72 feet; Thence on a line being 17.00 feet East of and parallel to said East Statutory Right-of-Way line, South 00 Degrees 35 Minutes 01 Seconds East, a distance of 39.57 feet to a point on the South line of said tract of land recorded at Book 3363, Page 850; Thence along said South line South 89 Degrees 24 Minutes 50 Seconds West, a distance of 17.00 feet to a point on said East Statutory Right-of-Way line; Thence along said East Statutory Right-of-Way line North 00 Degrees 35 Minutes 01 Seconds West, a distance of 214.51 feet to the **POINT OF BEGINNING**.

Said tract contains 9,897 sq. ft. or 0.227 acres, more or less.

Basis of Bearings:
Grid North based on NAD 83 Oklahoma
State Plane Coordinate System South Zone

I, Nicholas S. Schrader, a Licensed Professional Land Surveyor in the State of Oklahoma, certify that the attached description is a true representation of the property described and meets the minimum technical standards for land surveying of the State of Oklahoma.

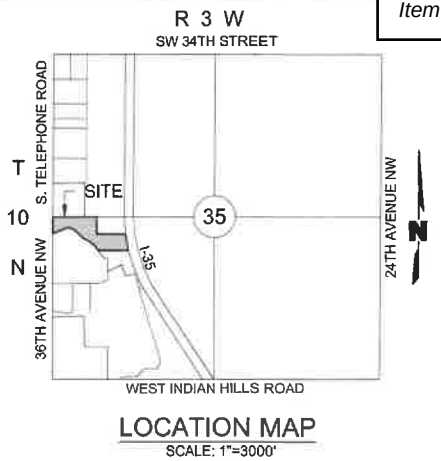


5/13/2026

Nicholas S. Schrader Date

OK PLS NO. 1898 - Expires January 31, 2027
OK CA NO. 2483 - Expires June 30, 2027

PROJECT NO: 021-06985 DRAWN BY: WML DATE: 5/13/2026	DESCRIPTION	olsson	11600 Broadway Extension Suite 300 Oklahoma City, OK 73114 TEL 405.242.6600



LOCATION MAP
SCALE: 1"=3000'

33' STATUTORY RIGHT-OF-WAY

17' RIGHT-OF-WAY EASEMENT

MSH REALTY
BK. 5991, PG. 774
LOT 5A

SOUTH TELEPHONE ROAD

POINT OF COMMENCEMENT
NW CORNER OF
THE SW QUARTER OF
SECTION 35

N89°37'09"E 33.00'

CHRISTEL VAN TUYLE
BK. 4003, PG. 774
LOT 6A

POINT OF BEGINNING

RANDALL UNIVERSITY
BK. 5638 PG. 639
TRACT 1

N89°37'09"E 17.00'

50' PER PLAT

S00°35'01"E 14.88'

NORTH LINE OF SW/4 SECTION 35

S59°11'46"E 58.58'

THE UPLANDS DEVELOPMENT COMPANY, LLC
BK. 3862 PG. 561

9,897 SQ. FT.
0.227 ACRES +/-

S00°35'01"E
90.00'

HALLBROOKE DEVELOPMENT GROUP ONE, L.L.C.
BK. 3363, PG. 850

36TH AVE. NW

N00°35'01"W 214.51'

S00°35'01"E 2634.39' (BASIS OF BEARINGS)

30' UTILITY ESMT.
BK. 721,
PG. 502

RIGHT-OF-WAY (BY SEPARATE DOCUMENT)

S51°06'54"W
63.72'

S00°35'01"E
39.57'

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17.00'

30' GAS PIPELINE EASEMENT
BK. 5127, PG. 83

53' PIPELINE EASEMENT
BK. 441, PG. 19
BK. 447, PG.102

HALLBROOKE DEVELOPMENT GROUP ONE, L.L.C.
BK. 5095, PG. 1515

WEST LINE LINE OF SW/4 SECTION 35

50' RIGHT-OF-WAY PER PLAT

33' STATUTORY RIGHT-OF-WAY

SW CORNER OF THE SW QUARTER OF SECTION 35, T10N, R3W

LICENSED PROFESSIONAL LAND SURVEYOR
NICHOLAS S. SCHRADER
1898
5/13/2026
OKLAHOMA

N

0' 50' 100'
SCALE IN FEET

This sketch is not a boundary survey. It is intended to show the configuration of proposed right-of-way. It should not be used to locate property lines and does not meet the Minimum Standards for Property Boundary Surveys.

BASIS OF BEARINGS
Oklahoma State Plane NAD83
Oklahoma South Zone

SHEET 2 OF 2

PROJECT NO: 021-06985 DRAWN BY: WML DATE: 5/13/2026	EXHIBIT	olsson 11600 Broadway Extension Suite 300 Oklahoma City, OK 73114 TEL 405.242.6600

RETURN TO:
City of Norman
Attn: City Attorney's Office
PO Box 370
Norman, Oklahoma 73070

This transaction is Exempt from Documentary Tax Stamps, 68 O.S. § 3202(11); and Exempt from Affidavit of Land or Mineral Ownership, 60 O.S. 60-121(C)(8)

(SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Hallbrooke Development Group One, L.L.C.,** in consideration of the sum of TEN DOLLARS ($ 10.00), receipt of which is hereby acknowledged, and for and upon other good and valuable consideration do hereby grant, bargain, sell and convey unto the **City of Norman, Oklahoma, an Oklahoma municipal corporation**, the fee simple title in and to the following described real property and premises, together with any interest in and to the mineral interests therein and thereunder not previously reserved or conveyed of record, to-wit::

See attachments A and B

Together with all improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

To have and to hold said described premises unto said City of Norman, its heirs and assigns forever, free clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, reserving and excepting the mineral interests therein.

Signed and delivered this 28th day of August, 2026.

Hallbrooke Development Group One, L.L.C.

By: _____
Russell "Trey" Bates, Manager

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF OKLAHOMA,)
COUNTY OF Cleveland) ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 28 day of August, 2026, personally appeared Russell "Trey" Bates, as the Manager of Hallbrooke Development Group One, L.L.C., to me known to be the identical person(s) who executed the foregoing and acknowledged to me that he executed the same as his 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.

JULIE VASHTI DARBY NOTARY PUBLIC Commission # 22013253 My Commission Expires 12/19/26 STATE OF OKLAHOMA

My Commission Expires: 12/19/26 Notary Public: Julie Vashti Darby

RIGHT-OF-WAY

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5/13/2026

Nicholas S. Schrader — Date

OK PLS NO. 1898 - Expires January 31, 2027
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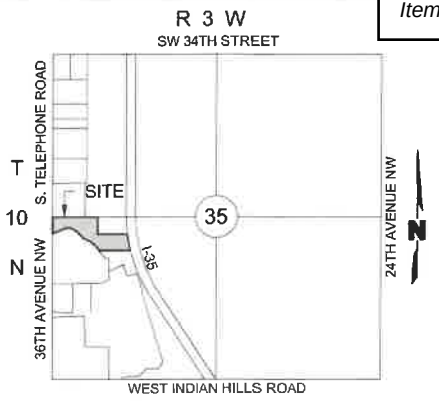
PROJECT NO: 021-06985 DRAWN BY: WML DATE: 5/13/2026	DESCRIPTION	olsson 11600 Broadway Extension Suite 300 Oklahoma City, OK 73114 TEL 405.242.6600	EXHIBIT A



LOCATION MAP
SCALE: 1"=3000'

33' STATUTORY RIGHT-OF-WAY

17' RIGHT-OF-WAY EASEMENT

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BK. 5991, PG. 774
LOT 5A

SOUTH TELEPHONE ROAD

POINT OF COMMENCEMENT
NW CORNER OF
THE SW QUARTER OF
SECTION 35

N89°37'09"E 33.00'

CHRISTEL VAN TUYLE
BK. 4003, PG. 774
LOT 6A

POINT OF BEGINNING

RANDALL UNIVERSITY
BK. 5638 PG. 639
TRACT 1

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50' PER PLAT

S00°35'01"E 14.88'

NORTH LINE OF SW/4 SECTION 35

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0.227 ACRES +/-

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BK. 3363, PG. 850

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SHEET 2 OF 2

PROJECT NO: 021-06985 DRAWN BY: WML DATE: 5/13/2026	EXHIBIT	olsson 11600 Broadway Extension Suite 300 Oklahoma City, OK 73114 TEL 405.242.6600	EXHIBIT B



36th Avenue NW (Phase 3) Widening Project Location Map

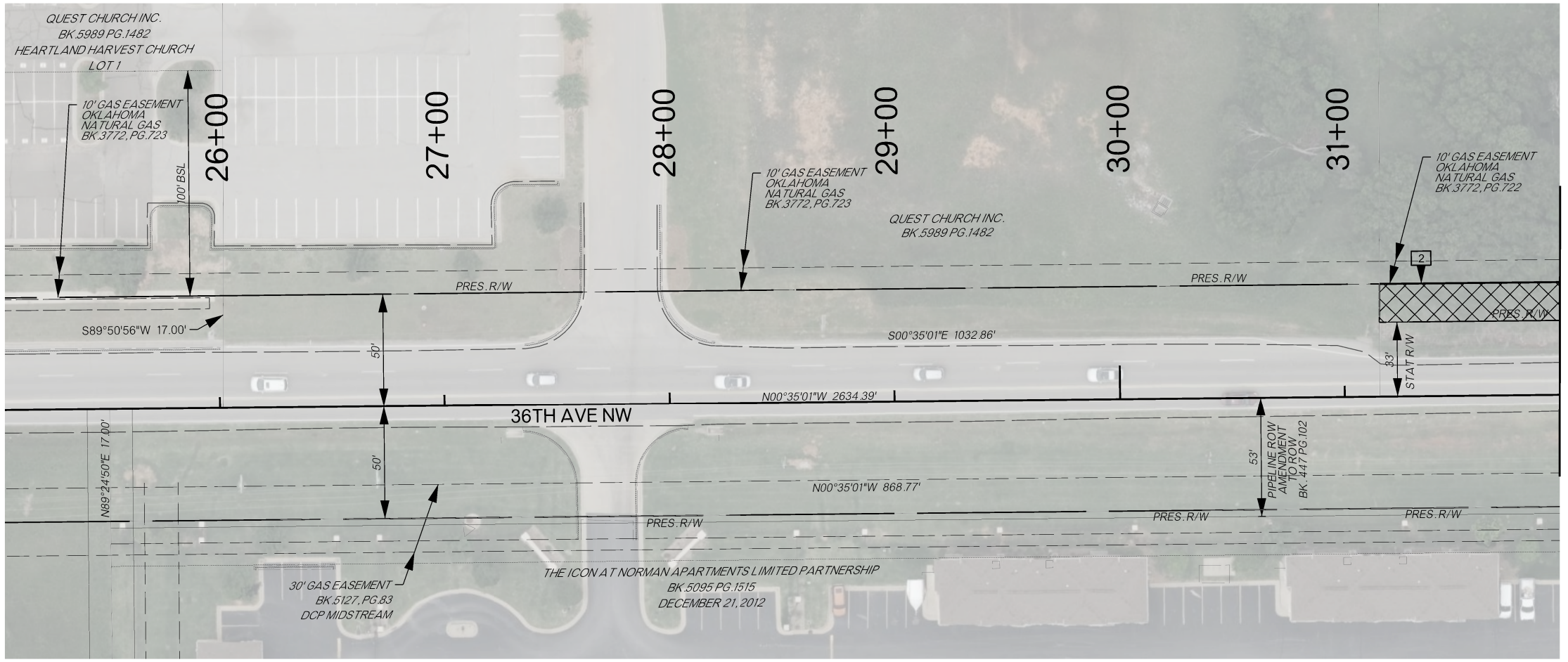
N

CITY OF NORMAN

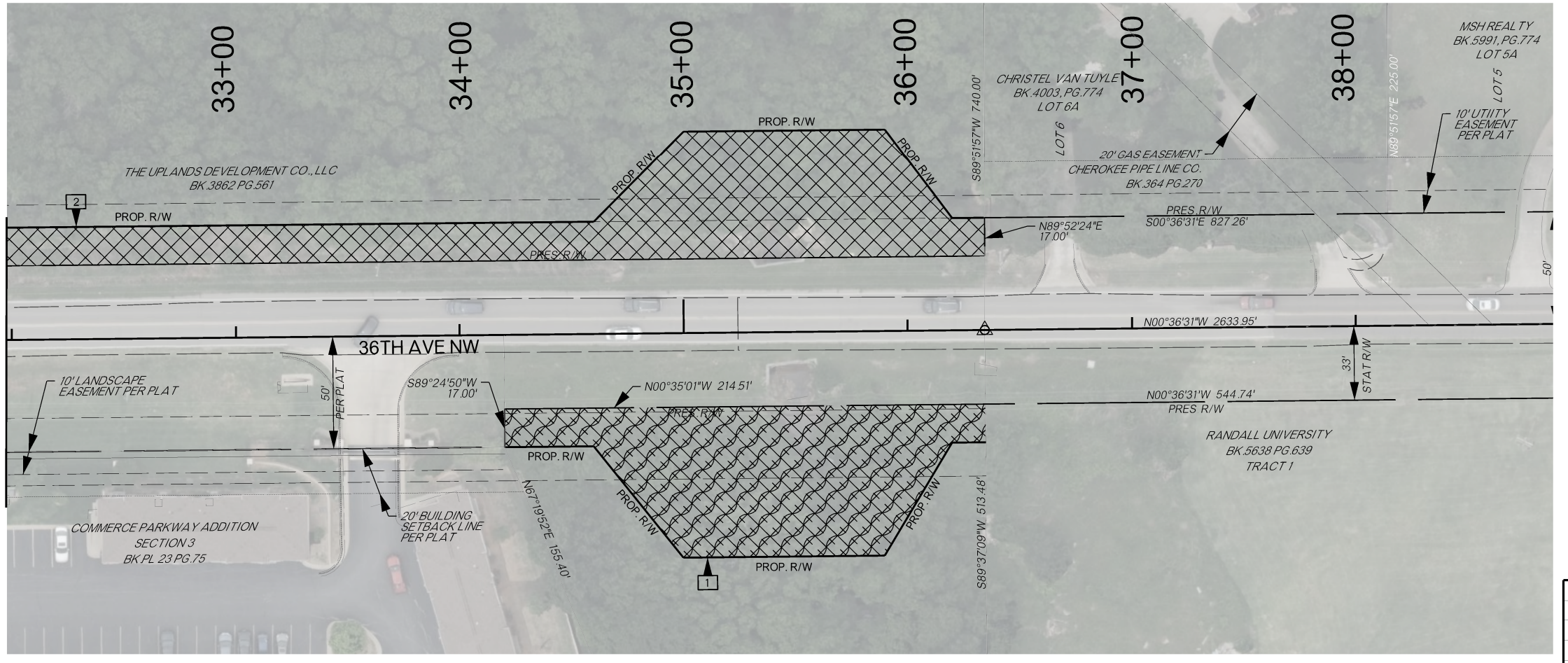
PROPO
R/W

Item 25.

9/12/2025



30′ 0 15′ 30′



Design			36TH AVENUE NW — CLEVELAND COUNTY
Drawn			ROW EXHIBIT
Checked			685
Approved			Project No. BP0425 — Sheet No.
Squad			

9/12/2025 F:\2021\106501-07000\021-06985\40-Design\MicroStation\Norman\DGN\Roads\RW EXHIBIT.DGN

© 2025 Microsoft Corporation © 2025 Maxar ©CNES (2025) Distribution Airbus DS

File Attachments for Item:

26. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2627-50: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND UPLANDS DEVELOPMENT CO., L.L.C., IN THE AMOUNT OF $83,206 FOR THE PURCHASE OF ROADWAY RIGHT OF WAY PARCEL 2 FOR THE 36TH AVENUE NW (PHASE 3) WIDENING 2019 BOND PROJECT FROM INDIAN HILLS ROAD TO MOORE CITY LIMITS AND OF A WARRANTY DEED CONVEYING THE PROPERTY SUBJECT TO K-2627-50.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 09/22/2026

REQUESTER: Paul D'Andrea, Capital Projects Engineer

PRESENTER: Scott Sturtz, Public Works Director

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2627-50: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND UPLANDS DEVELOPMENT CO., L.L.C., IN THE AMOUNT OF $83,206 FOR THE PURCHASE OF ROADWAY RIGHT OF WAY PARCEL 2 FOR THE 36TH AVENUE NW (PHASE 3) WIDENING 2019 BOND PROJECT FROM INDIAN HILLS ROAD TO MOORE CITY LIMITS AND OF A WARRANTY DEED CONVEYING THE PROPERTY SUBJECT TO K-2627-50.

BACKGROUND:

On November 10, 2015, the Norman City Council approved programming Resolution No. R-1516-42 requesting federal funds to widen 36th Avenue NW (Phase 3), from Indian Hills Road to Moore City Limits. This Resolution states the City's commitment to adhere to the terms and conditions of a federally funded project. Through the Association of Central Oklahoma Governments (ACOG), the Oklahoma Department of Transportation (ODOT) agrees to provide 80% of the cost of construction with a 20% matching share from the City of Norman. The construction cost of this project is estimated to be $3.4 million. In order to receive the federal funding, the City of Norman is required to enter in an agreement with ODOT to complete the design, acquire all rights-of-way and relocate existing utilities/encroachments at City's cost.

On April 2, 2019, the citizens of Norman voted in favor of a $72 million transportation bond issue, which includes nineteen (19) projects. With the anticipated $67 million in federal dollars being leveraged for these projects, approximately $139 million is budgeted for the nineteen (19) projects. Please see the attached project list and map showing the approved projects.

On August 19, 2019, City staff advertised Request for Proposal RFP 1920-16 to solicit Consulting Engineering Services for the fourteen (14) bond projects still requiring design. This RFP was written to select a group of approximately five (5) consultants to complete the design on the remaining 2019 Transportation Bond Projects that will be completed over the next ten (10) years. Twenty-two (22) proposals were received by the 4:00 pm deadline on September 12, 2019. The selection committee consisting of three (3) City staff (Scott Sturtz- City Engineer, Tim Miles-Capital Projects Engineer and Paul D'Andrea- Capital Projects Engineer) and two (2) citizens (Luis Malave- ODOT Purcell Resident Engineer and Brent Everett- OU Assistant

Director of Architectural & Engineering Services) shortlisted nine (9) consultant teams for interviews held on October 2, 2019. The five (5) consultant teams selected after interviews to complete the design on these projects are:

- Cabbiness Engineering, Norman
- Cowan Group, Oklahoma City
- Freese and Nichols, Oklahoma City
- MacArthur Associated Consultants, Oklahoma City
- Olsson Associates, Oklahoma City

These consultants will be assigned the various projects by City staff based on capacity, performance on their current projects and capabilities of their firm to complete a specific project.

On September 28, 2021 City Council awarded contract K-2122-58 to Olsson for the design of the 36th Avenue NW (Phase 3 Widening 2019 Bond Project-Indian Hills Road to Moore City Limits.

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The 36th Avenue NW (Phase 3) Widening Project-Indian Hills to Moore City limits is the last segment of 36th Avenue NW that still requires right of way to begin construction. The City of Norman in conjunction with the City of Moore, was awarded a $25,000,000 Safe Streets for All federal grant for construction of this project and the two 2012 Bond projects located immediately south of this project between Tecumseh Road and Indian Hills Road, as well as Telephone Road between the Moore city limits and 34th Street in Moore.

The design for 36th Avenue NW (Phase 3) requires two remaining parcels to be purchased to allow for the construction of the roadway and utility relocations for the project. Poe and Associates has provided appraisals for each parcel and has helped the City prepare offer letters to the owners.

The City acquired easements from this same owner, Uplands Development Co., L.L.C. (“Uplands”) the southern portion of this same parcel during the acquisition stage for Phase II of the 36th Avenue Bond Project. That acquisition proceeded to formal eminent domain proceedings in Cleveland County District Court and was resolved through court filings as well as voluntary settlement documentation. With that history in mind, similar discussions were had with Uplands regarding the current acquisition and an amicable settlement and full resolution of all potential acquisition, recoupment, and property claims was reached and is now ready to be presented to City Council for consideration and potential approval.

The property subject to this acquisition is zoned PL- Parkland with Floodplain Hazard District overlay in part, RM-6 Multi-family Residential in part. For the portion zoned Parkland/Floodplain, 8866 SF total, the parties reached an agreed settlement amount of $1/SF ($8,866.00), which is in line with appraisals and applicable values. For the RM-6 potion, the parties reached a negotiated amount of $74,340.00 (4956 SF total) based upon the parties’ respective appraisals and known values. The agreement provides for a full release by both parties of all potential

claims and requires that the acquisitions be accomplished by Warranty Deed. The signed warranty deed is also presented to City Council jointly within this same item for review and approval. Both K-2627-50 and the Uplands Warranty Deed must be approved and accepted in order to fully implement the settlement negotiated between the parties. If both are accepted/approved, the approved amount of $83,206.00 will be remitted to Uplands and the Warranty Deed will be filed of record in Cleveland County, State of Oklahoma.

This item is for acceptance of agreement K-2627-50, in the amount of $83,206, with Uplands Development Co., L.L.C., for the purchase of Parcel 2, as well as the accompanying Warranty Deed from Uplands for the described property.

Funds are available within the project Land Account (BP0425, Acct. No. 50592019-46001).

RECOMMENDATION:

Staff recommends approval of Contract K-2627-50, between the City of Norman and Uplands Development Co., L.L.C., for the purchase of Parcel 2 for the 36th Avenue (Phase 3) Widening Project-Indian Hills Road to Moore City Limits in the amount of $83,206.00 as well as acceptance of the Uplands Warranty Deed.

Reviewed by: Tim Miles, City Engineer
Scott Sturtz, Director of Public Works
Kim Coffman, Chief Accountant
Clint Mercer, Director of Finance
Jane Hudson, Dir. of Planning and Comm. Development
Rick Knighton, City Attorney
Darrel Pyle, City Manager

AGREEMENT REGARDING RIGHT-OF-WAY ACQUISITION AND SETTLEMENT OF ALL CLAIMS

THIS AGREEMENT is made and entered into this _____ day of _____, 2024, by and between the City of Norman, a municipal corporation (hereinafter "**City**"), and The Uplands Development Co., L.L.C., a limited liability company (hereinafter "**Owner**") with reference to the following:

WHEREAS, the City is pursuing its construction of a project known as the 36th Avenue NW Bond Project ("**Project**"), which was approved as a bond project by Norman voters in April of 2019; and

WHEREAS, in connection with Phase III of the Project, it is necessary for the City to acquire certain property owned by Owner, which property is described in the attached **Exhibit A** to this Agreement; and

WHEREAS, in connection with Phase II of the Project, the parties proceeded to litigation in Cleveland County District Court regarding similar acquisitions, which litigations reached settlement and conclusion based upon agreed values in March of 2024.

WHEREAS, the parties to this Agreement have been unable to reach an agreement for the City's simple acquisition of the Property and have engaged in settlement discussions in advance of potential eminent domain proceedings; and

WHEREAS, this Agreement sets forth the terms for the City's acquisition of, and provision of consideration for, this acquisition of property, as well as the terms of Owner's conveyance of the property, and all other alleged damages or claims related thereto by either party; and

WHEREAS, the parties acknowledge that litigation is costly and may result in uncertain outcomes; and

WHEREAS, the parties acknowledge that the matter of compensation, damages and/or liability on all claims is a subject of dispute, and both enter into this Agreement as a means of potential resolution while reserving each party's respective disputes and avoiding litigation.

NOW, THEREFORE, in consideration of the premises and mutual covenants and agreements herein contained, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and as reflected in the attached exhibits, the parties hereby agree as follows:

1. **Final Acquisition of the Property.** The parties have reached an agreed price per square foot for the City's paid acquisition for the Property as follows: $1.00/square foot for property currently zoned PL, Parkland; and $15.00/square foot for property currently zoned RM-6, Multi-Family Residential. The Property will be acquired in fee by Warranty Deed, already executed and delivered for City Council consideration

currently with this Settlement Agreement. Owner's conveyance of this Warranty Deed is expressly conditioned upon City Council's acceptance and the City's execution of this Agreement as written. At the time this Agreement is considered and/or approved by the City, the City shall also consider acceptance of this Warranty Deed as a companion item.

2. **Consideration for Acquired Property.** The City shall, upon approval of this Agreement, acceptance and approval of the Warranty Deed, deliver the following consideration to Owner as follows: **EIGHTY THREE THOUSAND TWO HUNDRED SIX DOLLARS ($83,206.00),** which amount represents a cost $1.00/square foot for the acquisition of 8866 square feet of property zoned PL, Parkland AND $15.00/square foot for the acquisition of 4956 square feet of property zoned RM-6, Multi-Family Residential.

3. **Covenant by Owner.** Owner hereby represents, promises, and covenants that it is vested with the entirety of the legal ownership interest in the Property, subject to encumbrances or reservations of record and zoning requirements, and is legally capable of carrying out the obligations of, and has a legal right to the benefits flowing from, the terms of this Agreement.

4. **Release by Owner.** In further exchange for the Consideration by the City as set forth herein, and with the exception of any action to enforce the terms of this Agreement, Owner hereby agrees to fully and finally release City from any and all damages relating to any claims, in law or equity, known or unknown, they could have stated with respect to the matters resolved by this Agreement.

5. **Release by City.** In further exchange for the Consideration by the Owner as set forth herein, and with the exception of any action to enforce the terms of this Agreement, City hereby agrees to fully and finally release Owner from any and all damages relating to any claims, in law or equity, known or unknown, they could have stated with respect to the matters resolved by this Agreement, including claims of recoupment.

6. **Further Actions.** The parties agree to prepare, execute and deliver all documents, including unknown documents, as reasonably needed, and to perform all such further actions, as may be reasonably necessary, to effectuate the provisions of this Agreement and to complete the transaction contemplated herein and provided hereby.

7. **Advice of Counsel.** The parties represent that they have or could have been fully advised by independent legal counsel with respect to the legal effect of the terms of this Agreement and hereby execute the same with full legal knowledge of the terms, conditions, and covenants herein.

8. **Capacity for Agreement.** The parties hereby covenant and represent that its signatory party(ies) are vested with the authority to legally bind each party to the terms of this Agreement.

9. **Entire Agreement.** This document represents the entire agreement between the parties with respect to the matters addressed herein. All prior and contemporaneous

conversations, negotiations, possible and alleged agreements, representations, covenants and warranties concerning the subject matter of this Agreement are now merged herein. Except as may otherwise be provided herein, the terms of this Agreement are independent and severable. In the event any term or provision is determined to be unenforceable by a court of competent jurisdiction, the remaining terms and provisions shall continue to be of full force and binding effect. This Agreement shall not be amended expect through a written instrument signed by the parties.

10. **Assignability.** This agreement shall not be assigned, except by written agreement of the other party.

11. **Attorney Fees and Costs.** Each party agrees that it is otherwise responsible for its own attorney fees and costs relating in any way to the Property, the Project, the easements described herein, and this Agreement. In any action filed to enforce the terms of this Agreement, the prevailing party shall be entitled to recovery of all attorneys' fees, costs, and expenses incurred in such action.

12. **Survival of Terms.** The terms and conditions of this Agreement will survive the execution and delivery of the conveyances or other rights and interests created by this Agreement.

13. **Execution in Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original for the purposes of this Agreement.

THIS AGREEMENT is effective the date and time first above written.

CITY OF NORMAN, OKLAHOMA,
A municipal corporation

_____
Mayor Stephen Tyler Holman

ATTEST:

_____
City Clerk

APPROVED as to form and legality this 2 day of September, 2026

Elizabeth Muckala
Office of the City Attorney

Uplands Agreement
Contract No. K-2627-50

THE UPLANDS DEVELOPMENT CO., L.L.C.

By: _____
Russell Leon "Trey" Bates,
Managing Member

STATE OF Oklahoma, COUNTY OF Cleveland, SS:

Before me, the undersigned, a Notary Public in and for said **Russell Leon "Trey" Bates** of **The Uplands Development Co., L.L.C.**, its **Managing Member**, to me known to be the identical person(s) who executed the foregoing **Agreement Regarding Right-of-Way Acquisition and Settlement of All Claims** 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 this 28 day of August, 2026.

My Commission Expires: 12/19/26

Notary Public: Julie Vashti Darby

JULIE VASHTI DARBY
NOTARY PUBLIC
Commission # 22016753
My Comm. Expires 12/19/26
STATE OF OKLAHOMA

RIGHT-OF-WAY

EXHIBIT A to K-26275

A variable width tract of land within a parcel recorded at Book 3862, Page 561, Records of Cleveland County, Oklahoma, being a portion the Southeast Quarter (SE/4) of Section Thirty-Four (34), Township Ten (10) North, Range Three (3) West of the Indian Base and Meridian (I.B. & M.), City of Norman, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Northeast Corner of the Southeast Quarter (SE/4) of said Section Thirty-Four (34), also being the Northeast Corner of said tract of land; Thence along the North line of said Southeast Quarter and said tract of land, South 89 Degrees 51 Minutes 57 Seconds West, a distance of 33.00 feet to a point on the West Statutory Right-of-Way line, also being the **POINT OF BEGINNING**; Thence departing said North line along said West Statutory Right-of-Way Line, South 00 Degrees 35 Minutes 01 Seconds East, a distance of 518.92 feet to a point on the South line of said tract of land recorded at Book 3862, Page 561; Thence along said South line South 89 Degrees 50 Minutes 56 Seconds West, a distance of 17.00 feet; Thence along a line being 17.00 feet West of and parallel to said Statutory Right-of-Way line, North 00 Degrees 35 Minutes 01 Seconds West, a distance of 344.51 feet; Thence North 45 Degrees 17 Minutes 41 Seconds West, a distance of 56.86 feet; Thence along a line being 57.00 feet West of and parallel to said Statutory Right-of-Way line, North 00 Degrees 35 Minutes 01 Seconds West, a distance of 90.00 feet; Thence North 52 Degrees 55 Minutes 24 Seconds East, a distance of 49.76 feet; Thence along a line being 17.00 feet West of and parallel to said Statutory Right-of-Way line, North 00 Degrees 35 Minutes 01 Seconds West, a distance of 14.43 feet to a point on said North line of said Southeast Quarter of Section 34 and said tract of land recorded at Book 3862, Page 561; Thence along said North line North 89 Degrees 51 Minutes 57 Seconds East, a distance of 17.00 feet to the **POINT OF BEGINNING**.

Said tract contains 13,822 sq. ft. or 0.317 acres, more or less.

Basis of Bearings:
Grid North based on NAD 83 Oklahoma
State Plane Coordinate System South Zone

I, Nicholas S. Schrader, a Licensed Professional Land Surveyor in the State of Oklahoma, certify that the attached description is a true representation of the property described and meets the minimum technical standards for land surveying of the State of Oklahoma.

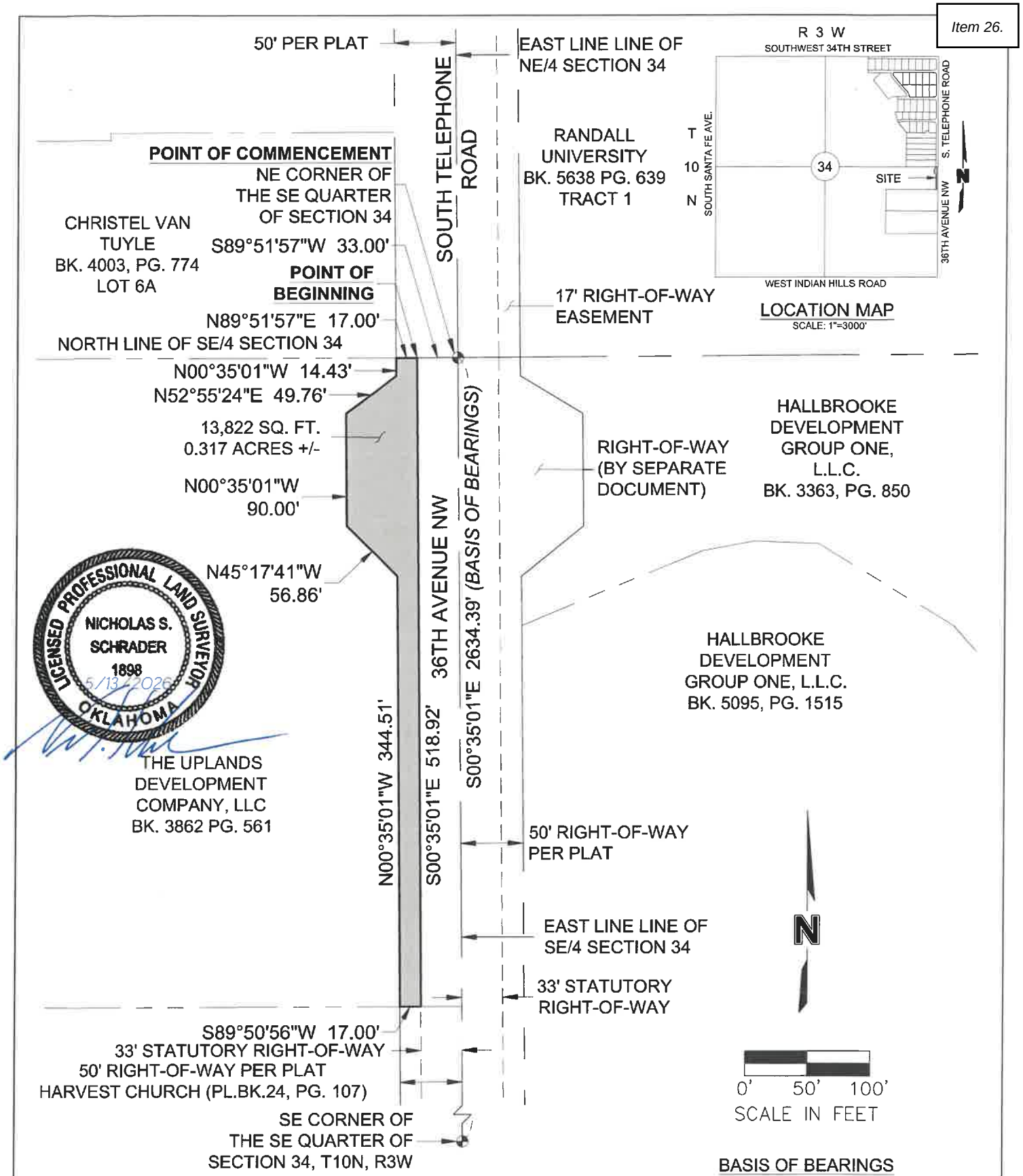


5/13/2026

Nicholas S. Schrader Date

OK PLS NO. 1898 - Expires January 31, 2027
OK CA NO. 2483 - Expires June 30, 2027

PROJECT NO: 021-06985 DRAWN BY: WML DATE: 5/13/2026	DESCRIPTION	olsson 11600 Broadway Extension Suite 300 Oklahoma City, OK 73114 TEL 405.242.6600



LICENSED PROFESSIONAL LAND SURVEYOR
NICHOLAS S. SCHRADER
1898
5/13/2026
OKLAHOMA

BASIS OF BEARINGS
Oklahoma State Plane NAD83
Oklahoma South Zone

This sketch is not a boundary survey. It is intended to show the configuration of proposed right-of-way. It should not be used to locate property lines and does not meet the Minimum Standards for Property Boundary Surveys.

SHEET 2 OF 2

PROJECT NO: 021-06985	EXHIBIT	olsson	11600 Broadway Extension Suite 300 Oklahoma City, OK 73114 TEL 405.242.6600
DRAWN BY: WML			
DATE: 5/13/2026			

RETURN TO:
City of Norman
Attn: City Attorney's Office
PO Box 370
Norman, Oklahoma 73070

This transaction is Exempt from Documentary Tax Stamps, 68 O.S. § 3202(11); and Exempt from Affidavit of Land or Mineral Ownership, 60 O.S. 60-121(C)(8)

(SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Uplands Development Co., L.L.C.,** in consideration of the sum of TEN DOLLARS ($ 10.00), receipt of which is hereby acknowledged, and for and upon other good and valuable consideration do hereby grant, bargain, sell and convey unto the **City of Norman, Oklahoma, an Oklahoma municipal corporation**, the fee simple title in and to the following described real property and premises, together with any interest in and to the mineral interests therein and thereunder not previously reserved or conveyed of record, to-wit::

See attachments A and B

Together with all improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

To have and to hold said described premises unto said City of Norman, its heirs and assigns forever, free clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, reserving and excepting the mineral interests therein.

Signed and delivered this 28th day of August, 2026.

Uplands Development Co., L.L.C.

By: _____
Russell "Trey" Bates, Manager

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF OKLAHOMA,)
COUNTY OF Cleveland) ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 28 day of August, 2026, personally appeared Russell "Trey" Bates, as the Manager of Uplands Development Co., L.L.C., to me known to be the identical person(s) who executed the foregoing and acknowledged to me that he executed the same as his 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.

JULIE VASHTI DARBY NOTARY PUBLIC Commission # 22008753 My Commission Expires 12/19/26 STATE OF OKLAHOMA

My Commission Expires: 12/19/26 Notary Public: Julie Vashti Darby

RIGHT-OF-WAY

A variable width tract of land within a parcel recorded at Book 3862, Page 561, Records of Cleveland County, Oklahoma, being a portion the Southeast Quarter (SE/4) of Section Thirty-Four (34), Township Ten (10) North, Range Three (3) West of the Indian Base and Meridian (I.B. & M.), City of Norman, Cleveland County, Oklahoma, more particularly described as follows:

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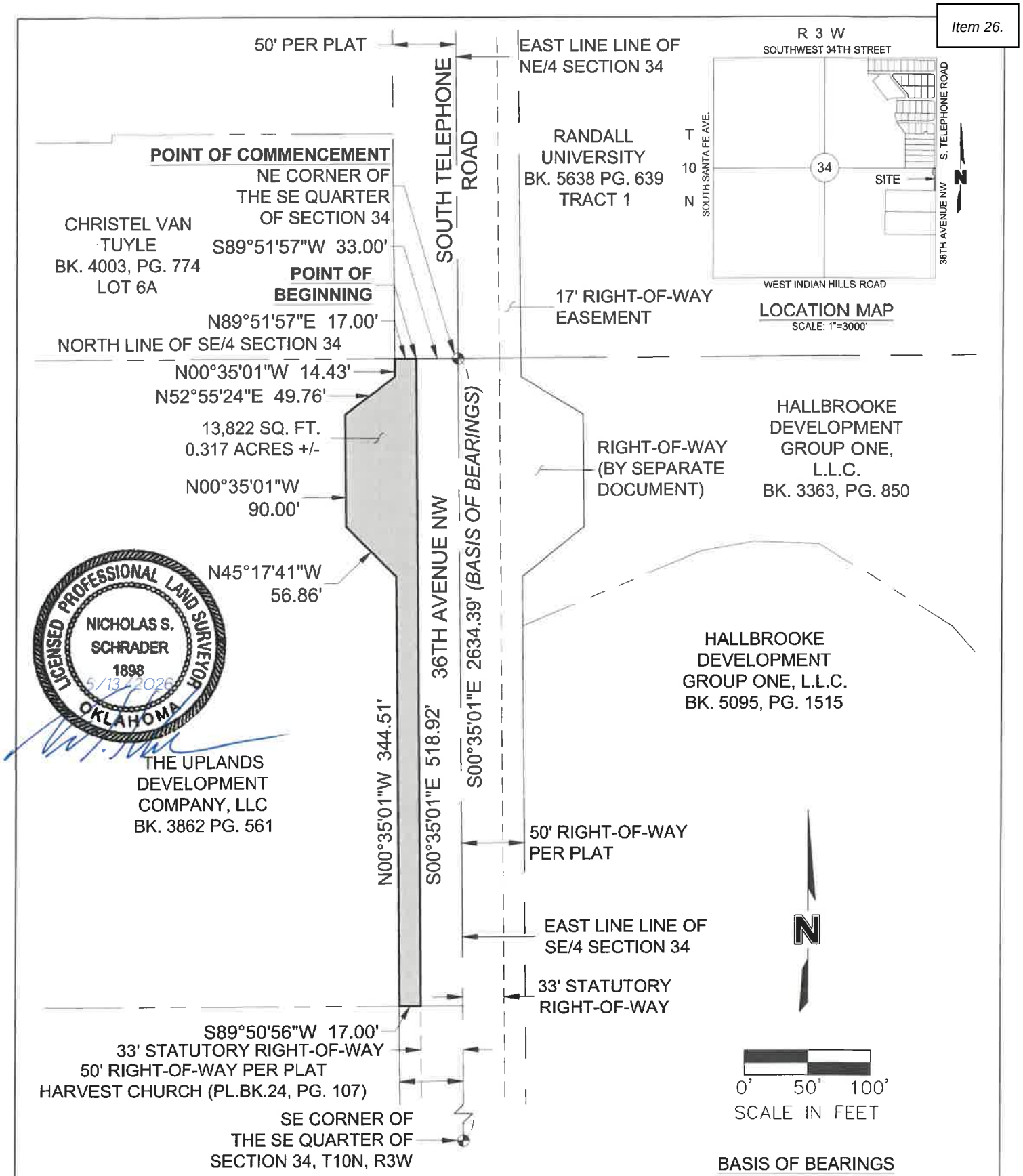
5/13/2026

Nicholas S. Schrader Date

OK PLS NO. 1898 - Expires January 31, 2027
OK CA NO. 2483 - Expires June 30, 2027

PROJECT NO: 021-06985 DRAWN BY: WML DATE: 5/13/2026	DESCRIPTION	olsson 11600 Broadway Extension Suite 300 Oklahoma City, OK 73114 TEL 405.242.6600	EXHIBIT A



BASIS OF BEARINGS
Oklahoma State Plane NAD83
Oklahoma South Zone

This sketch is not a boundary survey. It is intended to show the configuration of proposed right-of-way. It should not be used to locate property lines and does not meet the Minimum Standards for Property Boundary Surveys.

SHEET 2 OF 2

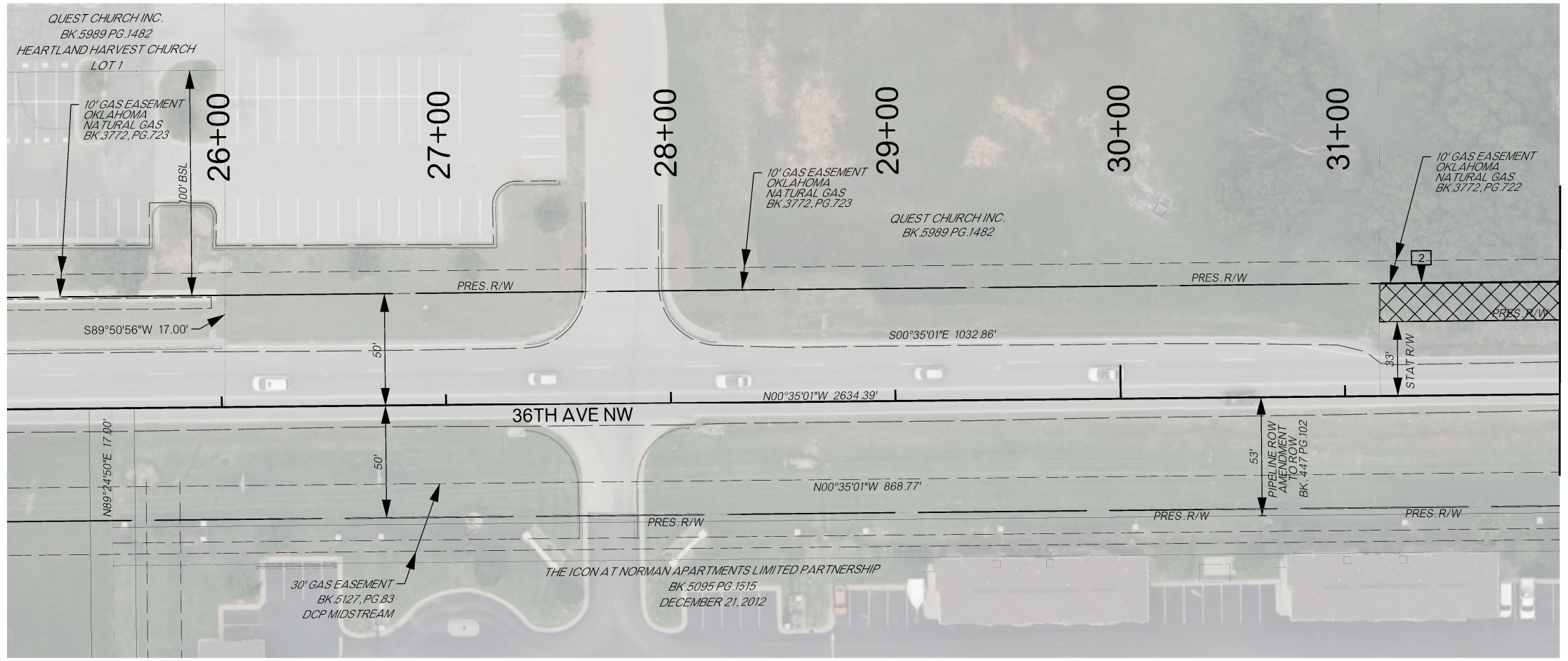
PROJECT NO: 021-06985	EXHIBIT	olsson	11600 Broadway Extension Suite 300 Oklahoma City, OK 73114 TEL 405.242.6600	EXHIBIT
DRAWN BY: WML				B
DATE: 5/13/2026				

CITY OF NORMAN

PROPO
R/W

Item 26.

9/12/2025



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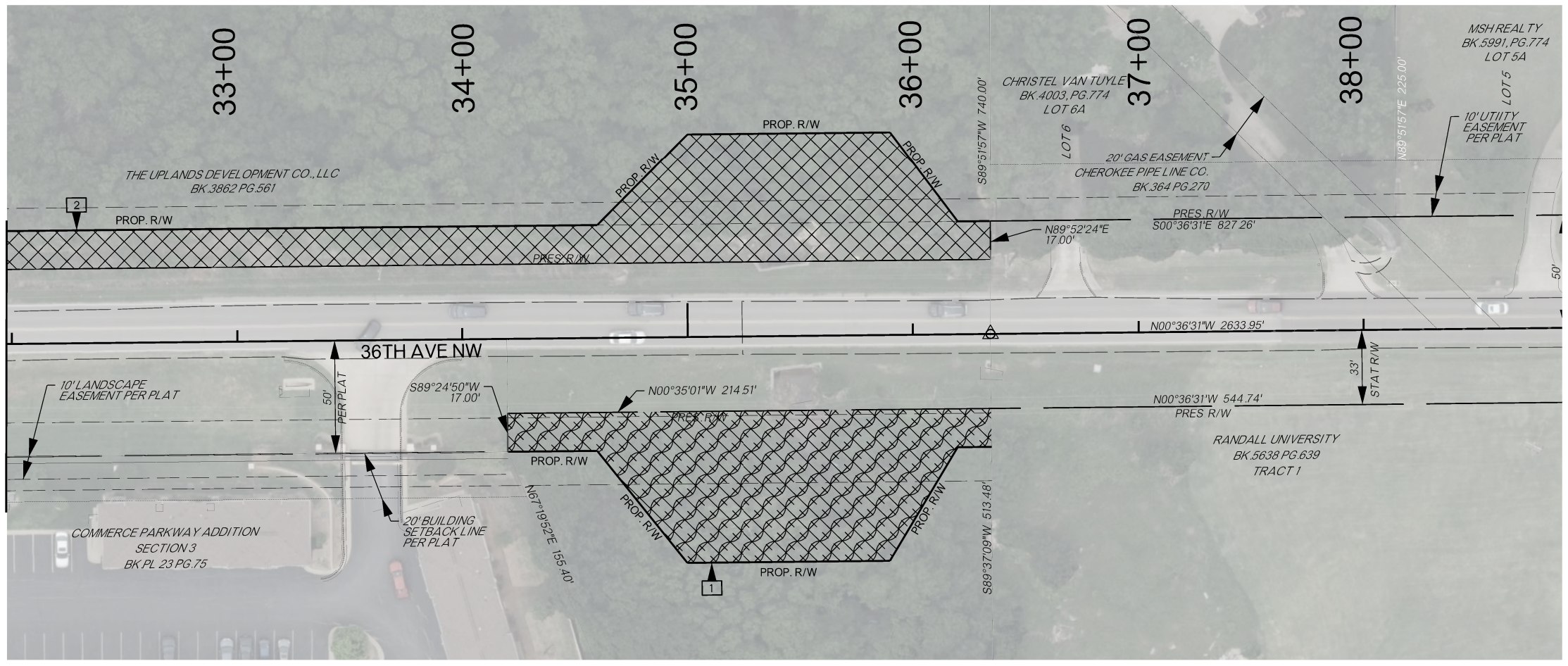


Design			36TH AVENUE NW — CLEVELAND COUNTY
Drawn			ROW EXHIBIT
Checked			700
Approved			Project No. BP0425 — Sheet No.
Squad			

9/12/2025 F:\2021\106501-07000\021-06985\40-Design\Microstation\Norman\DGN\Roads\RW EXHIBIT.DGN

© 2025 Microsoft Corporation © 2025 Maxar ©CNES (2025) Distribution Airbus DS



36th Avenue NW (Phase 3) Widening Project Location Map

N

File Attachments for Item:

27. CONSIDERATION OF APPROVAL, REJECTION, AND/OR POSTPONEMENT OF CONTRACT K-2627-67: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE NORMAN FIREHOUSE ART CENTER, INC. IN THE AMOUNT OF $140,400.00 TO ASSIST WITH THE OPERATION OF THE FIREHOUSE ART CENTER.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 09/22/2026

REQUESTER: Jason Olsen, Director of Parks and Recreation

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AND/OR POSTPONEMENT OF CONTRACT K-2627-67: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE NORMAN FIREHOUSE ART CENTER, INC. IN THE AMOUNT OF $140,400.00 TO ASSIST WITH THE OPERATION OF THE FIREHOUSE ART CENTER.

BACKGROUND:

During the budgeting process for fiscal year 2026-2027 (FYE 2027), the City Council allocated an amount of $380,043.00 to contribute to Arts, Culture, and Event Organizations, with individual distributions from said allocation to be issued by the Board of Parks Commissioners (the "Board") at their regularly scheduled meeting in August of each year. Organizations are required to apply to the Board for funding disbursements and demonstrate the extent of financial support requested for the upcoming funding year. One such organization was the Firehouse Art Center, and the Board approved a disbursement of $140,400.00 at its September 3, 2026, meeting.

DISCUSSION:

The FYE 2027 Funding Disbursement Agreement (the "Agreement"), which comes before Council at this time, is the same basic form agreement for all organizations. The Agreement provides that the Firehouse Art Center will use City funds of $140,400.00 to assist with the operation of the Center, including support for utilities costs, and to provide arts and education services to the community at such location.

The Agreement includes a reporting procedure by the organization to the Council of expenditures of the funds in an amount not to exceed $140,400.00. The Agreement also provides for cancellation by either party with thirty (30) days' written notice. Specifically, it provides for the cancellation and return of any unexpended funds should the agency fail to use the funds for the purpose for which they are intended, or if the organization is dissolved or ceases to exist at any time during the contract period.

RECOMMENDATION:

Staff recommends that the Funding Disbursement Agreement submitted herewith be approved. Funds in the amount of $140,400.00 should be disbursed from Park Board Miscellaneous Services-Contributions, account number 10770284-44741.

FUNDING DISBURSEMENT AGREEMENT

This Agreement is made and entered into on the _____ day of _____, 2026 (the "Effective Date"), by and between the City of Norman, Oklahoma, a municipal corporation, ("City") and the Norman Firehouse Art Center, Inc., ("Organization"), witnesseth:

A. WHEREAS, in Contract No. K-2627-25, the City leases the property described as the Firehouse Art Center (the "Center"), located at 444 South Flood Avenue, Norman, Oklahoma, to the Organization at a nominal cost in exchange for the Organization to operate arts and crafts services and education at the Center; and

B. WHEREAS, the Organization desires to provide said arts and crafts services and education to the community at the Center; and

C. WHEREAS, pursuant to Contract No. K-2627-25, the Organization desires to secure supportive funding to aid in the operational and utilities costs of the Center; and

D. WHEREAS, on September 3, 2026, the Board of Parks Commissioners approved the allocation of supportive funding in the amount of $140,400.00 to the Organization for the purposes outlined in this Agreement;

E. THAT IN CONSIDERATION for the performance by the Organization of the covenants and agreements as specified herein, the City covenants and agrees:

1. To disperse to the Organization the sum of One Hundred Forty Thousand, Four Hundred and 00/100 Dollars ($140,400.00) to be used to assist in operation, including costs of utilities, of the Center's arts and crafts services and education. Said funds shall be used for such purpose and for no other purpose.

2. It is the intent of the City that the amount of funds dispersed be used as provided in the request attached hereto marked Exhibit "A" and made a part hereof.

F. That in consideration for the performance of the covenants and agreements of the City as stated herein, the Organization covenants and agrees:

1. That the Organization is a 501(c)(3) organization operating in accordance with the Internal Revenue Service regulations.

2. To expend funds granted by the City only for the purposes as listed above in Section E.

3. To allow a representative of the City to hold an ex-officio position on the Organization's Board of Directors.

4. To provide a written report, as required by Lease Agreement K-2627-25, on the activities of the Organization to the City no later than August 1 of every year. Said report shall also include documentation that the funds provided herein were spent solely for the purposes listed above in Section E, which are to benefit the citizens of the City.

G. It is further understood and agreed by both parties:

1. In the event the Organization is dissolved, all such funds not yet expended for the purposes provided herein shall immediately revert back to the City and the Organization shall immediately deliver such unexpended funds to the City.

2. The Organization agrees to keep accurate records of all receipts and collections of its income in a manner approved by the City. The Organization shall make such records available for inspection by the City at any time upon demand and shall submit such records to whomever the City may designate hereafter for the purpose of auditing such records.

3. In the event the Organization should mishandle the expenditure of funds as provided herein, such action will be considered a breach of this Agreement, and any unexpended funds as provided by this Agreement, from the date of notice by the City, shall immediately revert back to the City and the Organization shall immediately deliver such unexpended funds to the City.

4. This Agreement may be canceled by either party upon the giving of thirty (30) days written notice of cancellation to the other. Upon cancellation, any unexpended funds as provided by this Agreement, from the date of notice of cancellation, shall immediately revert back to the City and the Organization shall immediately deliver such unexpended funds to the City.

H. It is further understood and agreed by both parties that the Organization and any employee of the Organization is a separate entity from the City, the Organization and its employees are responsible for its actions, and the Organization agrees to indemnify and hold harmless the City from all fines, suits, proceedings, claims, demands, action, loss, and expense from liability of any kind whatsoever (including, but not limited to, attorney fees for costs incurred in litigation) and from any person whomsoever asserting the same arising or growing out of or in any way connected with the Organization's management, operation, and services.

I. The parties previously had in place Contract No. K-2324-41, as a Fund Disbursement Agreement. Upon approval and execution, this Contract No. K-2627-67 shall entirely supplant and replace Contract No. K-2324-41, which shall then be considered null and void by the Parties.

J. This Agreement shall commence upon the Effective Date and continue until a subsequent Funding Disbursement Agreement is executed between the parties.

K. There are no other terms, either express or implied, than those expressly stated herein.

L. In witness hereof, the parties hereto have executed this Agreement on the day first above written.

THE NORMAN FIREHOUSE ART CENTER, INC.

Allison Lee Palmer

President

ATTEST:

Secretary

THE CITY OF NORMAN

Approved by the Norman City Council this _____ day of _____, 2026.

Mayor

ATTEST:

City Clerk

Approved as to form and legality by the office of the City Attorney this _____ day of _____, 2026.

City Attorney

EXHIBIT A

'26 annual report



FIREHOUSE ART CENTER
SERVING THE COMMUNITY SINCE 1970

Fiscal Year: September 1, 2024 – August 31, 2025

City of Norman and Parks and Recreation B



TABLE OF CONTENTS

1. Organization Mission Statement and Strategic Plan
2. Current Board of Directors, Staff, and Faculty
3. Narrative of Annual Activities
4. Financial Information and Budget
5. Other Sources of Income
6. How Past Funding was Used
7. Financial Statement and Tax Statements for the Past Year
8. New Requests for FYE 2027
9. Charges and Fees for Services Provided
10. Number of Participants
11. Board of Directors' Actions to Generate Income

ATTACHMENTS

- Three-year Profit and Loss
- Breakdown of Revenues by Category 24-25
- Norman Firehouse Arts Center - Form 990 2024
- FY 24-25 Statement of Activity
- FY 24-25 Statement of Financial Position
- FY 25-26 Budget
- Strategic Plan 2022

ORGANIZATION MISSION STATEMENT AND STRATEGIC PLAN



Mission Statement

The Norman Firehouse Art Center enriches our community by offering the highest quality visual arts education, experiences, and exhibitions.

Strategic Plan

Please refer to the attachment "Strategic Plan outline-priorities 2022" to view our strategic plan.

2 CURRENT BOARD OF DIRECTORS, STAFF, AND FACULTY



BOARD MEMBERS

Chair: Allison Palmer

Vice Chair: John Downs

Secretary: Kendal Hurley

Treasurer: Tanya Ingels

Richard McKown

Dr. Jeff Buyten

Ricci McManaman

Kaimee Kellis

Doug Casebeer

Dr. Glenda Hufnagel

Colton Bartholomew

STAFF

Andy Couch
Executive Director/Curator

Dr. Nikki Krumwiede
Grants and Development Manager

Casey Gilman
Studio and Programs Manager

Lumen Miramontes
Art Educator

Savannah Tallbear
Programs and Admin Assistant

Leah Crowson
Communications Assistant

Esther Hicks
Education Assistant

Logan Casebeer
Studio Tech

Susan Barnes
Contract Accountant

Katie Widmann
Gift Shop Assistant

LATINO CULTURAL COMMITTEE

Narciso Argüelles

Sam Wargin Grimaldo

Mariana Llanos

ADVISORY BOARD

Fred Schmidt

FACULTY

Art Forces Instructor:
Brendon "B" Williams

Ceramics:
Katherine Gaff
Anna Beth Ferguson
Brian Bosworth
Tim Sullivan

Children's Instructors:
Deanna Wong
Jane Lawson
Lumen Miramontes
Anna McQuown
Coleen Sovick
Maddie McHugh-Gandy
Mary Leboeuf

Drawing:
Kori Caparelli

Embroidery:
Darci Lenker

Jewelry:
Elyse Bogart

Glass:
Chris Burnett

Painting/Drawing:
Karis Chambers

Painting:
Thomas Stotts
Michael Elisondo

Photography:
Matt Jackson

Printmaking:
Eric Piper
Jenna Bryan
Cierra Roberts

2 NARRATIVE OF ANNUAL ACTIVITIES



Overview of Activities for FY 2024 – 2025

The Firehouse Art Center (Firehouse) is a community arts center in Norman, OK established in1970 operating out of a city-owned building which previously served as a fire station. It houses professional visual arts studios and classrooms that provide children, teen, and adult education and enrichment programs, as well as a gallery and gift shop which are free to the public. We promote visual arts awareness and accessibility, provide art exhibitions, and offer opportunities that support local artists.

In a typical year, the Firehouse serves thousands of individuals through our visual arts programming. This includes offering in-house visual arts classes to children, teens, and adults through quarterly semesters. Classes are offered in a variety of mediums, including painting, drawing, printmaking, fiber, jewelry making, glass, sculpture, photography, and ceramics. Children's classes are offered for ages 2-14 through our Art After School Program during the winter, spring, and fall semesters, and our Children's Summer Art Program during the summer semester. The Firehouse also provides our 5th grade art program, Art Sparks, in partnership with Norman Public Schools. This program provides 5th grade students with in-class pre- and post- visits with an art educator and a field trip to the Firehouse. These programs play a vital role in the Norman community, as the majority of Norman's primary schools have no dedicated art instructors.

The Firehouse's outreach programming strives to make arts education available to all individuals, regardless of age, ability, or socioeconomic status. We pursue this goal through accessibility programming for underserved communities, including the **Healing Studio** for adults with disabilities, **Firehouse Equality Club** in partnership with Norman Pride, and **Art Forces** for U.S. Military Veterans and active service members. The Firehouse also provides drawing instruction at the OKC Zoo through **ZOO Sketch**, as well as visual arts experiences at Norman festivals and school events to encourage visual arts learning, creative thinking, and self-expression. Finally, the Firehouse provides free art experiences and programming through the Firehouse Gallery, which presents three in-house exhibitions and three culturally relevant exhibitions each year. All accessibility and outreach programming is offered at no cost to the participants.

The Firehouse, along with granting partners the Oklahoma Arts Council, the Norman Arts Council, and Allied Arts, continues to build a cultural infrastructure to strengthen the arts in Norman and its surrounding communities. By offering equal access to educational, creative visual art opportunities for everyone, regardless of their socioeconomic background, the Firehouse is laying the groundwork for generations of individuals with the knowledge, appreciation, and personal investment in the arts to become advocates for the future of the arts in the state of Oklahoma.





Arts Education

The Firehouse offers in-house visual arts classes and workshops to hundreds of individuals each year. These classes are offered in a variety of mediums and developed for a wide range of artistic aptitudes and skill levels. The Firehouse's children's programming follows *Oklahoma Academic Standards for Fine Arts* guidelines. Children's classes are offered for ages 5-14 through our Art After School Program during the Winter, Spring, and Fall semesters and our Children's Summer Art Program during the Summer semester. We also offer our **Fire Tots** program, where students ages 2-4 and their parents to learn the foundations of art together.

The Teen Program is designed to supplement the visual arts education available in Norman and area middle and high schools. These advanced classes and workshops focus on increasing technical study for ages 13 to 17 and encourage creativity and self-expression while setting high expectations for the development of technical visual arts skills.

Arts Education in Schools

The Firehouse Art Center's **Art Sparks** program is designed in partnership with Norman Public Schools (NPS) and the Norman Public Schools Foundation to provide visual art education to 5th grade students. The NPS district has 16 primary schools, 14 of which are Title I and none of which have access to visual arts education until 6 th grade, when art is offered as an elective.

The Firehouse is the foremost provider of art education in Norman and is the only arts organization in Norman offering art programming in public schools. The Art Sparks program consists of a pre-visit outreach program, a field trip to the Firehouse Art Center, and a post-visit outreach program. Field trips include an exhibition tour, a public art tour, and a hands-on art activity, while pre- and post-visit outreach programs each send an art educator into the classrooms for an in-class art lesson. Our program's learning outcomes are based on Oklahoma state academic standards for visual arts.



Accessibility Programming

Healing Studio, an open studio environment for adults with varying degrees of cognitive, physical, and learning disabilities, is held at the Firehouse in 32 weekly sessions. Participants are introduced to visual arts principles and materials, art history, and methods of expression in a supportive environment.

Art Forces is a creative Firehouse program that offers veterans and active service members a welcoming environment to explore their creativity. This year, we expanded the program to offer classes in both drawing and ceramics. These classes meet throughout the month and are offered at no cost to the participants.

A collaboration between Firehouse Art Center and Norman Pride, **Firehouse Equality Club** is a dynamic and inclusive community dedicated to promoting equality through the creative expression of visual arts. Meeting once a month, our club provides a welcoming space for all individuals, their families, and allies to come together, share experiences, and create art with a rotating roster of instructional artists.







Community Outreach Programming

In an effort to reach more underserved populations and engage more people with the visual arts, the Firehouse developed partnerships with Norman and metro area community organizations to facilitate free art activities at events and festivals. These events include the City of Norman Parks and Recreation's Outdoor Movie Series, International Festival, Juneteenth, Monarchs in the Park, and Earth Day, the University of Oklahoma's National Weather Festival, The Science Museum's Tinkerfest, Assistance League of Norman's May Fair, the Pioneer Library's Celebration! Culture, Community, and more. These events attract children and adults from a wide geographic base, encompassing an even broader area than that of participants in our in-house classes. The scope and range of programming implemented by the Firehouse is designed to ensure all individuals, regardless of age or socioeconomic status, are able to participate and engage with visual art.

ZOO Sketch, which meets monthly at the Oklahoma City Zoo & Botanical Gardens, is designed for individuals interested in drawing animals and nature from life. This program includes sessions on drawing techniques through live observations; participants can sketch their observations of animal behaviors, movements, and personalities with instruction from a Firehouse faculty member.

The **Firehouse Gallery and Gift Shop** are free to the public, promote visual arts awareness and community involvement, and provide visual arts exhibitions and opportunities that support local artists. The Firehouse's gift shop is unique to Norman, as all artists represented are Oklahoma-based and all items in the gift shop are original works of art.

The Firehouse Gallery offers an exciting exhibition calendar each year, presenting three in-house exhibitions and three culturally relevant exhibitions annually and providing free art experiences and programming to our community.



Building Improvements

In an effort to create a more functional, inviting space, the Firehouse has invested $25,000 into improving our building. This included renovating one of our oldest spaces, the Firehouse Jewelry Studio, in order to meet the demand for additional jewelry-smithing education space.

The Firehouse is also working to make our building a local attraction through the creation of public art. During the past year, the Firehouse created the new Lions Park Sculpture Garden in partnership with students from the OU School of Visual Arts, Norman Parks and Recreation, and the Norman Arts Council. Our goal is to make our space colorful and inviting while showcasing the talent of Oklahoma artists.


PERU
Patty Hamby

4 FINANCIAL INFORMATION AND BUDGET

Please refer to the attachment "FY 24-25 Statement of Financial Position" to view our financial information.

Please refer to the attachment "FY 25-26 Budget" to view our budget.

5 OTHER SOURCES OF INCOME

Please refer to the attachment "Breakdown of Revenues by Category 24-25" to view our other sources of income.

6 HOW PAST FUNDING WAS USED

Please refer to the attachment "Three-year Profit and Loss" to view how past funding was used. Please request additional reports if more information is needed on how past funding was used.

7 FINANCIAL STATEMENTS AND TAX STATEMENTS FOR THE PAST YEAR

Please refer to the attachment "FY 24-25 Statement of Activity" to view our financial statements for the past year.

Please refer to the attachment "Norman Firehouse Arts Center - Form 990 2024" to view our tax statements for the past year.

8 NEW REQUESTS FOR FISCAL YEAR ENDING 2027



Support from the City of Norman is essential to helping us fulfill our mission, especially in providing accessible visual arts programming for underserved groups, including adults with disabilities, veterans and active military, the elderly, and youth from disadvantaged socioeconomic backgrounds. The City has consistently provided operational support, which has been critical in sustaining our services to the Norman community.

For the fiscal year ending in 2027, the Firehouse Art Center is requesting **$150,000 in operational funding**. Last year, we made an investment of $25,000 into our building. In partnership with the Parks and Rec Department, we led renovations to create a more functional and welcoming space for our community. These improvements included installing a sculpture garden in Lions Park and renovating the Firehouse Jewelry Studio. Despite our limited space, we've focused on making the Firehouse a more inviting place for our students and visitors. These upgrades were made possible through private donations, grants, and strong community partnerships.

Additionally, we've invested over $100,000 in supporting the Norman Public Schools (NPS) system this year. One of our highlights this year has been the expansion of *Art Sparks*, a partnership program with NPS for 5th-grade students who don't have access to visual arts education in the classroom. Additional support from the City of Norman would allow us to continue this important program.

These initiatives reflect our ongoing commitment to enriching our community through the visual arts, and we are grateful for the City of Norman's continued support in helping us achieve our goals.

6 CHARGES AND FEES FOR SERVICES PROVIDED



Children's Classes

- **Art After School:**
  $114.00 for 8 weeks/10 hours of visual arts education
- **Children's Summer Art Program:**
  $114.00 for 1 week/10 hours of visual arts education
  OR
  $228.00 for 2 weeks/20 hours of visual arts education
- **Youth and Teen Program:**
  $192.00-$219.00 for 8 weeks/16 hours of arts education

Adult Classes

- **Drawing:** $192.00 for 8 weeks/16 hours of lessons
- **Painting:** $192.00 for 8 weeks/16 hours of lessons
- **Printmaking:** $192.00 for 8 weeks/16 hours of lessons
- **Jewelry:** $258.00 for 8 week/24 hours of lessons
- **Glass:** $192.00 for 8 week/16 hours of lessons
- **Ceramics:** $219.00 for 8 week/16 hours of lessons

Classes may have additional material and/or technical fees.

Workshops

The Firehouse offers seasonal workshops on a quarterly basis; these workshops give new and returning students a taste of the mediums and techniques offered in the longer semesters. Prices for these workshops vary depending on their length and medium.

Adults with Disabilities

Healing Studio is free to participants through scholarships valued at $30 per weekly, two-hour session. The Firehouse provides up to 12 scholarships a week to individuals with varying degrees of cognitive, physical, and learning disabilities through the Healing Studio program. The weekly sessions provide a supportive, low stress environment for students to experiment with their own creative process.

Scholarships

- **37** scholarships were awarded to children and teens for 10 hours of visual arts classes.
  - Executive Director determines eligibility of each applicant.
  - **Art Stars scholarships** are awarded based on artistic aptitude
  - **Needs-based scholarships** are offered upon request to students with free and reduced lunch qualification.
- **267** weekly Healing Studio scholarships were awarded to adults for 2-hour sessions.

10 NUMBER OF PARTICIPANTS

Age of Participants

- Children's Classes: 2-14
- Teen Classes: 13-17
- Adult Classes: 17 and up

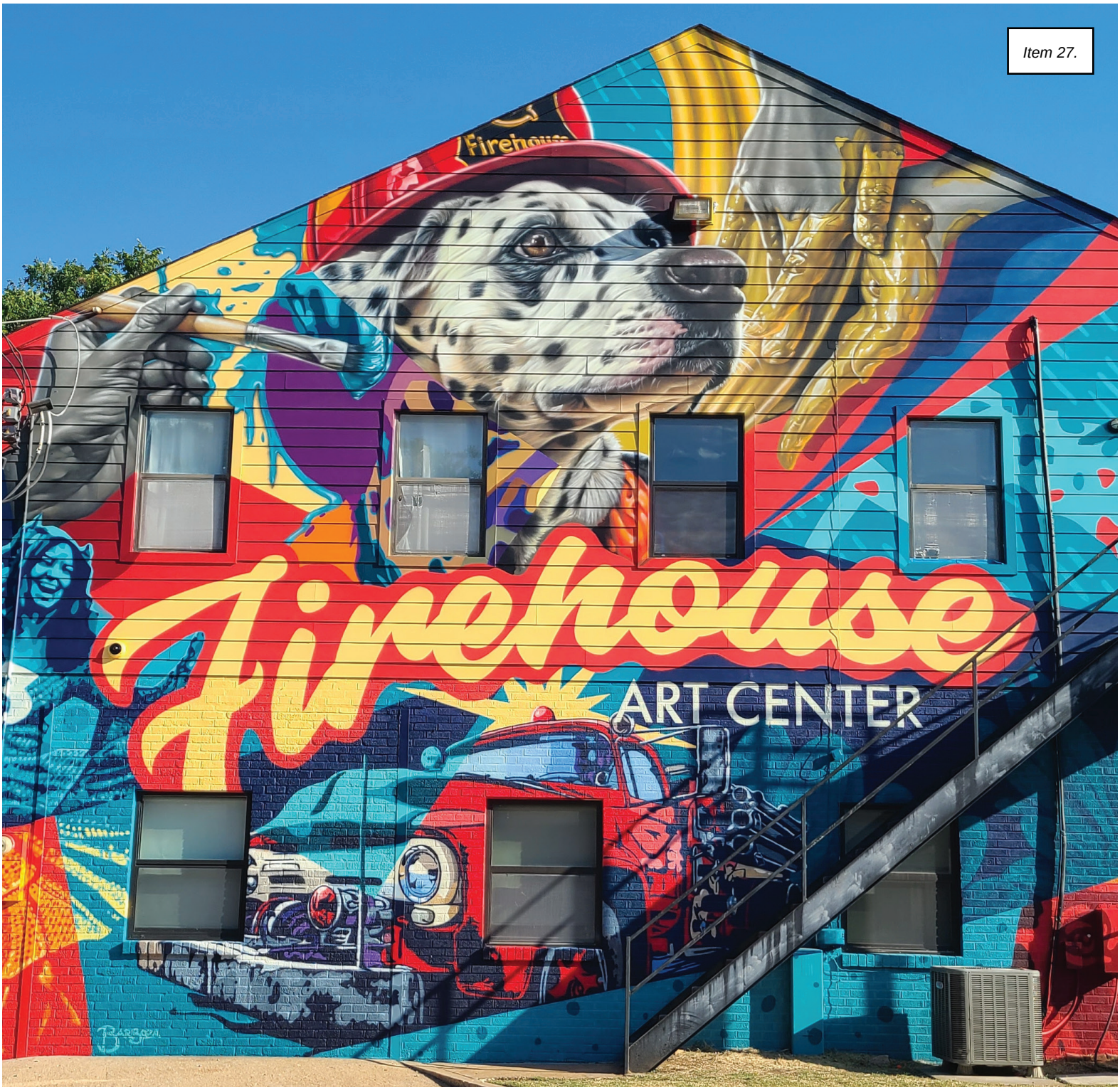
Summary of Participants for FY 24-25

PROGRAMS	ATTENDANCE 23-24	ATTENDANCE 24-25
Gallery and Giftshop	2,072	2,122
Community Events	3,823	22,114
Firehouse Hosted Events	149	722
Community Arts Programming	**6,044 total attendees**	**24,958 attendees**
Art Sparks 5th Grade Program	0	2,313
Arts Engagement in Schools	**0 total attendees**	**2,313 total attendees**
Children's Art Classes	427	543
Teen Classes	37	17
Adult Classes	518	533
Workshops	87	234
Accessibility Programming	381	449
Arts Learning in the Community	**1,450 total students**	**1,776 total students**
TOTAL PARTICIPANTS	**7,494**	**29,047**



11 BOARD OF DIRECTORS' ACTIONS TO GENERATE INCOME

The Board of Directors at the Firehouse Art Center review financial needs annually with the Executive Director with information provided by our accountant. This information leads to the development of a plan for the upcoming fiscal year. Each year, the Board and Executive Director identify the gap between income and expenses during the preparation of the fiscal year budget.The approach to closing that gap becomes part of the organizational plan for the coming fiscal year, and the Board of Directors takes full responsibility for those areas of funding that are within their ability. These have typically included sponsor/donor solicitation, enrollment promotion, and membership recruitment. The Board's Development Committee meets monthly to determine actions to further generate income. For more information on our action plans, please refer to the attachment "Strategic Plan outline-priorities 2022."



FIREHOUSE
ART CENTER
SERVING THE COMMUNITY SINCE 1970

405.329.4523 | NORMANFIREHOUSE.COM

444 SOUTH FLOOD AVENUE, NORMAN, OKLAHOMA 73069

File Attachments for Item:

28. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-36: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA REQUESTING $992,503.71 IN STBG-UZA-SAFETY FUNDING FOR VIDEO DETECTION UPGRADES (PHASE 6) AT VARIOUS INTERSECTIONS IN NORMAN.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: September 22, 2026

REQUESTER: Katherine Coffin

PRESENTER: David Riesland, Transportation Engineer

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-36: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA REQUESTING $992,503.71 IN STBG-UZA-SAFETY FUNDING FOR VIDEO DETECTION UPGRADES (PHASE 6) AT VARIOUS INTERSECTIONS IN NORMAN.

BACKGROUND:
The current Federal Transportation Funding Bill allocates approximately $40 Million in Federal funds per year for the implementation of eligible transportation improvements in the Oklahoma City metropolitan area. No less than ten percent of this appropriation is used to fund safety projects at 100% of their construction cost.

Every year, the Association of Central Oklahoma Governments (ACOG) coordinates a regional evaluation process that identifies transportation improvements eligible for federal funding. Individual projects are rated and compared to one another using a pre-established criterion. The process ends with the formulation of the region's transportation improvement program and the decision to use federal funds to pay for a significant portion of the cost of the higher priority projects.

DISCUSSION:
On or before the close of the next Call for Projects, expected near the end of October 2026, staff will submit the ten highest ranked projects for consideration in the formulation of ACOG's 2030 Transportation Improvement Program update. To be eligible, each submitted project must have a programming resolution submitted for the project with costs that match the submitted engineering estimate.

RECOMMENDATION:
Staff recommends approval of Resolution R-2627-36 (Video Detection Upgrades (Phase 6) at Various Signalized Intersections in Norman) requesting $992,503.71 in Federal STBG/UZA-SAFETY funds for 100% of the construction cost.

Resolution

R-2627-36

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, PROGRAMMING FEDERAL SURFACE TRANSPORTATION PROGRAM URBANIZED AREA (STP-UZA-SAFETY) FUNDS FOR THE INSTALLATION OF VIDEO DETECTION UPGRADES (PHASE 6) AT VARIOUS INTERSECTIONS IN NORMAN.

§ 1. WHEREAS, Federal STP/UZA funds have been made available for the construction of eligible urban projects; and

§ 2. WHEREAS, the Council of the City of Norman has selected a roadway improvement project described as follows:

Video Detection Upgrades (Phase 6) at Various Intersections in Norman.

§ 3. WHEREAS, the engineer's preliminary estimate of total construction cost is $992,503.71 and Federal participation under the terms of the current Federal Transportation Funding Bill, relating to STP/UZA - Safety funds is hereby requested in the amount of $992,503.71 or 100% of the construction cost.

§ 4. WHEREAS, the City of Norman will arrange for a qualified engineer to furnish engineering services for the preparation of detailed plans, specifications. and estimates; and

§ 5. WHEREAS, the City of Norman agrees to provide satisfactory maintenance after completion; and

§ 6. WHEREAS, the City of Norman agrees to provide, at its sole cost, all required right-of-way necessary and to relocate any utilities required/affected by this project; and

§ 7. WHEREAS, the City of Norman agrees, as a condition to receiving any Federal financial assistance from the Oklahoma Department of Transportation, that it will comply with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42. U.S.C. 2000d et seq., and all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, "Nondiscrimination of Federally-Assisted Programs of the Oklahoma Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964"; and

§ 8. WHEREAS, the City of Norman agrees to become jointly responsible, with the Oklahoma Department of Transportation and the contractor as co-applicants, for meeting all Environmental Protection Agency (E.P.A.) requirements for storm water runoff from this project. Further, if required, the City agrees to file jointly with the Department and the contractor, the general National Pollutant Discharge Elimination System (N.P.D.E.S.) permit with the E.P.A. which authorizes the storm water discharges associated with activity from the construction site identified in this resolution.

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

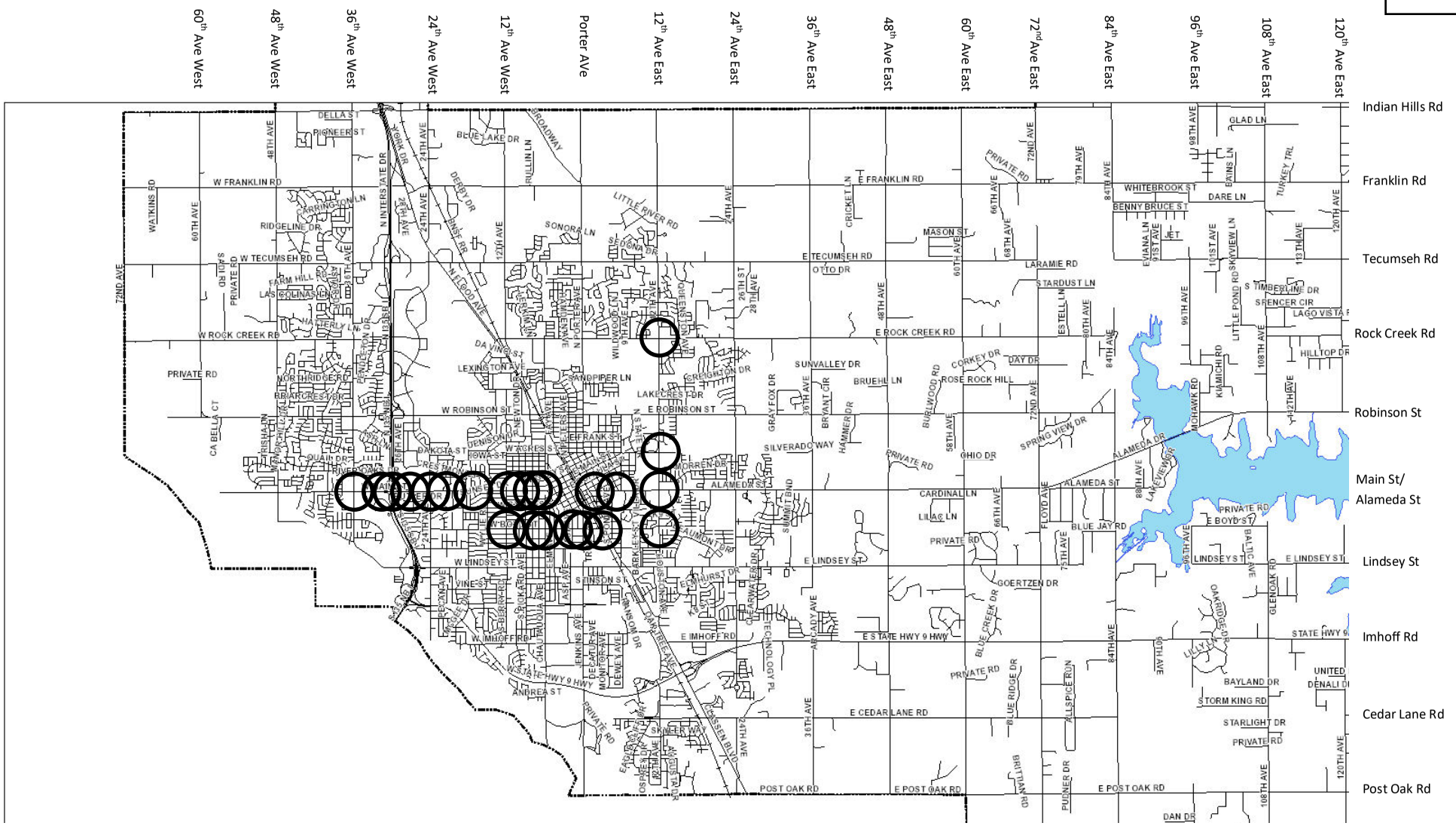
§ 9. That the State Transportation Commission is hereby requested to concur in the selection of this project for construction and to submit same to the Federal Highway Administration for their approval.

PASSED AND ADOPTED this 22nd day of September 2026.

_____
Mayor, Stephen T. Holman

ATTEST:

_____
City Clerk



Location Map: Video Detection Upgrades (Phase 6)

N

File Attachments for Item:

29. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-37: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA REQUESTING $1,668,832 IN STBG-UZA FUNDING FOR IMPROVEMENTS AND TRAFFIC SIGNAL MODIFICATIONS AT THE 36TH AVENUE NW INTERSECTION WITH TECUMSEH ROAD IN NORMAN.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: September 22, 2026

REQUESTER: Katherine Coffin

PRESENTER: David Riesland, Transportation Engineer

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-37: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA REQUESTING $1,668,832 IN STBG-UZA FUNDING FOR IMPROVEMENTS AND TRAFFIC SIGNAL MODIFICATIONS AT THE 36TH AVENUE NW INTERSECTION WITH TECUMSEH ROAD IN NORMAN.

BACKGROUND:
The current federal transportation funding bill allocates approximately $40 Million in Federal funds per year for the implementation of eligible transportation improvements in the Oklahoma City metropolitan area. Ten percent of this appropriation is used to fund safety projects at 100% of their construction cost.

Every year, the Association of Central Oklahoma Governments (ACOG) coordinates a regional evaluation process that identifies transportation improvements eligible for federal funding. Individual projects are rated and compared to one another using a pre-established criterion. The process ends with the formulation of the region's transportation improvement program and the decision to use federal funds to pay for a significant portion of the cost of the higher priority projects.

DISCUSSION:
On or before the end of October 2026, staff will submit the ten highest ranked projects for consideration in the formulation of ACOG's 2030 Transportation Improvement Program update. To be eligible, each submitted project must have a programming resolution submitted for the project with a cost that matches the Engineer's Estimate.

RECOMMENDATION:
Staff recommends approval of Resolution No. R-2627-37 (Intersection Improvements and Traffic Signal Modifications at the 36th Avenue NW intersection with Tecumseh Road) requesting $1,668,832 in Federal STBG/UZA funds for 80.00% of the projected construction cost.

Resolution

R-2627-37

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, REQUESTING $1,668,832 IN STBG-UZA FUNDING FOR IMPROVEMENTS TO THE 36TH AVENUE NW INTERSECTION WITH TECUMSEH ROAD IN NORMAN.

§ 1. WHEREAS, Federal STP/UZA funds have been made available for the construction of eligible urban projects; and

§ 2. WHEREAS, the Council of the City of Norman has selected a roadway improvement project described as follows:

Widening and traffic signal modification at the 36th Avenue NW intersection with Tecumseh Road

§ 3. WHEREAS, the engineer's preliminary estimate of total construction cost is $2,086,040 and Federal participation under the terms of the current Federal infrastructure funding bill, relating to STP/UZA funds is hereby requested in the amount of $1,668,832 or 80.00% of the construction cost.

§ 4. WHEREAS, the City of Norman will arrange for a qualified engineer to furnish engineering services for the preparation of detailed plans, specifications, and estimates; and

§ 5. WHEREAS, the City of Norman agrees to provide satisfactory maintenance after completion; and

§ 6. WHEREAS, the City of Norman agrees to provide, at its sole cost, all required right-of-way necessary and to relocate any utilities required/affected by this project; and

§ 7. WHEREAS, the City of Norman agrees, as a condition to receiving any Federal financial assistance from the Oklahoma Department of Transportation, that it will comply with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42. U.S.C. 2000d et seq., and all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, "Nondiscrimination of Federally-Assisted Programs of the Oklahoma Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964"; and

§ 8. WHEREAS, the City of Norman agrees to become jointly responsible, with the Oklahoma Department of Transportation and the contractor as co-applicants, for meeting all Environmental Protection Agency (E.P.A.) requirements for storm water runoff from this project. Further, if required, the City agrees to file jointly with the Department and the contractor, the general National Pollutant Discharge Elimination System (N.P.D.E.S.) permit with the E.P.A. which authorizes the storm water discharges associated with activity from the construction site identified in this resolution.

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

§ 9. That the State Transportation Commission is hereby requested to concur in the selection of this project for construction and to submit same to the Federal Highway Administration for their approval.

PASSED AND ADOPTED this 22nd day of September 2026.

_____
Mayor, Stephen T. Holman

ATTEST:

_____
City Clerk

File Attachments for Item:

30. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-38: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA REQUESTING $900,240 IN STBG-UZA FUNDING FOR IMPROVEMENTS AND TRAFFIC SIGNAL INSTALLATION AT THE 36TH AVENUE NW INTERSECTION WITH CRAIL DRIVE IN NORMAN.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: September 22, 2026

REQUESTER: Katherine Coffin

PRESENTER: David Riesland, Transportation Engineer

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-38: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA REQUESTING $900,240 IN STBG-UZA FUNDING FOR IMPROVEMENTS AND TRAFFIC SIGNAL INSTALLATION AT THE 36TH AVENUE NW INTERSECTION WITH CRAIL DRIVE IN NORMAN.

BACKGROUND:
The current federal transportation funding bill allocates approximately $40 Million in Federal funds per year for the implementation of eligible transportation improvements in the Oklahoma City metropolitan area. Ten percent of this appropriation is used to fund safety projects at 100% of their construction cost.

Every year, the Association of Central Oklahoma Governments (ACOG) coordinates a regional evaluation process that identifies transportation improvements eligible for federal funding. Individual projects are rated and compared to one another using a pre-established criterion. The process ends with the formulation of the region's transportation improvement program and the decision to use federal funds to pay for a significant portion of the cost of the higher priority projects.

DISCUSSION:
On or before the end of October 2026, staff will submit the ten highest ranked projects for consideration in the formulation of ACOG's 2030 Transportation Improvement Program update. To be eligible, each submitted project must have a programming resolution submitted for the project with a cost that matches the Engineer's Estimate.

RECOMMENDATION:
Staff recommends approval of Resolution No. R-2627-38 (Intersection Improvements and Traffic Signal Installation at the 36th Avenue NW intersection with Crail Drive) requesting $900,240 in Federal STBG/UZA funds for 80.00% of the projected construction cost.

Resolution

R-2627-38

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, REQUESTING $900,240 IN STBG-UZA FUNDING FOR IMPROVEMENTS TO THE 36TH AVENUE NW INTERSECTION WITH CRAIL DRIVE IN NORMAN

§ 1. WHEREAS, Federal STP/UZA funds have been made available for the construction of eligible urban projects; and

§ 2. WHEREAS, the Council of the City of Norman has selected a roadway improvement project described as follows:

Widening and traffic signal modification at the 36th Avenue NW intersection with Crail Drive

§ 3. WHEREAS, the engineer's preliminary estimate of total construction cost is $1,125,300 and Federal participation under the terms of the current Federal infrastructure funding bill, relating to STP/UZA funds is hereby requested in the amount of $900,240 or 80.00% of the construction cost.

§ 4. WHEREAS, the City of Norman will arrange for a qualified engineer to furnish engineering services for the preparation of detailed plans, specifications, and estimates; and

§ 5. WHEREAS, the City of Norman agrees to provide satisfactory maintenance after completion; and

§ 6. WHEREAS, the City of Norman agrees to provide, at its sole cost, all required right-of-way necessary and to relocate any utilities required/affected by this project; and

§ 7. WHEREAS, the City of Norman agrees, as a condition to receiving any Federal financial assistance from the Oklahoma Department of Transportation, that it will comply with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42. U.S.C. 2000d et seq., and all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, "Nondiscrimination of Federally-Assisted Programs of the Oklahoma Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964"; and

§ 8. WHEREAS, the City of Norman agrees to become jointly responsible, with the Oklahoma Department of Transportation and the contractor as co-applicants, for meeting all Environmental Protection Agency (E.P.A.) requirements for storm water runoff from this project. Further, if required, the City agrees to file jointly with the Department and the contractor, the general National Pollutant Discharge Elimination System (N.P.D.E.S.) permit with the E.P.A. which authorizes the storm water discharges associated with activity from the construction site identified in this resolution.

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

§ 9. That the State Transportation Commission is hereby requested to concur in the selection of this project for construction and to submit same to the Federal Highway Administration for their approval.

PASSED AND ADOPTED this 22nd day of September 2026.

_____
Mayor, Stephen T. Holman

ATTEST:

_____
City Clerk

File Attachments for Item:

31. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RESOLUTION R-2627-46: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, TRANSFERRING $75,000 FROM THE OKLAHOMA DEPARTMENT OF TRANSPORTATION (ODOT) AUDIT ADJUSTMENT PROJECT TO THE MAIN STREET LANDSCAPE MEDIANS RENOVATION PROJECT FOR THE REDISIGN OF THE LANDSCAPE ON THE TRAFFIC ISLANDS/MEDIANS ON WEST MAIN STREET BETWEEN COLLIER DRIVE AND 26TH AVENUE NW.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 9/22/2026

REQUESTER: Jason Olsen, Director of Parks & Recreation

PRESENTER: Jason Olsen, Director of Parks & Recreation

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RESOLUTION R-2627-46: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, TRANSFERRING $75,000 FROM THE OKLAHOMA DEPARTMENT OF TRANSPORTATION (ODOT) AUDIT ADJUSTMENT PROJECT TO THE MAIN STREET LANDSCAPE MEDIANS RENOVATION PROJECT FOR THE REDISIGN OF THE LANDSCAPE ON THE TRAFFIC ISLANDS/MEDIANS ON WEST MAIN STREET BETWEEN COLLIER DRIVE AND 26TH AVENUE NW.

BACKGROUND:

The 2025-26 Capital Improvement Plan included funding for an ODOT Audit Adjustment Project. This funding has been set aside to pay any additional amounts owed for projects completed as a joint ODOT and City of Norman project. Once those projects are complete, an audit is performed, and if there are overages, the City will use the remaining funds to cover the overage.

The Parks and Recreation Department has started work on a project to redesign the landscape for the traffic islands/medians on west Main Street between Collier Drive and 26th Avenue NW (the location of a “Welcome to Norman” sign). The first median redesign was completed and constructed last year when crews were working on Main Street to replace road and drainage infrastructure at the Merkle Creek crossing. City staff took advantage of that contractor’s work, which required removing some of the existing median landscape as part of their project. It removed all the old sod, landscape beds/soil, and irrigation, replacing them with new material. The new plants are a mixture of native plants, ornamental stone mulch, and boulders, with minimal irrigation and no sod. As a result, there have been greatly reduced maintenance and irrigation costs, and a higher survival rate, compared to the ornamental plant material and sod that used to be in that area. Staff is working on designs for the remaining medians and will always seek to take advantage of other projects to collaborate on the work, if possible. We will also look to partner with local businesses on costs, if possible.

DISCUSSION:

As part of the current construction project for the new Quick Trip store at the southwest corner of 26th Avenue NW, their crews proposed extending the left-turn lane on westbound Main Street to improve traffic flow once the store opens and more people try to turn left. City staff attended a pre-construction meeting where we discussed the process of making this traffic median the next one to be renovated. In return for removing several damaged and declining trees in that median, we would allow the contractor to utilize the cleared median to more safely stage their equipment and crews. At the same time, they worked on the turn lane extension project they were already going to do. This also allowed us to disconnect and cut back the irrigation on the island that watered the trees and sod in that median, and to plan for the replacement landscape while they did their work.

Part of the new design will include a large flagpole behind the Welcome sign, along with the native plant palette, which will include a mix of trees, grass, and perennial plants, along with a more efficient irrigation system and decorative stone mulch and boulders. A separate contractor will be used to remove the remaining median soil to a depth that eliminates the old roots of the diseased trees and the aggressively invasive bermudagrass that used to be on that island.

In recent weeks, construction of the turn lane extension has been completed, and it is now time to proceed with the landscape replacement described above. The cost estimate for the remaining work is $75,000, which also includes purchase and installation of the new 60-foot flagpole at the west end of the median—to be seen from the I-35 corridor as part of our “Welcome” sign.

At this time, we are proposing to pay for this median renovation using a portion of those funds from the ODOT Audit Adjustment Project by transferring them into a new capital project to be used solely for west Main Street median work, as funds are made available by the city or any partner organizations that may wish to help complete a project on any of the other medians in the coming years.

RECOMMENDATION:

City Staff recommends approval of Resolution Number R-2526-46 to transfer $75,000 from the ODOT Audit Adjustment Project TR0068 (Account No. 50595535-46101) to a new Main Street Median Landscape Renovation Project PR0175 (Account No. 50793375-46101), to be used for the completion of the 26th Avenue NW and Main Street median landscape renovation.

Resolution

R-2627-46

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, TRANSFERRING $75,000 FROM THE OKLAHOMA DEPARTMENT OF TRANSPORTATION (ODOT) AUDIT ADJUSTMENT PROJECT TO THE MAIN STREET LANDSCAPE MEDIANS RENOVATION PROJECT FOR THE REDISIGN OF THE LANDSCAPE ON THE TRAFFIC ISLANDS/MEDIANS ON WEST MAIN STREET BETWEEN COLLIER DRIVE AND 26TH AVENUE NW.

§ 1. WHEREAS, the City of Norman's 2025-26 Capital Improvement Plan included funding for the ODOT Audit Adjustment Project to address additional costs identified through audits of completed joint ODOT and City of Norman projects; and

§ 2. WHEREAS, the Parks and Recreation Department is redesigning the traffic medians along West Main Street between Collier Drive and 26th Avenue NW with native plants, ornamental stone mulch, boulders, and efficient irrigation systems to reduce maintenance and irrigation costs and improve plant survival; and

§ 3. WHEREAS, the City coordinated with the contractor for the West Main Street turn lane extension near the southwest corner of 26th Avenue NW to facilitate median renovation work, including the removal of declining trees, existing sod, invasive bermudagrass, and diseased tree roots; and

§ 4. WHEREAS, the City proposes to transfer $75,000 from the ODOT Audit Adjustment Project to a new capital project dedicated to the West Main Street median renovation, including landscape improvements and the installation of a 60-foot flagpole as part of the City's "Welcome to Norman" sign.

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

§ 5. That the following transfer be made for the reasons stated above.

Losing Account	Gaining Account	Amount
ODOT Audit Adjustment Project Account: 50-595535-4601	Main Street Median Landscape Renovation Project (number PR0175) Account: 50-793375-4601	$75,000

PASSED AND APPROVED this 22nd day of September 2026.

_____
Mayor, Stephen T. Holman

ATTEST:

_____
City Clerk

File Attachments for Item:

32. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RESOLUTION R-2627-47: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA APPOINTING THE AD HOC PUBLIC SAFETY PLANNING AND FUNDING COMMITTEE TO EVALUATE SUSTAINABLE METHODOLOGIES FOR FUNDING LONG TERM PUBLIC SAFETY CAPITAL AND STAFFING NEEDS.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 09/22/2026

REQUESTER: City Council

PRESENTER: Kathryn Walker, Deputy City Attorney

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RESOLUTION R-2627-47: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA APPOINTING THE AD HOC PUBLIC SAFETY PLANNING AND FUNDING COMMITTEE TO EVALUATE SUSTAINABLE METHODOLOGIES FOR FUNDING LONG TERM PUBLIC SAFETY CAPITAL AND STAFFING NEEDS.

BACKGROUND:

In 2008, Norman voters approved a temporary seven-year dedicated portion of sales tax to fund certain public safety needs, including 41 additional police personnel, 30 additional fire personnel, related vehicles and equipment, and the acquisition, design, construction and equipment costs associated with Fire Stations 8 and 9 ("PSST I"). This temporary tax became a permanent tax when Norman voters approved PSST II, which was intended to fund the personnel costs from PSST I, in addition to 13 school resource officers, 4 additional emergency communication officers, 2 additional mechanics for emergency vehicles, replacement of city radio communication systems, construction of the Emergency Communications and Operations Center, replacement of fire trucks and apparatus, and relocation and reconstruction of Fire Station 5. The final remaining PSST II project is the relocation and reconstruction of Fire Station 5, which is anticipated to begin in the coming months.

The City has undertaken studies evaluating future staffing and facility needs for the Police and Fire Departments. PSST II sales tax revenues are insufficient to fund these future staffing and facility needs. Council has asked that an ad hoc committee be appointed to evaluate these needs and recommend long-term funding solutions to Council.

DISCUSSION:

Resolution R-2627-47 establishes the Ad Hoc Public Safety Planning and Funding Committee to review long-term public safety staffing and facility needs and recommend funding mechanisms to Council to address such needs. After receiving applications for the Committee, the Mayor recommends appointing 13 members to the Committee as outlined in the Resolution. In addition to 13 voting members, the University of Oklahoma and the Absentee Shawnee Tribe will have two ex-officio positions to ensure coordination among entities. The Committee will provide

monthly reports to Council and will set its meeting schedule with the goal of completing its work in 12 months.

Multiple departments will assist the Committee, with the Finance Department serving as the lead staffing entity. All meetings will be held in accordance with the Open Meetings Act.

RECOMMENDATION:

Staff recommends adoption of Resolution R-2627-47.

Resolution

R-2627-47

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA APPOINTING THE AD HOC PUBLIC SAFETY PLANNING AND FUNDING COMMITTEE TO EVALUATE SUSTAINABLE METHODOLOGIES FOR FUNDING LONG TERM PUBLIC SAFETY CAPITAL AND STAFFING NEEDS.

§ 1. WHEREAS, the voters of Norman approved a temporary, seven-year dedicated portion of sales tax (0.5%) for funding public safety needs in 2008 ("PSST I"); and

§ 2. WHEREAS, PSST I funding, to the extent feasible from the revenues generated from the dedicated sales tax, was designated for the addition of forty-one (41) additional police personnel and thirty (30) additional fire personnel, vehicles and equipment for such personnel, acquiring, constructing, and equipping Fire Stations 8 and 9, and the promotion of community policing; and

§ 3. WHEREAS, prior to the expiration of PSST I, the voters approved a permanent dedicated portion of sales tax (0.5%) to replace PSST I upon its expiration ("PSST II"), for the purposes of funding, to the extent feasible from the revenues generated from the dedicated sales tax, the retention of the seventy-one public safety personnel funded by PSST I, the addition of thirteen (13) police personnel to implement a school resource officer program, the addition of four emergency communication officers, the addition of two emergency vehicle mechanics, replacement of city radio communication systems, construction of emergency operations and dispatch facility, replacement of fire trucks and apparatus, relocation and reconstruction of Fire Station No. 5, and any associated debt service for these purposes; and

§ 4. WHEREAS, the City has worked to fully implement the promised PSST II program, with the final remaining project, relocation and reconstruction of Fire Station No. 5, beginning in the coming months; and

§ 5. WHEREAS, the City has undertaken studies evaluating future staffing and facility needs for the Police and Fire Departments; and

§ 6. WHEREAS, PSST II funding is insufficient to meet these future staffing and facility needs; and

§ 7. WHEREAS, the Norman City Council desires formal citizen input and recommendation on long term funding mechanisms to ensure the public safety needs of the community are met.

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

§ 8. Establishment of the Ad Hoc Public Safety Planning and Funding Committee. The Ad Hoc Public Safety Planning and Funding is established to review long-term public safety staffing and facility needs and recommend funding mechanisms to City Council to address such needs.

§ 9. Appointment and Number of Members. Members of the Ad Hoc Public Safety Planning and Funding Committee shall be appointed as set forth herein. The Committee shall consist of 13 voting members and memberships shall not be current City employees, officials, contractors or vendors of the City.

§ 10. Purposes of the Ad Hoc Public Safety Planning and Funding Committee. The Ad Hoc Public Safety Planning and Funding Committee shall review existing and planned studies for the future staffing and facility needs related to the Police Department and the Fire Department; review other known or identified staffing, facility and equipment needs related to public safety, including, but not limited to cybersecurity and an outdoor warning siren replacement program; consider various long-term funding mechanisms to meet the identified needs; and make recommendations on long-term funding solutions for the identified public safety needs to the City Council.

§ 11. Monthly Reporting to City Council. Staff shall facilitate the submission of a written progress report of the Committee's activities for each month in which the Committee meets.

§ 12. Selection of a Chair; Committee Meeting Schedule. The Committee shall select a Chair and a Vice-Chair at its first meeting, and the Chair shall endeavor to set a meeting schedule for which all members can be available, and at a frequency that enables the Committee to complete its work and make its recommendation to Council within twelve (12) months of appointment.

§ 13. City Staff Support of Committee. The Committee will be primarily staffed by the City Finance Director, or his designee, with other staff support provided by the City Police Chief, the City Fire Chief, and the City Attorney or their respective designees.

§ 14. Appointments to Committee. The following residents of Norman shall be appointed to the Ad Hoc Public Safety Planning and Funding Committee:

(1) Tony Atteberry
(2) Becca Bean
(3) Robert Castleberry
(4) Crystal Cruz
(5) Jeffrey Fields
(6) Ann Gallagher
(7) Nicholos Heflin
(8) Larry Heikkila
(9) Kyle Hurley
(10) Meaghan Moulton
(11) Andrea Miller Myers
(12) Robert Post
(13) David Tuescher

§ 15. Ex-Officio Members of the Committee. One representative from the University of Oklahoma and one representative from the Absentee Shawnee Tribe shall be invited and allowed to participate in Committee meetings as non-voting ex-officio members.

§ 16. Meetings.

(a) All Committee meetings will be open to the public and shall follow the provisions of the Oklahoma Open Meeting Act, 25 O.S. § 301 et seq. Minutes of each meeting will be posted on the City's website.

(b) A quorum of the committee shall consist of seven (7) members of the Committee.

(c) Action by the Committee shall be by motion, duly seconded, and approved by a majority of the members present.

§ 17. Duration. The Ad Hoc Public Safety Planning and Funding Committee shall terminate automatically upon the receipt by the City Council of its final recommendations on long-term funding solutions, unless City Council takes affirmative action to continue to Committee.

PASSED AND ADOPTED this 22nd day of September 2026.

ATTEST:

_____
Mayor, Stephen T. Holman

_____
City Clerk

File Attachments for Item:

33. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RESOLUTION R-2627-49: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ACCEPTING SUBSTANCE ABUSE AND MENTAL HEALTH SERVICES ADMINISTRATION MENTAL HEALTH BLOCK GRANT FUNDS FROM THE OKLAHOMA DEPARTMENT OF MENTAL HEALTH AND SUBSTANCE ABUSE SERVICES; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ENTER INTO ALL RELATED CONTRACTS WITH THE OKLAHOMA DEPARTMENT OF MENTAL HEALTH AND SUBSTANCE ABUSE SERVICES; AND CONDITIONALLY APPROPRIATING FUNDS FOR THE PURPOSE THEREOF.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 09/22/2026

REQUESTER: Amanda Sherf, Social Services Manager

PRESENTER: Amanda Sherf, Social Services Manager

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RESOLUTION R-2627-49: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ACCEPTING SUBSTANCE ABUSE AND MENTAL HEALTH SERVICES ADMINISTRATION MENTAL HEALTH BLOCK GRANT FUNDS FROM THE OKLAHOMA DEPARTMENT OF MENTAL HEALTH AND SUBSTANCE ABUSE SERVICES; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ENTER INTO ALL RELATED CONTRACTS WITH THE OKLAHOMA DEPARTMENT OF MENTAL HEALTH AND SUBSTANCE ABUSE SERVICES; AND CONDITIONALLY APPROPRIATING FUNDS FOR THE PURPOSE THEREOF.

BACKGROUND:

The Department of Mental Health and Substance Abuse Services (ODMHSAS) has approached the City of Norman regarding collaboration related to serious mental illness, substance abuse, and homelessness. The project would be funded by OMDHSAS with $185,000 in Substance Abuse and Mental Health Services Administration (SAMHSA) Mental Health Block Grant Supplemental Funds. ODMHSAS has proposed utilizing the funding to allow the City of Norman to partner with a consulting group who has expertise in behavioral health, homelessness, supportive housing, systems integration, and cross-sector collaboration as well as to provide technical assistance through the funding period. The consulting group will assist in developing coordinated cross-system strategies and infrastructure improvements to address homelessness in the City. This funding would be available for one year, for the October 1, 2026, through September 30, 2027 funding period. There is no local matching requirement identified for the SAMHSA supplemental funds. All contracting and subawards will follow applicable federal grants administration requirements.

DISCUSSION:

Norman continues its efforts to create collaboration opportunities with statewide partners to address serious mental illness, substance abuse, and homelessness. With a total of approximately $185,000 for one year, Norman can continue to build on the homeless strategic plan that was created in 2022 with Homebase. The City of Norman will engage a qualified consulting group with expertise in behavioral health, homelessness, supportive housing,

systems integration, and cross-sector collaboration to provide technical assistance throughout the funding period. Such technical assistance will include strategic planning, system assessment, partnership development, housing-system coordination, training, policy and protocol development, data and performance infrastructure, evaluation, and sustainability planning.

If this funding opportunity is accepted, the City of Norman will seek collaboration with other stakeholders, including Cleveland County, housing authorities, Continuums of Care, community mental health providers, homeless service organizations, courts, and justice-system partners to develop shared goals, referral pathways, and coordination protocols with the help of the consultant. Expected outcomes include stronger partnerships between behavioral health and housing systems, improved referral and coordination processes, measurable housing and system performance outcomes, and a sustainable model that can be expanded using future federal, state, local, and private resources.

This resolution seeks that the City Manager be authorized to enter into an interlocal agreement with ODMHSAS to ensure timely execution of the agreement in relation to the funding period. The agreement is anticipated to be a reimbursement contract, so an appropriation in the amount of $185,000 is necessary to cover reimbursement expenses.

RECOMMENDATION:

1. Staff recommends adoption of Resolution R-2627-49, accepting of Substance Abuse and Mental Health Services Administration Mental Health Block Grant Funds and authorizing City the City Manager or his designee to enter into a contract with ODMHSAS for such purposes.
2. Staff recommends a budget appropriation of $185,000 from Special Grants Fund Balance (account number 22-29000) to Social Services Grants – Professional Services (account number 22110040-44099) contingent on an agreement being executed with ODMHSAS to cover reimbursement expenses under the grant award. Upon receipt, funds will be deposited into revenue account Miscellaneous Grant Reimbursement (account number 221-331346).

Resolution

R-2627-49

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ACCEPTING SUBSTANCE ABUSE AND MENTAL HEALTH SERVICES ADMINISTRATION MENTAL HEALTH BLOCK GRANT FUNDS FROM THE OKLAHOMA DEPARTMENT OF MENTAL HEALTH AND SUBSTANCE ABUSE SERVICES; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ENTER INTO ALL RELATED CONTRACTS WITH THE OKLAHOMA DEPARTMENT OF MENTAL HEALTH AND SUBSTANCE ABUSE SERVICES; AND CONDITIONALLY APPROPRIATING FUNDS FOR THE PURPOSE THEREOF.

§ 1. WHEREAS, from 2018 through 2022, Cleveland County had the fifty-eighth highest drug overdose death rate in the state, and of those deaths, more than half were due to opioids; and

§ 2. WHEREAS, from 2020 through 2022, Cleveland County had the twenty-fourth highest nonfatal drug overdose hospitalization rate in the state, and opioids were one of the most common substances involved in hospitalizations; and

§ 3. WHEREAS, in 2023 there is an estimate of 46,280 adults who are in need of treatment for mental illness or substance use in Cleveland County; and

§ 4. WHEREAS, the Oklahoma Department of Mental Health and Substance Abuse Services receives funding from the Substance Abuse and Mental Health Services Administration (SAMHSA) Substance from Mental Health Block Grant Funds; and

§ 5. WHEREAS, the purpose of this SAMHSA block grant funds is to help states fund and improve community-based mental health care; and

§ 6. WHEREAS, the City of Norman wishes to collaborate with ODMHSAS for the utilization of SAMHSA block grant funds in an amount of $185,000 for the purpose of improving the City of Norman's strategies and response to homelessness and mental health; and

§ 7. WHEREAS, it is in the best interest of the residents of the City of Norman to expedite the negotiation and execution of an interlocal agreement between the City of Norman and ODMHSAS for use of the grant funds.

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

§ 8. THAT, the ODMHSAS funds are hereby accepted, and the City Manager or his designee shall be authorized to execute an interlocal agreement with the Oklahoma Department of Mental Health and Substance Abuse Services for the purposes of accepting and utilizing Substance Abuse and Mental Health Services Administration block grant funds.

§ 9. THAT, conditioned upon the execution of an agreement, Council hereby appropriates the following funds to be used for related reimbursable expenses:

Losing Account	Gaining Account	Amount
Special Grants Fund Balance Account: 22-29000	Social Services Grants – Professional Services, Account: 22110040-44099	$185,000

PASSED AND ADOPTED this 22nd day of September 2026.

Mayor, Stephen T. Holman

ATTEST:

City Clerk

File Attachments for Item:

34. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-54: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, TRANSFERRING $360,000 FROM THE YOUNG FAMILY ATHLETIC CENTER (YFAC) AND WESTWOOD FUNDS FOR EMERGENCY REPAIRS RESULTING FROM THE JULY 4, 2026 STORMS.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 09/22/2026

REQUESTER: Lance Harper, Facilities and Construction Manager

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-54: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, TRANSFERRING $360,000 FROM THE YOUNG FAMILY ATHLETIC CENTER (YFAC) AND WESTWOOD FUNDS FOR EMERGENCY REPAIRS RESULTING FROM THE JULY 4, 2026 STORMS.

BACKGROUND:

Severe storms occurring on July 4th caused significant damage across Norman, including impacts to Parks and Recreation facilities. The City's two largest recreation sites - Westwood Park and the Young Family Athletic Center (YFAC) experienced significant damage due to the high winds from this storm system.

DISCUSSION:

The July 4th storms produced wind, lightning, and significant water issues affecting roofs, fencing, outdoor sports equipment, lighting, shade structures, trees, landscaping, and park furniture components at both Westwood Park, which includes golf, aquatics, and tennis, and the outdoor components at the YFAC. Also included in the damage at Westwood Park is the EMSTAT building, which collapsed due to the high winds, and that structure needs to be demoed.

Estimated damage is as follows:

YFAC - $60,000
Westwood Park - $275,000
EMSTAT Structure Demo - $25,000

The requested transfer of $360,000 would all originate from the General Fund – Fund Balance (account number 10-29000) with transfers of $150,000 to Westwood Pool – Storm Recovery Materials (account number 29970133-43141), $150,000 to Westwood Pool - Storm Recovery Services (account number 29970133-44722), $30,000 to YFAC Admin – Storm Recovery

Materials (account number 24770412-43141), and $30,000 to YFAC Storm Recovery Services (account number 24770412-44722).

RECOMMENDATION:

It is recommended that the City Council approve Resolution R-2627-54, which transfers a total of $360,000 to both the YFAC and the Westwood Funds, as outlined in the staff report.

Resolution

R-2627-54

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, TRANSFERRING $360,000 FROM THE GENERAL FUND TO BE USED FOR EMERGENCY REPAIRS AT THE YOUNG FAMILY ATHLETIC CENTER AND WESTWOOD PARK FOR DAMAGE FROM THE JULY 4, 2026 STORMS.

§ 1. WHEREAS, both the Young Family Athletic Center (YFAC) and Westwood Park have endured significant and unanticipated costs from the July 4· 2026 storms and resulting damage to fencing, structures and trees this fiscal year; and

§ 2. WHEREAS, the estimated damage to the YFAC is $60,000 which included wind damage to outdoor sports equipment, fencing, lighting, furniture, landscaping; and

§ 3. WHEREAS, the estimated damage to Westwood Park is $300,000 which included wind damage to roofing, fencing, significant tree damage, shade structures, outdoor sports equipment, fencing, the EMSTAT Building; and

§ 4. WHEREAS, it is necessary to transfer $360,000 to the Storm Recovery accounts in both the YFAC and Westwood Park cost centers to make necessary repairs and pay contractors at those locations.

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

§ 5. That the following transfer of funds be approved for the reason as stated above.

Account Name (Gaining Account)	Losing Account	Gaining Account Number	Amount
Storm Recovery – Materials	General Fund – Fund Balance 10-29000	Westwood Pool 29970133-43141	$150,000
Storm Recovery – Services	General Fund – Fund Balance 10-29000	Westwood Pool 29970133-44722	$150,000
Storm Recovery – Materials	General Fund – Fund Balance 10-29000	YFAC Admin 24770412-43141	$30,000
Storm Recovery – Services	General Fund – Fund Balance 10-29000	YFAC Admin 24770412-44722	$30,000

PASSED AND ADOPTED this 22nd day of September 2026

_____
Mayor

ATTEST:

_____
City Clerk

File Attachments for Item:

35. CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-2: PRELIMINARY PLAT FOR LUXNOVA L.L.C., GENERALLY LOCATED 1820-FEET SOUTH OF CEDAR LANE ROAD ON THE WEST SIDE OF CLASSEN BOULEVARD (U.S. HIGHWAY NO. 77) (WARD 7).

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 09/22/26

REQUESTER: Ken Danner, Subdivision Development Manager

David Riesland, Transportation Engineer

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-2: PRELIMINARY PLAT FOR LUXNOVA L.L.C., GENERALLY LOCATED 1820-FEET SOUTH OF CEDAR LANE ROAD ON THE WEST SIDE OF CLASSEN BOULEVARD (U.S. HIGHWAY NO. 77) (WARD 7).

BACKGROUND:

This item is a preliminary plat for Luxnova L.L.C., generally located 1820 feet south of Cedar Lane Road on the west side of Classen Boulevard (U.S. Highway No. 77). This property consists of 2 acres and one (1) lot. The proposal is retail or restaurant.

City Council, at its meeting of August 25, 1964, adopted Ordinance No. 1695 placing this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District. Planning Commission, at its meeting of August 13, 2026, on a vote of 9-0, recommended to City Council approval of the preliminary plat for Luxnova L.L.C.

DISCUSSION:

The proposed 19,685 square foot strip retail center comprised of five lease spaces is proposed for the location on the west side of Classen Boulevard (US Highway 77) and approximately 1820 feet south of Cedar Lane Road. The site will contain a single point of access along Classen Boulevard and is expected to generate 77 AM peak hour trips, 121 PM peak hour trips, and 1,060 trips on an average weekday. Obviously being well above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact study was prepared for the application by Traffic Engineering Consultants, Inc. No traffic operational issues are anticipated due to the development.

STREET	NO. OF LANES	BACK-GROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USED (PROJECTED)
Classen Boulevard	2	21,000	1,060	22,060	36,000	58.33	61.28

The access point proposed for the development must be permitted through the Oklahoma Department of Transportation as the maintaining agency for Classen Boulevard in proximity to

the proposed site. Otherwise, no additional off-site improvements are anticipated. There are applicable traffic impact fees to be collected in the area. These impact fees will address future improvements to the Classen Boulevard intersection with Cedar Lane Road ($3,695.80) and improvements to the Classen Boulevard intersection with Post Oak Road ($4,084.56) totaling $7,780.36.

Public improvements for this property consist of the following:

1. **Fire Hydrants**. Fire hydrants requirements will be reviewed by the Fire Department.

2. **Permanent Markers**. Permanent markers will be installed prior to filing of the final plat.

3. **Sanitary Sewers**. An off-plat sanitary sewer main will be extended from Cedar Lane Addition (west of BNSF railroad right-of-way) and northwesterly to the property. The sanitary sewer main will be installed to serve this property in accordance with approved plans and City and State Department of Environmental Quality standards.

4. **Sidewalks.** Sidewalks will be installed adjacent to Classen Boulevard.

5. **Storm Sewers**. Stormwater and appurtenant drainage structures will be installed in accordance with plans and City drainage standards. Stormwater runoff will be conveyed to a privately maintained detention facility and released into the railroad right-of-way.

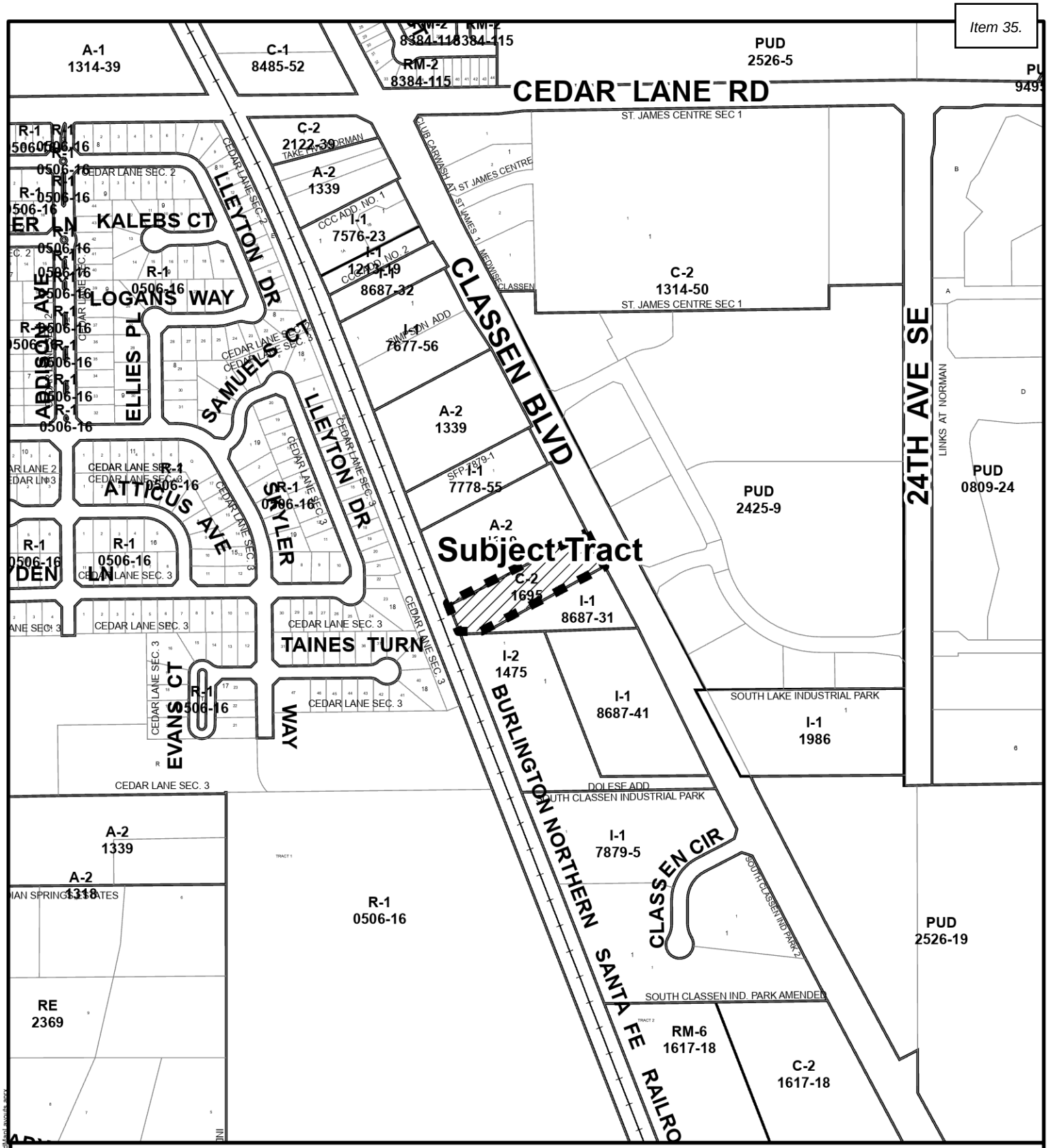
6. **Streets**. Classen Boulevard is existing.

7. **Water Mains**. There is an existing 8-inch water main adjacent to Classen Boulevard.

8. **Public Dedications.** All required easements and rights-of-way will be dedicated to the City on the final plat.

STAFF RECOMMENDATIONS:

Based on the above information, staff recommends approval of the preliminary plat for Luxnova L.L.C.



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.

N W E S

July 8, 2026

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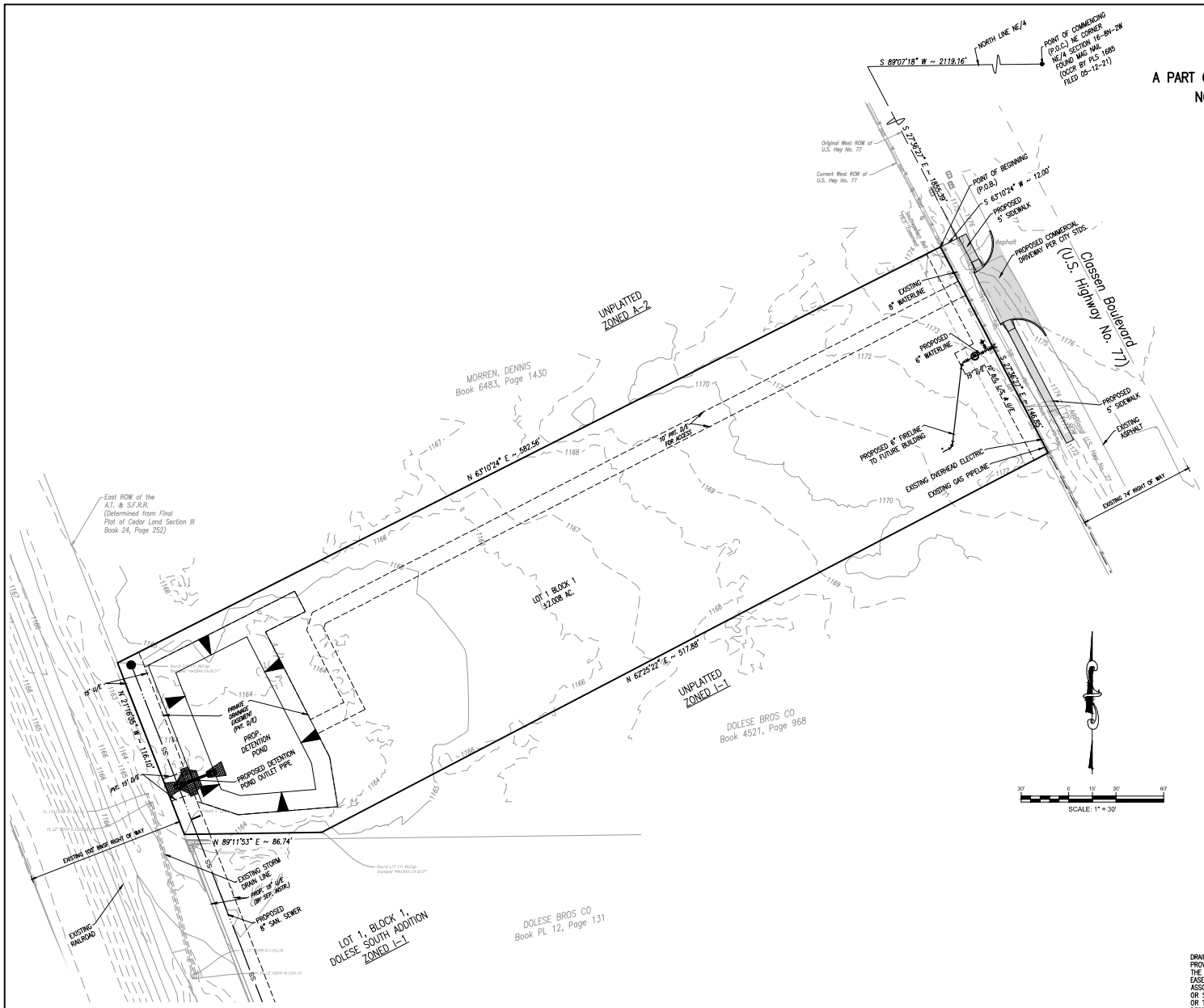
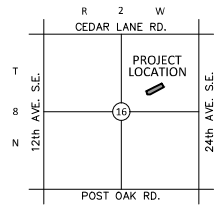
Subject Tract



PRELIMINARY PLAT
LUXNOVA, LLC
A PART OF THE N.E. 1/4, SECTION 16, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION 16, TOWNSHIP 8 NORTH (T8N) , RANGE 2 WEST (R2W) OF THE INDIAN MERIDIAN (I.M.), NORMAN, CLEVELAND COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID N.E. ¼; THENCE SOUTH 89°07'18" WEST ALONG THE NORTH LINE OF SAID N.E. ¼ A DISTANCE OF 2119.16 FEET TO THE ORIGINAL WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 77; THENCE SOUTH 27°36'27" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1855.39 FEET; THENCE SOUTH 63°10'24" WEST A DISTANCE OF 12.00 FEET TO A POINT OF THE CURRENT WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 77 BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 27°36'27" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 146.85 FEET;
THENCE SOUTH 62°25'22" WEST A DISTANCE OF 517.88 FEET;
THENCE SOUTH 89°11'53" WEST TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE A.T. & S.F.R.R. A DISTANCE OF 86.74 FEET;
THENCE NORTH 21°16'35" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 116.10 FEET;
THENCE NORTH 63°10'24" EAST A DISTANCE OF 582.56 FEET TO A POINT ON THE CURRENT WEST RIGHT-OF-WAY LINE OF US HWY. 77 AND POINT OF BEGINNING.

SAID TRACT CONTAINS 2.008 ACRES, MORE OR LESS.

NOTES:

1. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF NORMAN.
3. EXISTING ZONING IS C-2.
4. ALL PUBLIC WATERLINES SHALL BE 8-INCH AND 6-INCH UNLESS NOTED OTHERWISE. FIRE HYDRANTS ARE GRAPHICALLY ILLUSTRATED.
5. ALL PUBLIC SANITARY SEWER SHALL BE 8-INCH UNLESS NOTED OTHERWISE.
6. ALL PRIVATE SANITARY SEWER AND WATERLINES WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.
7. PAVING SHALL BE ALLOWED OVER DRAINAGE AND UTILITY EASEMENTS.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF LUXNOVA, LLC; HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

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OWNER/DEVELOPER
LUXNOVA, L.L.C.
3515 S. PENNSYLVANIA AVE.
OKLAHOMA CITY, OK 73119
(405) 426-9926

ENGINEER
SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OK. 73106
(405) 232-7715

NOT VALID FOR CONSTRUCTION
CHRISTOPHER D. ANDERSON 18288 OKLAHOMA 01/29/26
UNLESS SIGNED IN THIS BLOCK

LUXNOVA, LLC

US HWY 77 & CEDAR LANE RD. NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.
815 West Main - Oklahoma City, OK 73106
Ph: 405-232-7715 Fax: 405-232-7699
Website: www.smcokc.com

OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 4851 EXP. 06/30/2027

NO.	REVISIONS	BY	DATE
1	PER CLIENT COMMENTS	PBC	04/17/26
2	PER CLIENT COMMENTS	PBC	04/17/26
3	PER CITY OF NORMAN'S 1ST COMMENTS	PBC	04/17/26

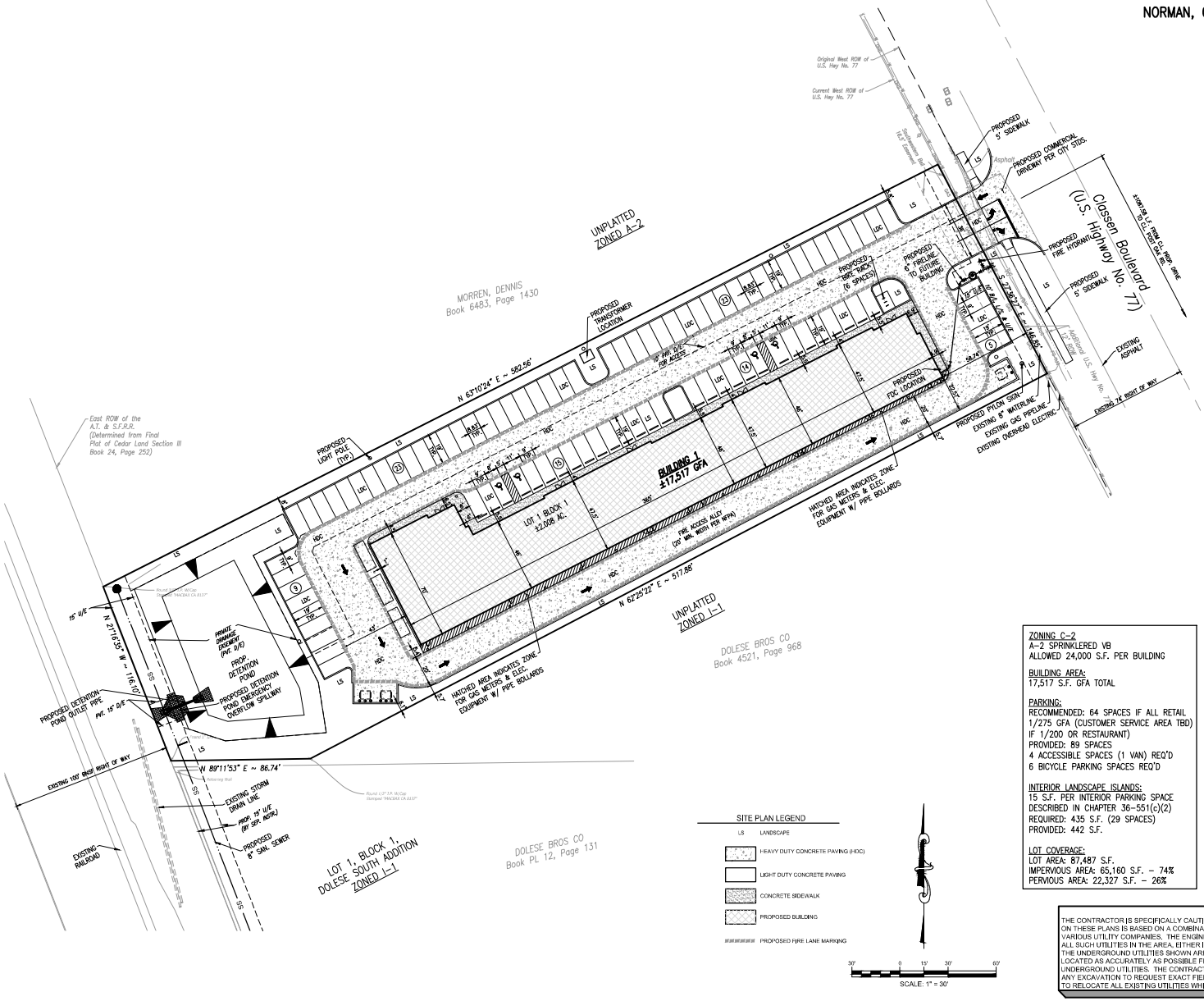
PROJECT NO.:6647.00
DATE:04/24/26
SCALE:1" = 30'
DRAWN BY:D.G.
ENGINEER:CHRISTOPHER D. ANDERSON
P.E. NUMBER:18288

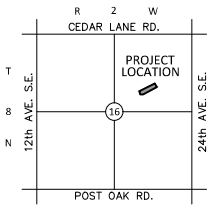
PRELIMINARY PLAT

PRELIMINARY SITE DEVELOPMENT PLAN

LUXNOVA, LLC

A PART OF THE N.E. 1/4, SECTION 16, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA





LOCATION MAP
NOT TO SCALE

SITE PLAN LEGEND

- LS LANDSCAPE
- HEAVY DUTY CONCRETE PAVING (HDC)
- LIGHT DUTY CONCRETE PAVING
- CONCRETE SIDEWALK
- PROPOSED BUILDING
- PROPOSED FIRE LANE MARKING

SCALE: 1" = 30'

GENERAL NOTES:

1. UNLESS OTHERWISE NOTED, ALL RADII ON PARKING ISLANDS AND CURB CUTS SHALL BE 3'.
2. ALL CURB & GUTTERS ARE TYPE "A" UNLESS OTHERWISE NOTED.
3. REFER TO ARCH./MEP PLANS FOR SITE LIGHTING ELECTRICAL WIRING AND CONDUIT LAYOUT. CONTRACTOR TO VERIFY ANY UNDERGROUND UTILITY PRIOR TO SETTING CONCRETE BASES FOR LIGHT POLES.
4. ALL STOP BARS SHALL BE 12" WHITE REFLECTIVE PAINT AND INSTALLED PER OWNER DIRECTIVE.
5. REFERENCE MISCELLANEOUS DETAILS FOR CONCRETE PAVEMENT JOINTING DETAILS.
6. ALL DRIVEWAY APPROACHES SHALL BE HEAVY DUTY CONCRETE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE INDICATED.
8. UPON COMPLETION OF PAVING OPERATIONS THE CONTRACTOR SHALL INSTALL THE PAVEMENT STRIPES AND PAVEMENT MARKINGS AS SHOWN HEREON. ON-SITE PARKING STALL STRIPES SHALL BE 4" WIDE AND PER DETAIL. ACCESSIBLE STALL SHALL BE PAINTED AND SIGNED PER FEDERAL, STATE, AND LOCAL REQUIREMENTS. CONCRETE RAMPS SHALL BE CONSTRUCTED PER ODOT STANDARDS FOR WHEEL CHAIR RAMP DETAIL.
9. CONTRACTOR IS RESPONSIBLE TO MEET AND MATCH NEW PAVEMENT WITH EXISTING ADJACENT PAVEMENT AREAS. THE TRANSITION BETWEEN THIS SITE AND ADJACENT SITES MUST BE SMOOTH AND MONOLITHIC.
10. NOT ALL EXISTING UNDERGROUND UTILITIES MAY BE SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING CALL OKIE AT 1-800-522-6543 PRIOR TO ANY EXCAVATION.
11. EACH AND EVERY REQUIRED ACCESSIBLE PARKING SPACE SHALL BE POSTED BY THE DISPLAY OF A STANDARD INTERNATIONAL ACCESSIBLE WHEELCHAIR SYMBOL SIGN OR LEGEND NOT LESS THAN 12 INCHES BY 18 INCHES IN SIZE PERMANENTLY MOUNTED ABOVE GROUND IMMEDIATELY IN FRONT OF SAID SPACES NOT LESS THAN SEVEN FEET NOR MORE THAN EIGHT FEET FROM THE PARKING SURFACE TO THE BOTTOM OF THE SIGN.

ZONING C-2
A-2 SPRINKLERED VB
ALLOWED 24,000 S.F. PER BUILDING

BUILDING AREA:
17,517 S.F. GFA TOTAL

PARKING:
RECOMMENDED: 64 SPACES IF ALL RETAIL 1/275 GFA (CUSTOMER SERVICE AREA TBD) IF 1/200 OR RESTAURANT)
PROVIDED: 89 SPACES
4 ACCESSIBLE SPACES (1 VAN) REQ'D
6 BICYCLE PARKING SPACES REQ'D

INTERIOR LANDSCAPE ISLANDS:
15 S.F. PER INTERIOR PARKING SPACE DESCRIBED IN CHAPTER 36-551(c)(2)
REQUIRED: 435 S.F. (29 SPACES)
PROVIDED: 442 S.F.

LOT COVERAGE:
LOT AREA: 87,487 S.F.
IMPERVIOUS AREA: 65,160 S.F. – 74%
PERVIOUS AREA: 22,327 S.F. – 26%

REFER TOPOGRAPHIC SURVEY FOR LOCATIONS OF THE HORIZONTAL CONTROL POINTS. ELECTRONIC DATA SHEETS FOR NORTHING/EASTING COORDINATES WILL BE PROVIDED FOR CONSTRUCTION STAKING OF THE PROPOSED IMPROVEMENT WORK.

ACCESSIBLE ROUTES ARE NOT TO EXCEED 1:20 RUNNING SLOPE AND 2% CROSS SLOPE. ACCESSIBLE PARKING AND ACCESSIBLE AISLES NOT TO EXCEED 2% SLOPE IN ANY DIRECTION. CONTRACTOR TO VERIFY EXISTING SIDEWALKS AND/OR RAMPS ALONG FRONTAGE OF THE PROPERTY TO MEET THE ACCESSIBLE ROUTES STANDARDS. ANY PORTION OF THE EXISTING SIDEWALKS AND/OR RAMPS NOT IN COMPLIANCE SHALL BE RECONSTRUCTED TO MEET THESE STANDARDS.

UTILITY STATEMENT & CAUTION:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON A COMBINATION OF FIELD SURVEY INFORMATION, EXISTING DRAWINGS AND RECORDS OF THE VARIOUS UTILITY COMPANIES. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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OWNER/DEVELOPER
LUXNOVA, L.L.C.
3515 S. PENNSYLVANIA AVE.
OKLAHOMA CITY, OK 73119
(405) 426-9926

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SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OK. 73106
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NOT VALID FOR CONSTRUCTION
PROFESSIONAL ENGINEER
CHRISTOPHER D. ANDERSON
18288
OKLAHOMA
07/29/26
UNLESS SIGNED IN THIS BLOCK

LUXNOVA, LLC

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NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
815 West Main – Oklahoma City, OK 73106
Ph: 405-232-7715 Fax: 405-232-7399
Website: www.smcokc.com
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 469 EXP. 06/30/2027

NO.	DESCRIPTION	BY	DATE
1	PER CLIENT COMMENTS	PM	04/17/26
2	PER CLIENT COMMENTS	PM	05/04/26
3	PER CITY OF NORMAN COMMENTS	PM	06/01/26
4	PER CITY OF NORMAN COMMENTS	PM	07/01/26
5	PER CLIENT COMMENTS	PM	07/29/26

PROJECT NO.: 6647.00
DATE: 04/24/26
SCALE: 1" = 30'
DRAWN BY: D.G.
ENGINEER:
P.E. NUMBER:

PRELIMINARY SITE DEVELOPMENT PLAN

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 08/13/2026

REQUESTER: Luxnova, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF **PP-2627-2, A PRELIMINARY PLAT FOR LUXNOVA LLC**.

LOCATION: Generally located 1820-feet south of Cedar Lane Road on the west side of Classen Boulevard (U.S. Highway No. 77).

INFORMATION:

1. Owner. Luxnova, LLC.
2. Developer. Luxnova, LLC.
3. Engineer. SMC Consulting Engineers, PC.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City limits without zoning.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
3. August 25, 1964. City Council adopted Ordinance No. 1695 placing this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants requirements will be reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.

3. Sanitary Sewer. An off-plat sanitary sewer main will be extended from Cedar Lane Addition (west of BNSF railroad right-of-way) and northwesterly to the property. The sanitary sewer main will be installed to serve this property in accordance with approved plans and City and State Department of Environmental Quality standards.

4. Sidewalks. Sidewalks will be installed adjacent to Classen Boulevard.

5. Storm Sewers. Stormwater and appurtenant drainage structures will be installed in accordance with plans and City drainage standards. Stormwater runoff will be conveyed to a privately maintained detention facility and released into the railroad right-of-way.

6. Streets. Classen Boulevard paving is existing.

7. Water Main. There is an existing 8-inch water main adjacent to Classen Boulevard.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat. Off-plat easements are required for sanitary sewer improvements.

2. Rights-of-Way. Street right-of-way is existing.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat and site plan are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consists of 2.0 acres and one (1) lot. The proposal will either be retail or a restaurant.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Luxnova, LLC to City Council.

ACTION TAKEN: _____

CONSENT ITEMS

This section is placed on the agenda so that the Planning Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order.

Minutes

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

   PLANNING COMMISSION MEETING MINUTES OF JULY 9, 2026.

   ITEMS SUBMITTED FOR THE RECORD

   1. July 9, 2026 Planning Commission Meeting Minutes

Preliminary Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF **PP-2627-2, A PRELIMINARY PLAT FOR LUXNOVA LLC**.

   ITEMS SUBMITTED FOR THE RECORD

   1. Staff Report
   2. Location Map
   3. Preliminary Plat
   4. Preliminary Site Development Plan

Certificates of Survey

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2627-2 FOR CHEYENNE ESTATES**

   ITEMS SUBMITTED FOR THE RECORD

   1. Staff Report
   2. Location Map
   3. Certificate of Survey

   Motion to approve all items on consent docket made by Commissioner Kindel, **Seconded** by Commissioner McDaniel.

   Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

   The motion was approved.

File Attachments for Item:

36. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-3 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE TRACT OF LAND IN THE NORTHEAST 2.78 FEET OF LOT 5 AND ALL OF LOT 6, BLOCK 29, OF THE ORIGINAL TOWN OF THE CITY OF NORMAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE R-3, MULTIFAMILY DWELLING DISTRICT, AND PROVIDING FOR THE SEVERABILITY THEREOF. (404 E SYMMES; WARD 4)

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 09/22/2026

REQUESTER: Phil Hollingsworth

PRESENTER: Jane Hudson, Planning and Community Development Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-3 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE TRACT OF LAND IN THE NORTHEAST 2.78 FEET OF LOT 5 AND ALL OF LOT 6, BLOCK 29, OF THE ORIGINAL TOWN OF THE CITY OF NORMAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE R-3, MULTIFAMILY DWELLING DISTRICT, AND PROVIDING FOR THE SEVERABILITY THEREOF. (404 E SYMMES; WARD 4)

APPLICANT/REPRESENTATIVE	Phil Hollingsworth
LOCATION	404 E Symmes
WARD	4
CORE AREA	Yes
EXISTING ZONING	C-2, General Commercial District, and Porter Corridor Zoning Overlay District
EXISTING LAND USE DESIGNATION	Urban Low
CHARACTER AREA	Core Neighborhood Area
PROPOSED ZONING	R-3, Multifamily Dwelling District
PROPOSED LAND USE	No Change

SUMMARY:

The applicant, Phil Hollingsworth, is requesting to rezone the subject property to the R-3, Multifamily Dwelling District. The request will incorporate the existing residential driveway into

the same zoning district as the dwelling it services. A lot line adjustment will be required after rezoning to create two lots, one for each zoning district and use.

EXISTING CONDITIONS:

SIZE OF SITE: 0.90 acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	C-2	R-3	R-3	C-2	C-2
Land Use	Urban Low	Urban Low	Urban low	Urban Low	Urban Low
Current Use	Residential	Residential	Residential	Residential	Commercial

ZONING DESIGNATION
C-2, General Commercial District
This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

LAND USE DESIGNATION
Urban Low
See attached Urban Low Land Use Category document.

CHARACTER AREA DESIGNATION
Core Neighborhood Areas
See attached Core Neighborhood Character Area document.

NEAREST PUBLIC PARK
June Benson Park is approximately 0.3 miles west of the subject property and is accessible via sidewalks along Porter Avenue to Alameda Street.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT:

This property is platted as Original Townsite and does not exceed 40 acres; therefore, a Pre-Development meeting with neighboring property owners was not required.

REVIEW COMMENTS:

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk (*****) indicates that the agency, department, and/or division

responded with review comments “inconsistent” with AIM Norman Plan. Items in blue in these sections represent City Staff analysis.

CITY DEPARTMENTS

1. Fire Department
2. Building Permitting Review
3. Public Works/Engineering
4. Transportation Engineer
5. Planning
6. Utilities

FIRE DEPARTMENT

Any code items will be addressed during the building permit stage. For code details, view the City of Norman Ordinances and adopted 2018 ICC codes as amended by OUBCC including IFC Appendices B, C, and D.

BUILDING REVIEW

Building codes and all applicable trades will be addressed at the building permit stage

PUBLIC WORKS/ENGINEERING

The property is platted as part of the Original Townsite. To split the property into two lots, the applicant will be required to complete a Lot Line Adjustment after zoning approval.

TRANSPORTATION ENGINEER

The Transportation Engineer made no comments as the property is already platted.

PLANNING

ZONING CODE CONSIDERATIONS

R-3, Multifamily Dwelling District

The R-3 district is designed to allow for higher densities of residential development. Bulk standards and development regulations in this district have been designed to promote compatibility with adjacent residential uses of lower densities.

The subject property is part of a split zoned property. The portion currently zoned R-3 is legal non-conforming for setbacks. Any additional development would be required to meet R-3 standards. Please see the Section 36-520 R-3, Multifamily Dwelling District, regulations attached. The property is currently developed with a single-family home, which requires two parking spaces. If it should be redeveloped as a two-family dwelling, two spaces per unit would be required. If it should redevelop as a multifamily structure, 1.2 spaces per dwelling unit would be recommended. There are no applicable zoning requirements for landscaping, lighting, or exterior materials for the existing single-family dwelling. A multifamily development would require full cut-off exterior lighting and landscaping for parking over six spaces.

AIM NORMAN LAND USE CONSIDERATIONS

Please see the attached descriptions from the AIM Norman Land Use Plan.

Overarching General and Residential Character Area Policies

The proposal is **consistent** with the Overarching General and Residential Character Area policies, as it will retain the current site improvements. The existing dwelling contributes to the overall variety of housing types, sizes, and densities in the surrounding area.

Core Neighborhood Character Area Policies

The proposal is **consistent** with the Core Neighborhood policies, as it maintains the established development pattern by retaining the property's existing residential use while aligning its zoning designation.

Urban Low Land Use Policies

The proposal is consistent with the following ULC Land Use policies:

- **Building Types**
- **Site Design**
- **Transportation**
- **Public Space**

The proposal is **consistent** with the Urban Low Land Use Designation, as it retains the existing single-family residential use, contributing to the variety of housing types within the surrounding neighborhood. No redevelopment of the site is currently proposed; the existing building, site layout, setbacks, access, circulation, utility connections, and pedestrian connectivity will remain unchanged. As a result, the proposal maintains the established character of the neighborhood while remaining compatible with the intent of the Urban Low Land Use Designation.

While R-3 is not a supported zoning district in the Urban Low Land Use designation, it is compatible with the surrounding area, much of which is also under the R-3 zoning district.

Neighborhood and/or Special Area Plans

This location **is** within the Central Norman Neighborhoods Study Area.

UTILITIES

AIM NORMAN PLAN CONFORMANCE

The proposal is in accordance with AIM Water and Wastewater Utility Master Plans.

SOLID WASTE MANAGEMENT

The proposal meets requirements for City streets and provides access for solid waste services.

WATER/WASTEWATER AVAILABILITY

Water Availability

Adequate capacity within the water system exists to serve the site.

Wastewater Availability

Adequate capacity within the wastewater system exists to serve the site.

DISCUSSION:

The proposal is largely consistent with the AIM Norman Land Use Plan and policies, as it retains the existing site improvements. While the proposed zoning district is not supported by the Urban Low Land Use Category, it is compatible with the surrounding area and is only intended to align the subject tract's zoning with that of the adjacent residential use which it services.

CONCLUSION:

Staff forwards this request for rezoning from C-2, General Commercial District, to R-3, Multifamily Dwelling District, and Ordinance O-2627-3 for consideration by City Council.

Attachment:

Section 36-520 R-3, Multifamily Dwelling District
404 Symmes AIM Supporting Documents

PLANNING COMMISSION RESULTS:

At their meeting on August 13, 2026, the Planning Commission recommended approval of Ordinance O-2627-3, by a vote of 9-0.

O-2627-3

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE TRACT OF LAND IN THE NORTHEAST 2.78 FEET OF LOT 5 AND ALL OF LOT 6 , BLOCK 29, OF THE ORIGINAL TOWN OF THE CITY OF NORMAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE R-3, MULTIFAMILY DWELLING DISTRICT, AND PROVIDING FOR THESEVERABILITY THEREOF. (404 E SYMMES; WARD 4)

§ 1. WHEREAS, Phil Hollingsworth, the owner of the hereinafter described property, has made application to have the subject property removed from the C-2, General Commercial District and placed in the R-3, Multifamily Dwelling 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 on August 13, 2026, 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 36-201 of the Code of the City of Norman, Oklahoma, is hereby amended so as to remove the following described property from the C-2, General Commercial District and place the same in the R-3, Multifamily Dwelling District, to wit:

Northeast 2.78 feet of Lot 5 and All of Lot 6, Block 29, of the Original Town of the City of Norman, Cleveland County, State of Oklahoma, according to the recorded plat thereof, less and except all of the oil, gas, and other minerals heretofore reserved or conveyed.

§ 5. 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 _____, 2026.

_____
(Mayor)

NOT ADOPTED this _____day of _____, 2026.

_____
(Mayor)

ATTEST:

_____
(City Clerk)

OVERARCHING POLICIES

These policies are designed for all Character Areas throughout Norman, as applicable.

GENERAL

- Based upon the recommendations of the most recent Stormwater Management Plan (SWMP), improve stormwater management for all development projects.
  - *Improve stormwater and floodplain management with all infill development.*
- Based on the most recent Transportation Plan and Complete Streets Policy, City projects and new development should establish a network of complete streets (see glossary).
- Appropriately regulate development within the floodplains and Stream Planning Corridors via the Floodplain and Water Quality Protection Zones (WQPZ) ordinances.
- Create and uphold quality build and site design standards to bolster community identity and pride.
- Where feasible, new streets and internal streets should follow a grid pattern of small blocks for a more condensed form of development.
- Improve pedestrian and bicycle connectivity, especially between public transit stops and destinations with new projects, redevelopments, or reconfiguration of existing development.
- Amenities such as, but not limited to, seating, public art, natural green space, fountains and other outdoor landscape elements should be included within each development. These amenities should be conscious and considerate of impacts on the natural environment.
- Develop buildings that meet or exceed Universal Design principles.
- Promote building principles such as energy efficiency and renewable energy sources, indoor environmental quality, water conservation, and minimizing impacts on wildlife through space and material optimization and building with resilient design.
- Coordinate all capital improvement projects between all necessary City departments (e.g. transportation, water, wastewater, stormwater, parks).
- Strengthen programming for disseminating information on the City's Fertilizer Ordinance and other pollution prevention initiatives.

RESIDENTIAL

- New residential development should blend with existing housing, incorporating tools such as buffering requirements and right-sized public spaces as defined in land use categories.
- Accommodate a variety of housing styles, sizes, densities, and price points to suit diverse housing needs.
- New residential development should use a variety of techniques to avoid the appearance of identical homes, increasing vibrancy and diversity in the built environment.

NON-RESIDENTIAL

- New non-residential development should use high quality building materials such as glass, brick, stone, wood or cementitious siding.
- Require that loading areas be located to the rear and sides of buildings and screened from view.
- Ensure that all sides of a parking garage that are visible from public view are architecturally consistent with the buildings it serves.
- Buildings in a corporate campus setting should have an internal pedestrian network between buildings.

CORE NEIGHBORHOOD AREAS

CHARACTERISTICS & INTENT

The Core Neighborhood is a focal point of the city, the traditional central business district, with a concentration of activities such as general retail, service commercial, professional office, mixed-density housing, mixed-use spaces, and appropriate public and open space easily accessible by pedestrians. This area frames the University of Oklahoma campus.

The Core Neighborhood encompasses all historic districts and some existing neighborhood planning areas. One notable aspect of this area is the reinvestment that has been occurring over the past decade.

The Core Neighborhood is defined by smaller, traditionally platted lots and older homes. Most streets within this Character Area are designed on a grid pattern, radiating from the BNSF rail line, and are highly connected to one another. Alleys are prominent and, although often used by local traffic, are in disrepair and in need of maintenance. Towards the commercial centers of this Character Area, taller buildings are more common, with the overarching height of residential structures being three stories or less.

GOALS

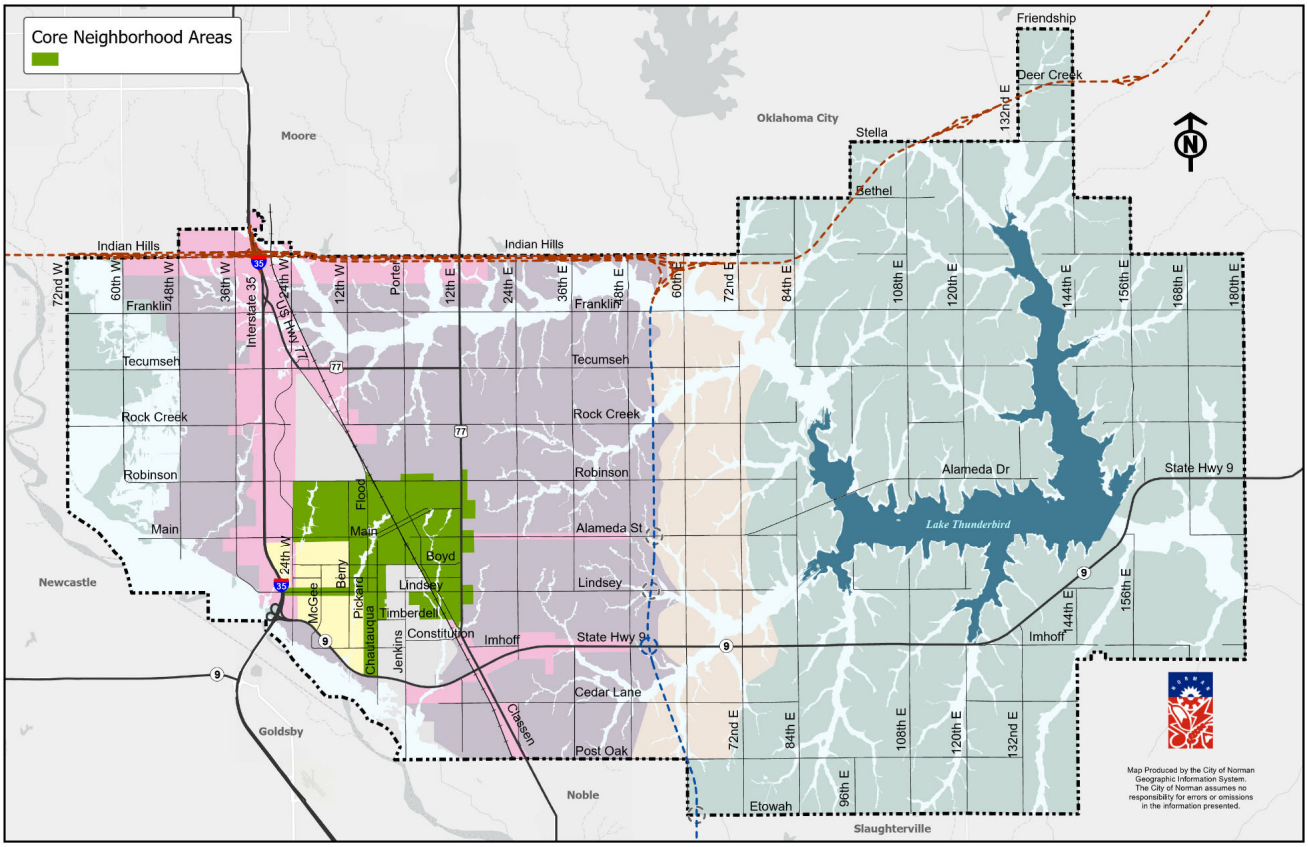
- Balance reinvestment and affordability for housing by promoting rehabilitation and renovation, while allowing for density increases, where appropriate.
  - *ADUs continue to be an appropriate housing typology in this Character Area.*
- Cultivate an accessible, pedestrian-centric environment that's enjoyable for live, work, and play including transitions from other, more auto-centric, character areas.
- Promote local business growth and encourage employment opportunities within the Core, catering to residents, students, and visitors.

OPPORTUNITIES

- High access to alternative modes of transportation, including public transit, walking, and bicycling.
- Rehabilitation and redevelopment opportunities for residential and commercial projects.
- Strong historic ties and active attention from existing community efforts.

CHALLENGES

- Undersized, aging infrastructure, including lack of stormwater infrastructure, that requires frequent maintenance.
- Balancing reinvestment with affordability options.
- Under used areas.
- Cost of infill development.



POLICIES

- Continue to maintain and improve public facilities and infrastructure that supports infill development and reinvestment.
- Residential development should reinforce the Core through a combination of rehabilitation in the downtown area and compatible new infill development targeted to a broad range of income levels, including multi-unit townhomes, apartments, lofts, and condominiums.
- Focus mobility infrastructure on pedestrian comfort, safety, and convenience where there are smaller lots and greater proximity to a range of services.
- Ensure that redevelopment and infill developments:
  - *Address the impacts of parking and access:*
    - » *Off-street parking should be screened from public right-of-way, and placed in the rear of the lot for all development.*
    - » *For residential development, access to garages and parking pads are encouraged from a rear loaded alley.*
    - » *Alternative modes of transportation, including walking, rolling, biking, and public transit should be a priority with safe, clear connections. This includes improving sidewalks and filling gaps in the sidewalk network during development.*
  - *Reflects the scale and characters of surrounding properties:*
    - » *Structures should not be significantly taller, further from the front property line, or be inconsistent with the massing of neighboring properties.*
  - *Reduce the impact of higher intensity uses to adjacent lower intensity uses with* screening and landscaping. Native landscaping is encouraged.
  - *Encourage activation of the street space along arterials with pedestrian amenities.*
- Increased impervious area coverage should be mitigated using LID stormwater BMPs regardless of parcel size or existing impervious area coverage.
- New architecture should be compatible with existing neighborhoods. Modern, contemporary architecture should be limited, but can be accommodated as long as scale transitions and architectural elements achieve continuity.

ACTION ITEMS

- Work with Downtown businesses to explore a Business Improvement District.
- Incorporate results of the Center City Infrastructure Study into future projects.
- Based on the most recently adopted Housing Plan, establish programming to encourage rehabilitation of residential structures.
- Develop incentive programs and/or pursue public private partnerships that promote infill development on vacant or under used sites to create catalytic projects of high-quality.
- Focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance or upgrade of existing properties.
- Implement existing neighborhood plans; update as appropriate.
- Work with neighborhood leaders to assemble resources and technical assistance in support of existing historic districts.
- Coordinate with existing neighborhood organizations to increase street and alley activation to build community and increase safety.
- Conduct a parking study to identify solutions, including shared parking, to adequately support residents.
- Complete corridor-specific plans for potential Transit Oriented Development (TOD) sites that identify residential development opportunities that have good access management, improved site design, and low impact transitions to non-residential uses.
- Ensure undersized, aging infrastructure is updated as areas are redeveloped.
- Seek alternative funding sources to increase capacity for reducing flooding damages by acquiring vulnerable properties and converting that area to open space floodplain storage.
- Update regulations to:
  - *Ensure adequate lighting and sidewalks are provided for pedestrian safety.*
  - *Establish requirements for connectivity to bolster Complete Street policy.*
  - *Create development patterns consistent with the character area, including setbacks, scale, massing, yard characteristics, height, off-street parking, and other defining features.*
  - *Provide high-quality streetscape standards transitioning West Main Street, West Lindsey Street, and sections of James Garner Avenue and Porter Avenue from auto-centric to pedestrian-friendly designs as they approach Downtown Norman.*
  - *Explore special districts and design criteria for Downtown neighborhoods experiencing high development pressures such as Old Silk Stocking, and other locations not currently protected by an overlay district.*

LAND USE

Land Use Category Descriptions

The following attributes for each land use category help guide rezoning, site plan approvals, and other site development decisions.

BUILDING TYPES

The scale and transparency of buildings dictate the feel and intensity of the areas. Larger commercial spaces or buildings with more residential units generate more trips, impacting factors like parking demand. Scale also influences the feel of an area, such as the difference between a block of one- and two-story structures versus structures with fiver or more stories. Transparency, or the ability to see into or out of a structure (often with windows), can make an area feel more comfortable, safe, and interesting for pedestrians. The recommendations in this section guide how to regulate and administer building types and uses in the adopted Development Codes.

SITE DESIGN

The area and shape of lots, streets, sidewalks, parking, landscaping, design of open spaces, and access all influence the feel of a development and should be handled differently based on the intensity of the use. Site design can often mitigate the effects of higher intensity uses on less intense neighboring uses. The recommendations in this section guide how to regulate and administer site design standards through the adopted Development Codes.

TRANSPORTATION NETWORK, CIRCULATION & ACCESS

Transportation accommodations vary depending on the intensity of the use. For example, commercial uses that generate more traffic will require access to arterial and collector streets. Site design will guide circulation and access within a site, but projects also need to consider how circulation and access are addressed between sites and future developments. The recommendations in this section guide how to regulate and administer access and circulation standards through the adopted Development Codes.

UTILITY ACCESS

Access to public services - water, wastewater, and regional stormwater management - may be required depending on the location and/or intensity of a development. Utility access recommendations in this section are strict to ensure services can support the development.

PUBLIC SPACE TYPES

Public spaces are open and accessible to anyone in the community. These spaces can include plazas, parks, courtyards, natural areas, and more. They create a sense of community and a way for residents to interact with their neighbors. The recommendations in this section guide where public spaces are needed and guide standards through the adopted Development Codes.

DRAFT

LOCATIONAL CRITERIA

Location Criteria considers the influence of a use on adjacent properties and land uses. The recommendations in this section guide how to administer compatibility of adjacent land uses and their influence on one another through the adopted Development Codes.

ZONING DISTRICTS

This section identifies the most appropriate zoning districts (based upon the current code) for each land use designation. For properties within an Overlay Zoning District, the base Zoning District will apply.

ZONING DISTRICTS IN GREEN ARE TYPICALLY APPROPRIATE IN THE DESIGNATED LAND USE

ZONING DISTRICTS IN YELLOW MAY BE APPROPRIATE IN THE DESIGNATED LAND USE, BUT REQUIRE INTENSE REVIEW

ZONING DISTRICTS IN RED ARE TYPICALLY NOT APPROPRIATE IN THE DESIGNATED LAND USE

Norman's Current Zoning Districts are:

- PUD: Planned Unit Development
- SPUD: Simple Planned Unit Development
- A-1: General Agricultural
- A-2: Rural Agricultural
- RE: Residential Estate Dwelling
- R-1: Single-Family Dwelling
- R-1-A: Single-Family Attached Dwelling
- R-2: Two-Family Dwelling
- RM-2: Low Density Apartment
- RM-4: Mobile Home Park
- RM-6: Medium Density Apartment
- R-3: Multi-Family Dwelling
- RO: Residence-Office
- O-1: Office-Institutional
- CO: Suburban Office Commercial
- C-1: Local Commercial
- C-2: General Commercial
- TC: Tourist Commercial
- CR: Rural Commercial
- C-3: Intensive Commercial
- I-1: Light Industrial
- I-2 Heavy Industrial
- M-1: Restricted Industrial
- MUD: Mixed-Use Development
- FH: Flood Hazard
- PL: Park Land
- CCFBC: Center City Form-Based Code

More information on Zoning and Overlay Districts may be found in Section 36-505 of the City of Norman Municipal Code.

LAND USE CATEGORY

Urban Low (UL)

DESCRIPTION & CONTEXT

An efficient, walkable pattern of lower-density urban development. Moderate to high building spacing and separation of uses, with further distances between destinations and fewer shared amenities.

- Low-intensity areas will be predominately residential over non-residential uses at compatible densities and scales.
- Gross densities in any single development should be greater than 3 units per acre.

BUILDING TYPES

Existing: All types of residential structures, primarily 1 or 2 story; single-story commercial, often with large parking lots, civic/institutional uses such as fire stations and schools are in close proximity.

New Development:

- Varied types of residential structures.
  - *Emphasis on single-unit detached and attached residential developments, including small-, standard, and large-lot single-unit detached, duplexes, and townhomes.*
- Attached housing may transition to higher intensities along collector and arterial streets, or adjacent to higher intensity uses.
  - *Attached housing may be allowed throughout a development to create variety.*
  - *Higher intensity multi-unit residential housing would be allowed when parcels are located along and with direct access to an arterial street.*
- 2 or 3 story commercial and higher density residential on arterials with limited parking areas.

SITE DESIGN

- It is critical that these locations take every opportunity to improve connectivity and help mitigate missing connections to nearby developed areas in order to strengthen neighborhood connectivity.
- The variety and diversity of housing stock should be improved as should the functionality of these areas, such as extensive street and sidewalk connections, a wider variety of lot sizes, and integration of and access to open spaces and other nearby activities should be incorporated into the design of new areas.

TRANSPORTATION NETWORK, CIRCULATION & ACCESS

Existing: The type and arrangement of streets means that almost all trips require a private vehicle to use at least one arterial road. Some of these areas have connections, or potential connections, to the regional trail network. Few of these areas have easy access to transit at this time.

Projected: A highly connected multi-modal network is required to support the current and future needs of these important areas. Improving access for pedestrians and bicyclists will be a priority, including modernizing multi-modal infrastructure.

UTILITY ACCESS

A full range of utilities should be available. If services are not already in place, they must be extended by the developer during the platting process to be suitable for development. If development occurs adjacent to existing facilities that are determined to be insufficient to meet the demands of the proposed development, the developer must upgrade the existing facilities to enhance the capacity of the utility systems.

PUBLIC SPACE TYPES

This UL Land Use supports a variety of public spaces including parks of various sizes, regional trails, natural areas including wildlife corridor, and walking paths.

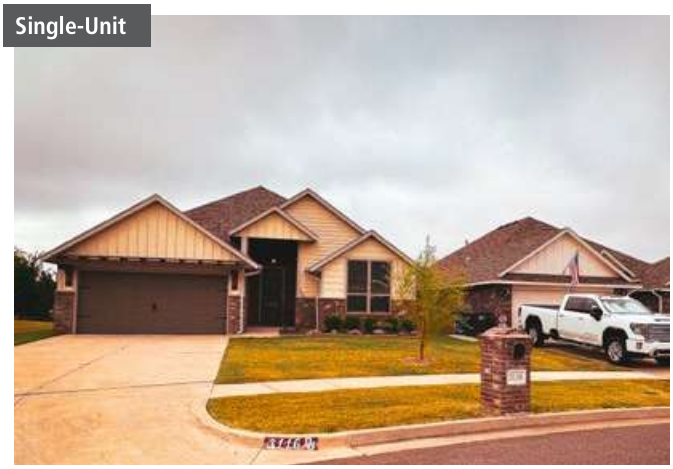
LOCATIONAL CRITERIA

- Low intensity residential uses shall be adequately buffered or spaced from intensities posing adverse effects including noise, odors, air and light pollution, and heavy traffic.
- Lower intensity residential uses are not appropriate along arterial streets and should be located behind higher intensity residential, commercial, or mixed-use developments along arterial streets.
- Non-residential development is appropriate along arterial and collector streets, primarily at intersections.
- Urban Low is most compatible adjacent to: UM, RR, AR, UR, LCC, TOD, and OP.
- Urban Low is least compatible adjacent to: ULC, CBD, and C and requires additional buffering from uses that generate more noise, odors, air and light pollution, and heavy traffic.

ZONING DISTRICTS

R-1	R-1-A	R-2	RO	O-1	CO	C-1				
MUD	PUD	SPUD	RM-4	C-2						
A-1	A-2	RE	RM-6	R-3	TC	CR	C-3	I-1	I-2	M-1

Single-Unit



Small Lot Single-Unit



NEIGHBORHOOD STUDY AREAS

The following section refers to the neighborhood and special study areas found on the Land Use Map (page 59).

CENTRAL NORMAN NEIGHBORHOODS

Central Norman neighborhoods are mostly small single-unit homes in the Urban Low and Urban Medium Land Use designations. Yet, they differ substantially in architectural and landscape character, circulation patterns, public spaces, and scale from more contemporary developments. For these reasons and the recognition of their unique characteristics, plans for these areas are needed. Some existing neighborhood plans that cover these areas need updates. For areas that do not have existing plans, plans should be created.

These areas include established neighborhoods and historic districts in Core Norman (defined by Robinson St., 12th St. East, Berry Rd, and Imhoff Rd.).

Some neighborhoods in the Core between Downtown and the University of Oklahoma campus are also in the Center City Form Based Code District, that has produced a number of unintended consequences. The new cycle of neighborhood plans for these areas should consider previous development patterns and create a policy and regulatory framework consistent with neighborhood goals. Plans for these areas should:

- Identify and quantify the features of each neighborhood that are distinctive to maintain as conditions and development markets evolve.
- Establish ways to maintain an inventory of quality affordable housing.
- Provide residential variety and innovation within the general density parameters of the applicable land use intensity category.
- Performance criteria may be established that address net density, lot size, height, building footprint, and impervious coverage.
- Identify investments in public spaces including existing neighborhood parks that enhance community and civic life.
- Establish strategies that prevent encroachment of development that is incompatible in building and site design, while maintaining flexibility.
- Evaluate the impact of the existing form-based code and, if needed, update accordingly.
- Identify ways to maintain and enhance the local street pattern, incorporating traffic calming techniques.
- Form a strategy for filling sidewalk gaps and offering safe, continuous pedestrian and bicycle routes to neighborhood schools, parks, and activity centers.
- Encourage using tactical urbanism to experiment with innovation.

Central Norman Neighborhoods



The City has completed a number of Neighborhood Plans that identify the priorities and initiatives important to each area, and highlight what makes each location special. Common goals among these plans focus on protecting neighborhood character and improving circulation and multi-modal options.

Existing neighborhood plans include:

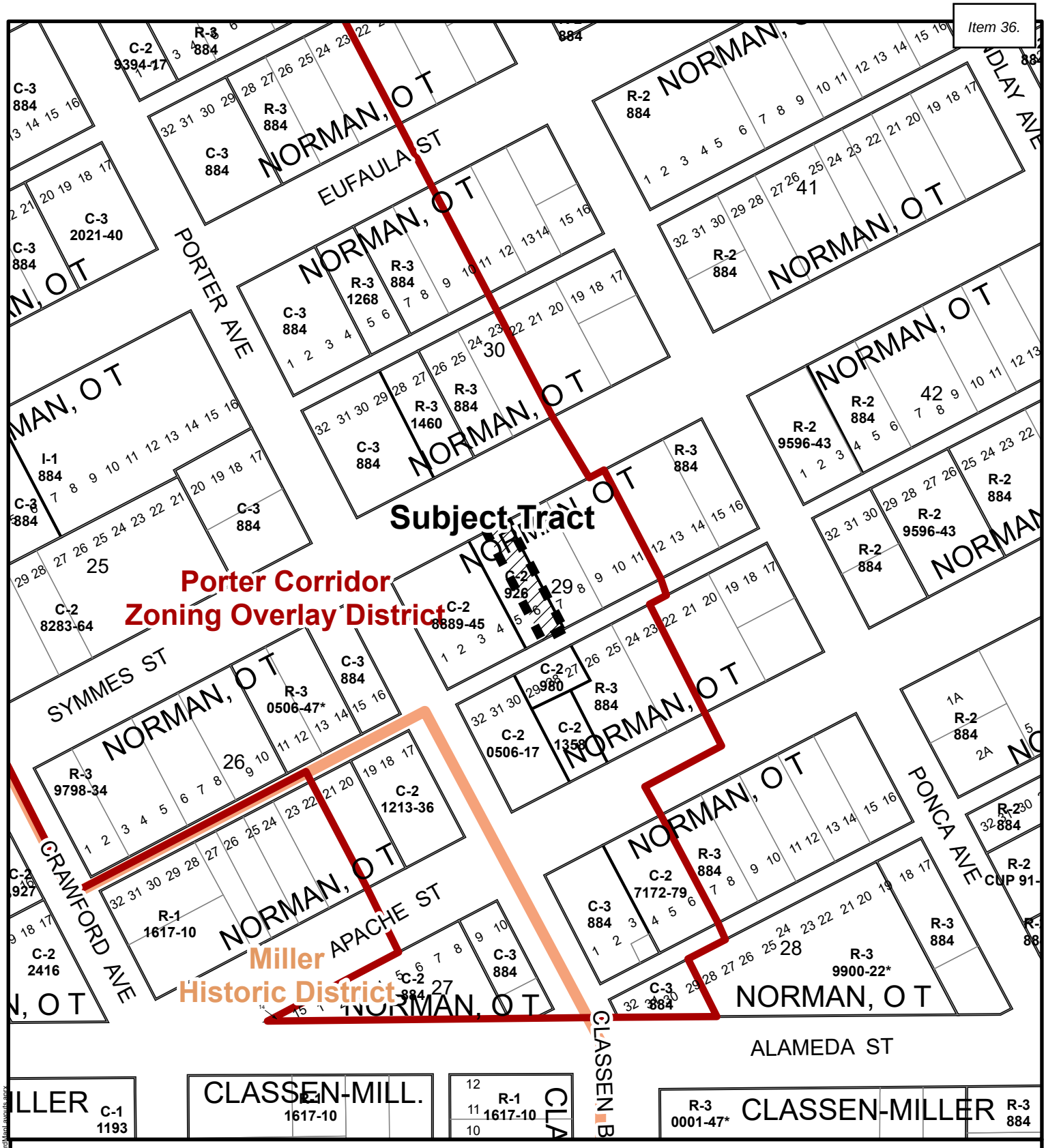
- Bishop Creek
- First Courthouse
- Lions Park
- Old Silk Stocking
- Original Townsite

Most of these plans were made a decade or more ago, and should be updated. Updates to these plans should:

- Recognize the completed work
- Engage a new generation of residents
- Incorporate AIM Norman Ten Development Principles
- Identify new priorities
- Incorporate criteria listed above
- Celebrate each neighborhood

Neighborhoods can rarely take these types of initiatives on by themselves, and will need staff support, both in development and implementation. Staff capacity is currently limited and may need to expand to provide quality support to the neighborhoods.

The plans should be incorporated into the AIM Norman family of plans within the Land Use chapter as they are completed.



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.

N W E S

July 15, 2026

0 75 150 Ft.

Subject Tract

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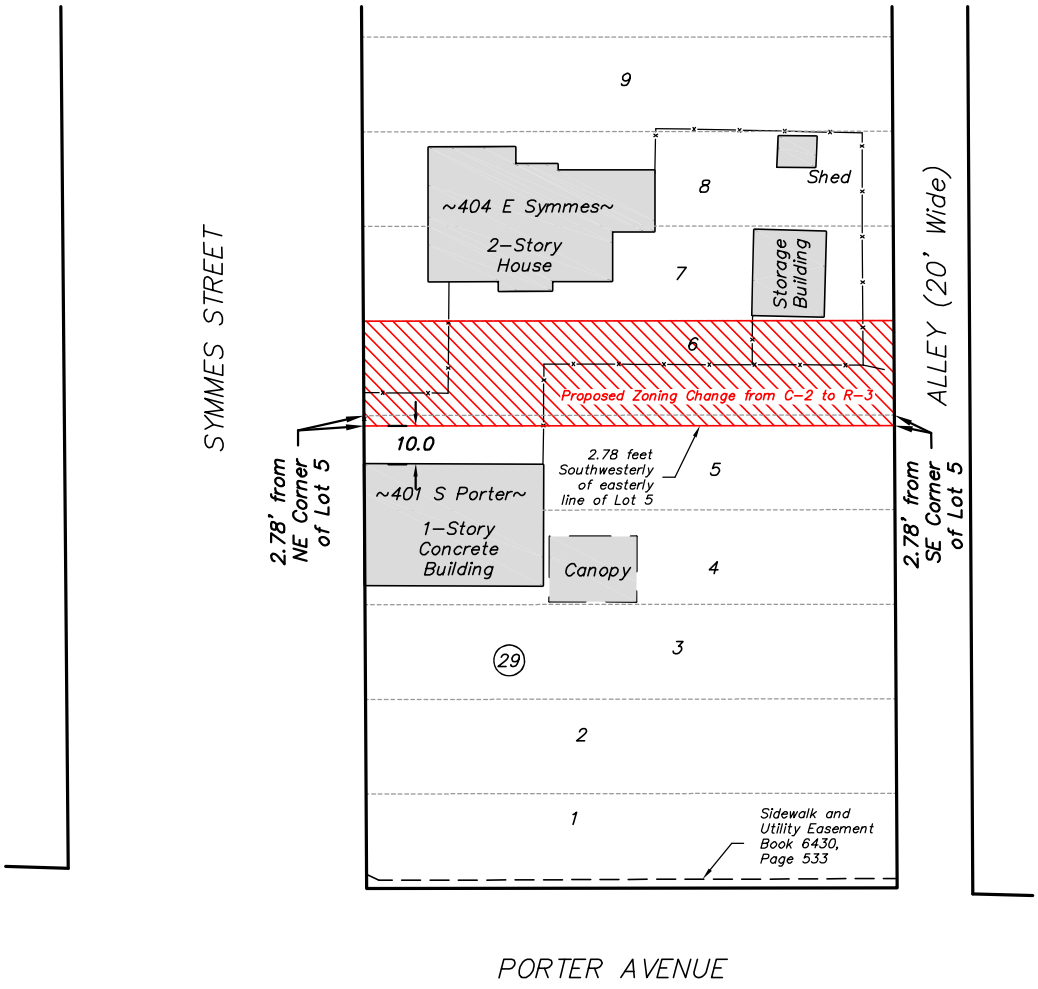
PROPOSED ZONING CHANGE
Part Lot 5 and All of Lot 6, Block 29,
Original Townsite of Norman
Norman, Cleveland County, Oklahoma

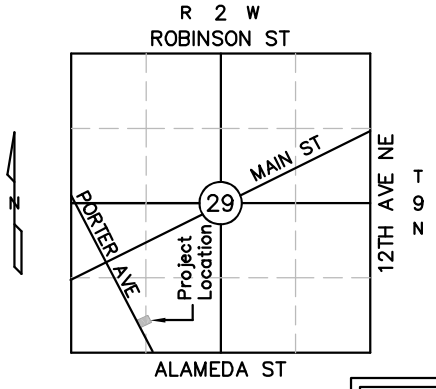


Proposed Zoning Change
From C-2 to R-3
401 S Porter Ave & 404 E Symmes St

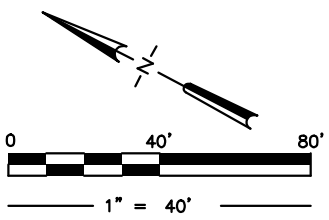
A parcel of land situate in Block 29 of the Original Townsite of Norman, Cleveland County, Oklahoma being more particularly described as follows:

The Northeast 2.78 feet of Lot 5 and All of Lot 6 of said Block 29.

Said parcel having an area of 0.090 Acres (3,899 Square Feet).



LOCATION MAP



Beau Winfrey, PLS 4012 Morrison Ct Norman, OK 73072 PH.(405)229-6190	Date: 6/29/2026 Drawn by: BW Approved by: BW Scale: 1"=40'	Proposed Zoning Change Part Lot 5 and All of Lot 6, Block 29, Original Townsite of Norman Norman, Cleveland County, Oklahoma	

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 08/13/2026

REQUESTER: Phil Hollingsworth

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-3: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE TRACT OF LAND IN THE NORTHEAST 2.78 FEET OF LOT 5 AND ALL OF LOT 6, BLOCK 29, OF THE ORIGINAL TOWN OF THE CITY OF NORMAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE R-3, MULTIFAMILY DWELLING DISTRICT, AND PROVIDING FOR THE SEVERABILITY THEREOF. (404 E SYMMES; WARD 4)

APPLICANT/REPRESENTATIVE	Phil Hollingsworth
LOCATION	404 E Symmes
WARD	4
CORE AREA	Yes
EXISTING ZONING	C-2, General Commercial District, and Porter Corridor Zoning Overlay District
EXISTING LAND USE DESIGNATION	Urban Low
CHARACTER AREA	Core Neighborhood Area
PROPOSED ZONING	R-3, Multifamily Dwelling District

PROPOSED LAND USE No Change

SUMMARY:

The applicant, Phil Hollingsworth, is requesting to rezone the subject property to the R-3, Multifamily Dwelling District. The request will incorporate the existing residential driveway into the same zoning district as the dwelling it services. A lot line adjustment will be required after rezoning to create two lots, one for each zoning district and use.

EXISTING CONDITIONS:

SIZE OF SITE: 0.90 acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	C-2	R-3	R-3	C-2	C-2
Land Use	Urban Low	Urban Low	Urban low	Urban Low	Urban Low
Current Use	Residential	Residential	Residential	Residential	Commercial

ZONING DESIGNATION
C-2, General Commercial District
This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

LAND USE DESIGNATION
Urban Low
See attached Urban Low Land Use Category document.

CHARACTER AREA DESIGNATION
Core Neighborhood Areas
See attached Core Neighborhood Character Area document.

NEAREST PUBLIC PARK
June Benson Park is approximately 0.3 miles west of the subject property and is accessible via sidewalks along Porter Avenue to Alameda Street.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT:

This property is platted as Original Townsite and does not exceed 40 acres; therefore, a Pre-Development meeting with neighboring property owners was not required.

REVIEW COMMENTS:

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk (*) indicates that the agency, department, and/or division responded with review comments "inconsistent" with AIM Norman Plan. Items in blue in these sections represent City Staff analysis.

CITY DEPARTMENTS

1. Fire Department
2. Building Permitting Review
3. Public Works/Engineering
4. Transportation Engineer
5. Planning
6. Utilities

FIRE DEPARTMENT

Any code items will be addressed during the building permit stage. For code details, view the City of Norman Ordinances and adopted 2018 ICC codes as amended by OUBCC including IFC Appendices B, C, and D.

BUILDING REVIEW

Building codes and all applicable trades will be addressed at the building permit stage

PUBLIC WORKS/ENGINEERING

The property is platted as part of the Original Townsite. To split the property into two lots, the applicant will be required to complete a Lot Line Adjustment after zoning approval.

TRANSPORTATION ENGINEER

The Transportation Engineer made no comments as the property is already platted.

PLANNING

ZONING CODE CONSIDERATIONS

R-3, Multifamily Dwelling District

The R-3 district is designed to allow for higher densities of residential development. Bulk standards and development regulations in this district have been designed to promote compatibility with adjacent residential uses of lower densities.

The subject property is part of a split zoned property. The portion currently zoned R-3 is legal non-conforming for setbacks. Any additional development would be required to meet

R-3 standards. Please see the Section 36-520 R-3, Multifamily Dwelling District, regulations attached. The property is currently developed with a single-family home, which requires two parking spaces. If it should be redeveloped as a two-family dwelling, two spaces per unit would be required. If it should redevelop as a multifamily structure, 1.2 spaces per dwelling unit would be recommended. There are no applicable zoning requirements for landscaping, lighting, or exterior materials for the existing single-family dwelling. A multifamily development would require full cut-off exterior lighting and landscaping for parking over six spaces.

AIM NORMAN LAND USE CONSIDERATIONS

Please see the attached descriptions from the AIM Norman Land Use Plan.

Overarching General and Residential Character Area Policies

The proposal is **consistent** with the Overarching General and Residential Character Area policies, as it will retain the current site improvements. The existing dwelling contributes to the overall variety of housing types, sizes, and densities in the surrounding area.

Core Neighborhood Character Area Policies

The proposal is **consistent** with the Core Neighborhood policies, as it maintains the established development pattern by retaining the property's existing residential use while aligning its zoning designation.

Urban Low Land Use Policies

The proposal is consistent with the following ULC Land Use policies:

- **Building Types**
- **Site Design**
- **Transportation**
- **Public Space**

The proposal is **consistent** with the Urban Low Land Use Designation, as it retains the existing single-family residential use, contributing to the variety of housing types within the surrounding neighborhood. No redevelopment of the site is currently proposed; the existing building, site layout, setbacks, access, circulation, utility connections, and pedestrian connectivity will remain unchanged. As a result, the proposal maintains the established character of the neighborhood while remaining compatible with the intent of the Urban Low Land Use Designation.

While R-3 is not a supported zoning district in the Urban Low Land Use designation, it is compatible with the surrounding area, much of which is also under the R-3 zoning district.

Neighborhood and/or Special Area Plans

This location **is** within the Central Norman Neighborhoods Study Area.

UTILITIES

AIM NORMAN PLAN CONFORMANCE

The proposal is in accordance with AIM Water and Wastewater Utility Master Plans.

SOLID WASTE MANAGEMENT

The proposal meets requirements for City streets and provides access for solid waste services.

WATER/WASTEWATER AVAILABILITY

Water Availability

Adequate capacity within the water system exists to serve the site.

Wastewater Availability

Adequate capacity within the wastewater system exists to serve the site.

DISCUSSION:

The proposal is largely consistent with the AIM Norman Land Use Plan and policies, as it retains the existing site improvements. While the proposed zoning district is not supported by the Urban Low Land Use Category, it is compatible with the surrounding area and is only intended to align the subject tract's zoning with that of the adjacent residential use which it services.

CONCLUSION:

Staff forwards this request for rezoning from C-2, General Commercial District, to R-3, Multifamily Dwelling District, and Ordinance O-2627-3 to the Planning Commission for consideration and recommendation to City Council.

Attachment:

Section 36-520 R-3, Multifamily Dwelling District
404 Symmes AIM Supporting Documents

404 E. Symmes

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-3: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE TRACT OF LAND IN THE NORTHEAST 2.78 FEET OF LOT 5 AND ALL OF LOT 6, BLOCK 29, OF THE ORIGINAL TOWN OF THE CITY OF NORMAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE R-3, MULTIFAMILY DWELLING DISTRICT, AND PROVIDING FOR THE SEVERABILITY THEREOF. (404 E SYMMES; WARD 4)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Supporting AIM Documents
3. Location Map
4. Site Plan

Staff Presentation

Kelly Abell, Planner I, presented the staff report for the 404 E. Symmes project.

Applicant Presentation

Phil Hollingsworth, applicant, presented the 404 E. Symmes project.

Public Comments

There were no public comments.

Commission Discussion

There was no Commission discussion.

Motion to approve made by Commissioner McKown, **Seconded** by Commissioner McDaniel.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

Planning Commission recommended approval of O-2627-3.

File Attachments for Item:

37. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF ORDINANCE O-2526-72 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 28-601 (“STANDARDS”) OF ARTICLE 28-VI (“OFF-PREMISES SIGNS”) WITHIN CHAPTER 28 (“SIGN REGULATIONS”) OF THE CODE OF THE CITY OF NORMAN TO ADOPT CORRECTED LANGUAGE FULLY IMPLEMENTING PREVIOUSLY-APPROVED STANDARDS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

CITY OF NORMAN, OK

STAFF REPORT

DATE: September 22, 2026

FROM: Elisabeth Muckala, Asst. City Attorney

TO: Norman City Council

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF ORDINANCE O-2526-72 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 28-601 ("STANDARDS") OF ARTICLE 28-VI ("OFF-PREMISES SIGNS") WITHIN CHAPTER 28 ("SIGN REGULATIONS") OF THE CODE OF THE CITY OF NORMAN TO ADOPT CORRECTED LANGUAGE FULLY IMPLEMENTING PREVIOUSLY-APPROVED STANDARDS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

BACKGROUND:

Norman's current Sign Code was originally passed in 1976 and set out in Chapter 18 of the Norman Municipal Code (NMC). Since passage, several different provisions of the code have been amended. With respect to off-premises signs, four such amendments have been adopted by the Norman City Council. At passage of the original code, "off-premise signs" were originally allowed under certain conditions on C-2, C-3 and I-2 zoned properties that abutted "the right-of-way of arterial highways and major arterials as designated by the Major streets and Highways Plan of the City of Norman." Particular provisions recognized that off-premise signs were then allowed to be placed along "controlled access arterial highways," "scenic highways," and "right-of-way of major arterials." *See* NMC 18-607 (1976).

Ordinance O-9192-37, adopted April 14, 1992, amended these provisions in order to remove C-3 from the list of allowable zones and implemented other amendments to applicable conditions and standards for off-premises signs. Ordinance O-9495-40, adopted March 14, 1995, implemented additional amendments mostly refining allowable size, number, and distance placement of off-premises signs.

For the first time, Ordinance O-0102-25, adopted January 2, 2002, amended the types of rights-of-way that off-premises signs could permissibly abut. The provision was limited to allow off-premises signs "only on parcels abutting Interstate Highway 35" and placed only within a certain distance of I-35 and on only those parcels zoned C-2 or I-2. All other language referencing placement along "controlled access arterial highways," "scenic highways," and "right-of-way of major arterials," were removed, along with references to the City's "major streets and highways

plan." The "Off-Premise Sign" provision was also renumbered to account for the removal of these several provisions. *See* attached information regarding O-0102-25.

The last amendment affecting these provisions was effectuated by Ordinance O-1112-32, adopted April 24, 2011, and which resulted in the addition of provisions regulating the use of electronic digital technology with respect to off-premises signs. *See* attached information regarding O-1112-32. Ordinance O-1112-32, as drafted, reflects that the amendments approved by O-0102-25 were correctly implemented at the time Ordinance O-1112-32 was considered.

DISCUSSION:

At some point in time following approval of O-1112-32, it appears that some of the amended changes accomplished by Ordinance O-0102-25 were incorrectly implemented or altered by the company hired to codify NMC amendments at that time, Municode. The City recently updated its contract with Municode, which resulted in the City now self-publishing its own code and amendments. That changeover took place in February of 2023, and concurrently with the City Council's approval of Ordinance O-2223-23, which recodified (fully repealed and replaced) the entirety of the NMC. During the recodification, the Sign Code "moved" from Chapter 18 to Chapter 28 and the language changed such that previous references to "off-premise" were replaced with the language "off-premises".

Following recodification, the Off-Premises Signs provisions described above are now found at NMC 28-601. Recently it came to City Staff's attention that language within NMC 28-601 seemed internally inconsistent, raising questions regarding interpretation and applicability. Upon review of the history of this provision and the historical amendments, the codification error described above was discovered. It cannot be determined by staff when this codification error would have occurred, except that it was before the City became a self-publishing entity in 2023. However, because the error existed in the code language at the time of the recodification and was technically re-adopted in its incorrect form by the adoption of Ordinance O-2223-23, a formal amendment is now required in order to correct the applicable language in order to fully implement the amendments previously approved by City Council.

To accomplish this correction, subparts (e), (f) and (g) of NMC 28-601 must be stricken. The attached ordinance, O-2526-72, strikes only these three sub-provisions in order to allow implementation of the previously approved amendments. No other changes will be implemented by this amendment, if approved. As a result of this correction, the language will clearly and unequivocally limit the by-right placement of Off-Premises Signs to only C-2 and I-2 parcels abutting I-35 and otherwise complying with the conditions set forth in Chapter 28.

RECOMMENDATION:

City Staff recommends approval of Ordinance O-2526-72, in order to implement the previously approved amendments, and to resolve language inconsistencies.

PLANNING COMMISSION RESULTS:

At their meeting on July 9, 2026, the Planning Commission recommended approval of Ordinance O-2526-72, by a vote of 5-0.

Ordinance No. O-2526-72

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 28-601 ("STANDARDS") OF ARTICLE 28-VI ("OFF-PREMISES SIGNS") WITHIN CHAPTER 28 ("SIGN REGULATIONS") OF THE CODE OF THE CITY OF NORMAN TO ADOPT CORRECTED LANGUAGE FULLY IMPLEMENTING PREVIOUSLY-APPROVED STANDARDS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

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

§ 1. That Section 28-601 of the Code of the City of Norman shall be amended as follows:

SEC. 28-601. – STANDARDS

(a) Off-premises signs shall be permitted only on parcels abutting Interstate Highway 35, and when such sign is located within 660 feet from the center line of Interstate Highway 35. All such signs must be oriented towards such trafficway and can be located only in C-2 and I-2 zones.

(b) Off-premises signs shall meet the front setback requirements of the zoning, subdivision and scenic highway ordinances of the City. Signs must be set back at least 25 feet from the street right-of-way. Side and rear yard setbacks shall not be less than 50 feet.

(c) General standards applying to all off-premises signs are as follows:

(1) Off-premises signs shall not be established on any property owned or used by churches, schools, and any municipal, county, State or federal facilities nor on any property within 300 feet of the perimeter of such public or quasi-public property.

(2) All off-premises signs shall be maintained in good and safe structural condition. The painted portions shall be periodically repainted and kept in good condition.

(3) The general area of the vicinity of any off-premises signs must be kept free and clear of sign materials, weeds, debris, trash and other refuse.

(4) No off-premises sign shall be constructed with more than two upright supports.

(5) No off-premises sign shall be erected within 100 feet of a residence or within 50 feet of a residential zone.

(6) Flashing, intermittent or moving light or lights are prohibited except for time, temperature and date signs, and electronic digital signs as regulated by this chapter.

(7) An off-premises sign shall not be illuminated so that it interferes with the effectiveness or obscures an official traffic sign, device or signal; neither shall it be permitted to have beams or rays directed at any portion of the traveled ways and be of such

intensity or brilliance to cause glare or impair the vision of the driver of any motor vehicle or which otherwise interferes with any driver's operation of a motor vehicle.

(8) Off-premises signs shall not be permitted on a lot that already has a total of 200 square feet of on-premises ground sign face, facing one direction of travel.

(9) Setback regulations for off-premises signs if erected within 75 feet of a building are:

a. No part of any off-premises sign structure shall be closer to any street right-of-way than the front line of the nearest building within 75 feet.

b. When an off-premises sign is erected between two buildings each of which is within 75 feet of the structure, no part of said structure shall be erected closer to any street right-of-way than a straight line drawn between the nearest front corners of the two buildings.

(10) Off-premises signs less than 150 square feet shall not be higher than 14 feet including supports.

(11) No such sign shall be erected closer than 1,000 feet to another off-premises sign. The 1,000 feet shall be measured in a straight line from the center of an off-premises advertising sign's structure, as located on the ground, to the center of any other off-premises advertising sign's structure, as located on the ground.

(12) Off-premises signs shall not be placed side by side or in a vertical position with one structure atop the other.

(13) No off-premises sign abutting such trafficway shall have more than 672 square feet of sign face, facing one direction of travel, excluding space extensions which shall not total more than 160 square feet facing one direction of travel. Any trim around the outside of the sign face shall be included in the sign face square footage measurements. The base, structural members or supports and apron shall be excluded from these measurements. No such sign shall be more than 60 feet in horizontal distance.

(14) The maximum size limitations shall apply to each facing of a sign structure, and signs may be placed back-to-back or in V-type construction. Each display area shall have no more than two component parts.

(15) No off-premises sign on such trafficway shall be erected to a height of more than 35 feet. The exception to this would be in the case of an elevated highway roadbed. In this event, the allowable height shall be no more than 20 feet above the roadbed at the edge of the pavement or 35 feet, whichever is greater.

(d) In addition to all of the requirements for off-premises signs enumerated above, off-premises signs which utilize electronic digital technology shall also comply with the following provisions:

(1) Digital outdoor advertising signs shall only display a static message or messages. There shall be no effects of movement, blinking, animation, scrolling, flashing, or similar effects in the individual images.

(2) Digital outdoor advertising signs which display more than one static message shall do so sequentially, with each static message having a dwell time of no less than eight seconds and a transition time between static messages of no more than one second. Changes of image shall be instantaneous as seen by the human eye, and shall not use blinking, fading, rolling, shading, dissolving, or similar effects as part of the change.

(3) Digital outdoor advertising signs shall not display an illuminative brightness exceeding 300 NITs at any time between one-half hour before sunset, as determined by the National Oceanic and Atmospheric Administration (NOAA), U.S. Department of Commerce, for this specific geographic location and date, until sunrise or 5,000 NITs between sunrise until one-half hour before sunset. The night-time level may be increased to 500 NITS when the sign's location abuts other commercial or industrial property on the same side of the interstate that is developed and brightly illuminated. The sign may not exceed 5,000 NITs between sunrise and one-half hour before sunset.

(4) Digital outdoor advertising signs shall not display an illuminative brightness of such intensity or brilliance that they impair the vision or endanger the safety and welfare of any cyclist or person operating a motor vehicle.

(5) Digital outdoor advertising signs shall not resemble or simulate any warning or danger signal, or any official traffic-control device, sign, signal, or light.

(6) All digital outdoor advertising signs shall have installed ambient light monitors or photocells and shall at all times allow such devices to automatically adjust the brightness level of the sign based on ambient light conditions. Each sign shall be equipped with a default mechanism that will automatically freeze the sign in one position or display a static message if a malfunction occurs.

(7) Digital outdoor advertising signs shall not display consecutive messages facing the same traveled way, which constitute a substantially similar theme or story and is a continuation of any immediately preceding message, thereby creating a storyboarding effect when viewed by the person operating a motor vehicle. Nothing contained in this section shall prohibit the display of identical consecutive messages.

(8) Any existing outdoor advertising sign that conforms to the requirements of this Code and is currently registered with the City may be converted to a digital outdoor advertising sign.

(9) A new or converted electronic digital sign shall be located no closer than 200 feet from the closest point of any residential zoning district, measured in a straight line from the center of the sign structure to the nearest point of the residential zoning district, measured in a straight line from the center of the sign structure to the nearest point of the residential zoning district, and in no event shall the digital side of the sign face toward the residential area.

(10) A new digital outdoor advertising sign can be erected at any site that complies with all of the current requirements for off-premises signs and the conditions of this section.

§ 2. 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, except that the effective date provision shall not be severable from the operative provisions of the ordinance.

ADOPTED this _____ day

of _____, 2026.

_____

(Mayor)

NOT ADOPTED this _____ day

of _____, 2026.

_____

(Mayor)

ATTEST:

_____

(City Clerk)

Ordinance No. O-2526-72

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 28-601 ("STANDARDS") OF ARTICLE 28-VI ("OFF-PREMISES SIGNS") WITHIN CHAPTER 28 ("SIGN REGULATIONS") OF THE CODE OF THE CITY OF NORMAN TO ADOPT CORRECTED LANGUAGE FULLY IMPLEMENTING PREVIOUSLY-APPROVED STANDARDS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

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

§ 1. That Section 28-601 of the Code of the City of Norman shall be amended as follows:

SEC. 28-601. – STANDARDS

(a) Off-premises signs shall be permitted only on parcels abutting Interstate Highway 35, and when such sign is located within 660 feet from the center line of Interstate Highway 35. All such signs must be oriented towards such trafficway and can be located only in C-2 and I-2 zones.

(b) Off-premises signs shall meet the front setback requirements of the zoning, subdivision and scenic highway ordinances of the City. Signs must be set back at least 25 feet from the street right-of-way. Side and rear yard setbacks shall not be less than 50 feet.

(c) General standards applying to all off-premises signs are as follows:

(1) Off-premises signs shall not be established on any property owned or used by churches, schools, and any municipal, county, State or federal facilities nor on any property within 300 feet of the perimeter of such public or quasi-public property.

(2) All off-premises signs shall be maintained in good and safe structural condition. The painted portions shall be periodically repainted and kept in good condition.

(3) The general area of the vicinity of any off-premises signs must be kept free and clear of sign materials, weeds, debris, trash and other refuse.

(4) No off-premises sign shall be constructed with more than two upright supports.

(5) No off-premises sign shall be erected within 100 feet of a residence or within 50 feet of a residential zone.

(6) Flashing, intermittent or moving light or lights are prohibited except for time, temperature and date signs, and electronic digital signs as regulated by this chapter.

(7) An off-premises sign shall not be illuminated so that it interferes with the effectiveness or obscures an official traffic sign, device or signal; neither shall it be permitted to have beams or rays directed at any portion of the traveled ways and be of such

intensity or brilliance to cause glare or impair the vision of the driver of any motor vehicle or which otherwise interferes with any driver's operation of a motor vehicle.

(8) Off-premises signs shall not be permitted on a lot that already has a total of 200 square feet of on-premises ground sign face, facing one direction of travel.

(9) Setback regulations for off-premises signs if erected within 75 feet of a building are:

a. No part of any off-premises sign structure shall be closer to any street right-of-way than the front line of the nearest building within 75 feet.

b. When an off-premises sign is erected between two buildings each of which is within 75 feet of the structure, no part of said structure shall be erected closer to any street right-of-way than a straight line drawn between the nearest front corners of the two buildings.

(10) Off-premises signs less than 150 square feet shall not be higher than 14 feet including supports.

(11) No such sign shall be erected closer than 1,000 feet to another off-premises sign. The 1,000 feet shall be measured in a straight line from the center of an off-premises advertising sign's structure, as located on the ground, to the center of any other off-premises advertising sign's structure, as located on the ground.

(12) Off-premises signs shall not be placed side by side or in a vertical position with one structure atop the other.

(13) No off-premises sign abutting such trafficway shall have more than 672 square feet of sign face, facing one direction of travel, excluding space extensions which shall not total more than 160 square feet facing one direction of travel. Any trim around the outside of the sign face shall be included in the sign face square footage measurements. The base, structural members or supports and apron shall be excluded from these measurements. No such sign shall be more than 60 feet in horizontal distance.

(14) The maximum size limitations shall apply to each facing of a sign structure, and signs may be placed back-to-back or in V-type construction. Each display area shall have no more than two component parts.

(15) No off-premises sign on such trafficway shall be erected to a height of more than 35 feet. The exception to this would be in the case of an elevated highway roadbed. In this event, the allowable height shall be no more than 20 feet above the roadbed at the edge of the pavement or 35 feet, whichever is greater.

(d) In addition to all of the requirements for off-premises signs enumerated above, off-premises signs which utilize electronic digital technology shall also comply with the following provisions:

(1) Digital outdoor advertising signs shall only display a static message or messages. There shall be no effects of movement, blinking, animation, scrolling, flashing, or similar effects in the individual images.

(2) Digital outdoor advertising signs which display more than one static message shall do so sequentially, with each static message having a dwell time of no less than eight seconds and a transition time between static messages of no more than one second. Changes of image shall be instantaneous as seen by the human eye, and shall not use blinking, fading, rolling, shading, dissolving, or similar effects as part of the change.

(3) Digital outdoor advertising signs shall not display an illuminative brightness exceeding 300 NITs at any time between one-half hour before sunset, as determined by the National Oceanic and Atmospheric Administration (NOAA), U.S. Department of Commerce, for this specific geographic location and date, until sunrise or 5,000 NITs between sunrise until one-half hour before sunset. The night-time level may be increased to 500 NITS when the sign's location abuts other commercial or industrial property on the same side of the interstate that is developed and brightly illuminated. The sign may not exceed 5,000 NITs between sunrise and one-half hour before sunset.

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(6) All digital outdoor advertising signs shall have installed ambient light monitors or photocells and shall at all times allow such devices to automatically adjust the brightness level of the sign based on ambient light conditions. Each sign shall be equipped with a default mechanism that will automatically freeze the sign in one position or display a static message if a malfunction occurs.

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(8) Any existing outdoor advertising sign that conforms to the requirements of this Code and is currently registered with the City may be converted to a digital outdoor advertising sign.

(9) A new or converted electronic digital sign shall be located no closer than 200 feet from the closest point of any residential zoning district, measured in a straight line from the center of the sign structure to the nearest point of the residential zoning district, measured in a straight line from the center of the sign structure to the nearest point of the residential zoning district, and in no event shall the digital side of the sign face toward the residential area.

(10) A new digital outdoor advertising sign can be erected at any site that complies with all of the current requirements for off-premises signs and the conditions of this section.

~~(e) Off-premises signs in areas zoned C-2 and I-2 and abutting the right-of-way of such trafficway classified by the City's major streets and highways plan as a controlled access arterial highway shall meet the following conditions:~~

~~(1) Shall be allowed only within 660 feet from the edge of the right-of-way of such trafficway and shall be oriented towards such trafficway.~~

~~(2) No off-premises sign abutting such trafficway shall have more than 672 square feet of sign face, facing one direction of travel, excluding space extensions which shall not total more than 160 square feet facing one direction of travel. Any trim around the outside of the sign face shall be included in the sign face square footage measurements. The base, structural members or supports and apron shall be excluded from these measurements.~~

~~(3) The maximum size limitations shall apply to each facing of a sign structure, and signs may be placed back-to-back or in V-type construction. Each display area shall have no more than two component parts.~~

~~(4) There shall not be more than four off-premises signs in excess of 600 square feet facing one direction of travel erected in any one designated mile of such trafficway.~~

~~(5) No off-premises sign on such trafficway shall be erected to a height of more than 35 feet. The exception to this would be in the case of an elevated highway roadbed. In this event, the allowable height shall be no more than 20 feet above the roadbed at the edge of the pavement or 35 feet, whichever is greater.~~

~~(6) No such structure shall be placed in a vertical position with one structure atop another.~~

~~(7) No such sign shall be more than 60 feet in horizontal distance.~~

~~(f) Off-premises signs in C-2 and I-2 zones along scenic highways (Highway 9) and any future trafficway designated as a scenic highway in the City shall be in accordance with NCC 28-411 and 28-601(d).~~

~~(g) In areas zoned C-2 and I-2, and abutting the right-of-way of major arterials, off-premises signs shall meet the following requirements:~~

~~(1) No such sign shall exceed 300 square feet.~~

~~(2) No such sign shall be located within 25 feet of any street right-of-way.~~

~~(3) No such sign shall exceed more than 25 feet in height, including supports, at the 25-foot setback line, except that for every foot such sign is set back it may have one foot of additional height up to a 35-foot maximum.~~

~~(4) There shall be no more than three off-premises sign structures in excess of 150 square feet located on the same side of the street and along the same street frontage in any one designated mile.~~

§ 2. 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, except that the effective date provision shall not be severable from the operative provisions of the ordinance.

ADOPTED this _____ day

of _____, 2026.

_____

(Mayor)

NOT ADOPTED this _____ day

of _____, 2026.

_____

(Mayor)

ATTEST:

_____

(City Clerk)

CITY OF NORMAN, OK

MEMORANDUM

DATE: July 9, 2026

FROM: Elisabeth Muckala, Asst. City Attorney

TO: Norman Planning Commission

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF ORDINANCE O-2526-72: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 28-601 ("STANDARDS") OF ARTICLE 28-VI ("OFF-PREMISES SIGNS") WITHIN CHAPTER 28 ("SIGN REGULATIONS") OF THE CODE OF THE CITY OF NORMAN TO ADOPT CORRECTED LANGUAGE FULLY IMPLEMENTING PREVIOUSLY-APPROVED STANDARDS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

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account for the removal of these several provisions. *See* attached information regarding O-0102-25.

The last amendment affecting these provisions was effectuated by Ordinance O-1112-32, adopted April 24, 2011, and which resulted in the addition of provisions regulating the use of electronic digital technology with respect to off-premises signs. *See* attached information regarding O-1112-32. Ordinance O-1112-32, as drafted, reflects that the amendments approved by O-0102-25 were correctly implemented at the time Ordinance O-1112-32 was considered.

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To accomplish this correction, subparts (e), (f) and (g) of NMC 28-601 must be stricken. The attached ordinance, O-2526-72, strikes only these three sub-provisions in order to allow implementation of the previously approved amendments. No other changes will be implemented by this amendment, if approved. As a result of this correction, the language will clearly and unequivocally limit the by-right placement of Off-Premises Signs to only C-2 and I-2 parcels abutting I-35 and otherwise complying with the conditions set forth in Chapter 28.

RECOMMENDATION:

City Staff recommends approval of Ordinance O-2526-72, in order to implement the previously approved amendments, and to resolve language inconsistencies.

CH. 28 OFF-PREMISES SIGNS

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF ORDINANCE O-2526-72: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 28-601 (“STANDARDS”) OF ARTICLE 28-VI (“OFF-PREMISES SIGNS”) WITHIN CHAPTER 28 (“SIGN REGULATIONS”) OF THE CODE OF THE CITY OF NORMAN TO ADOPT CORRECTED LANGUAGE FULLY IMPLEMENTING PREVIOUSLY-APPROVED STANDARDS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD

1. **Staff Report**
2. **Ordinance Annotated**
3. **Ordinance Clean**

Staff Presentation

Beth Muckala, Assistant City Attorney, presented the Staff Report for the Off-Premises Signs change.

Applicant Presentation

No applicant presentation as staff is the applicant.

Public Comments

A.C Raines, 3320 Heather Glen Terr, Norman, OK (Comment)

Steven Long, 3313 Heather Glen Terr, Norman, OK (Comment)

Commission Discussion

Commissioner Kindel clarified the previous agenda item involved on-premises signage, while the current request concerned an off-premises billboard. She also explained City-initiated ordinance amendments are typically scheduled at the end of Planning Commission agendas as a courtesy to other applicants. She noted Planning Commissioners independently review agenda items through site visits, aerial imagery, and other available information in addition to the materials presented at meetings. She emphasized the Commission serves in an advisory capacity and final decisions rest with the City Council. She encouraged interested residents to submit comments to the City Council and thanked members of the public for their participation in the planning process.

Commissioner Bird noted the Commission has discussed digital signage regulations on several occasions and suggested the proposed ordinance amendment was likely prompted by previous discussions rather than the current application. She asked staff to confirm that understanding.

Lora Hoggatt, Planning Services Manager, confirmed the proposed ordinance amendment resulted from earlier Commission discussions regarding off-premises signage rather than the current application. She explained the distinction between on-premises and off-premises signs and noted, during a review of the ordinance, inconsistencies were identified regarding where off-premises signs were permitted. Ms. Hoggatt explained changes to the off-premises sign section were adopted by Council previously but were never removed from the text of the ordinance in practice. When the City recodified the City codes in 2023, the language was effectively added back. She stated the amendment was intended to clarify the existing code language and emphasized the item had been prepared, published, and publicly noticed before comments were received on the current billboard application.

Commissioner Bird stated the proposed ordinance amendment was a housekeeping measure intended to clarify previously adopted code language and provide consistency in the City's signage regulations. She noted broader discussions regarding digital billboard regulations and potential updates to the City's sign code could occur in the future but expressed support for the proposed cleanup amendment.

Motion made by Commissioner Kindel, **Seconded** by Commissioner McDaniel.
Voting Yea: Commissioner McClure, Chair Bird, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel.

The motion was approved.

File Attachments for Item:

38. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-9 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, AMENDING SECTION 24-403 OF THE CODE OF ORDINANCES OF THE CITY OF NORMAN TO FORBID DISTURBING THE PEACE OF ANOTHER BY LIGHT TRESPASS AS DEFINED THEREIN; AND PROVIDING FOR THE SEVERABILITY THEREOF.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 9/22/2026

REQUESTER: Rickey J. Knighton II

PRESENTER: Rickey J. Knighton II, City Attorney

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-9 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, AMENDING SECTION 24-403 OF THE CODE OF ORDINANCES OF THE CITY OF NORMAN TO FORBID DISTURBING THE PEACE OF ANOTHER BY LIGHT TRESPASS AS DEFINED THEREIN; AND PROVIDING FOR THE SEVERABILITY THEREOF.

BACKGROUND:

The City's existing disturbing-the-peace ordinance prohibits conduct that interferes with the peace of others through specified activities, including violent or improper conduct, certain abusive language, loud or unusual sounds, distribution of certain literature, and display of certain signs or emblems.

The proposed ordinance amendment would add a new subsection addressing light trespass. The amendment is intended to provide a means of addressing artificial lighting originating on one property that extends onto neighboring property and substantially interferes with the reasonable use and enjoyment of that property.

Complaints concerning exterior lighting can arise when floodlights, security lights, recreational lighting, or similar artificial light sources are directed or allowed to shine onto neighboring property. Although the City Code addresses certain aspects of outdoor lighting in the context of development and land-use regulation, the existing disturbing-the-peace ordinance does not expressly address circumstances in which artificial light substantially disturbs neighboring occupants.

DISCUSSION:

The proposed amendment adds subsection (f) to Section 24-403 of the City code, which would prohibit:

Creating or maintaining light trespass that substantially disturbs the peace, comfort, or repose of occupants of neighboring property.

The amendment defines “light trespass” as artificial light originating on one property that extends onto another property and substantially interferes with the reasonable use and enjoyment of that property.

The proposed language is intended to address substantial interference rather than the mere presence of visible light on neighboring property. Artificial light commonly crosses property lines in an urban environment, and the amendment would not make every instance of such light a violation. Instead, a violation would require both light extending onto another property and a substantial interference with the reasonable use and enjoyment of that property.

This standard is consistent with the placement of the provision within the City’s disturbing-the-peace ordinance. The focus is not solely on the brightness or intensity of a particular light source, but on whether the light, under the circumstances, substantially disturbs the peace, comfort, or repose of occupants of neighboring property. Relevant circumstances may include the direction and intensity of the light, the duration or frequency of the intrusion, the time of day, the location and use of the affected property, and whether reasonable measures could reduce the intrusion.

The amendment also contains exceptions intended to avoid interfering with legitimate or necessary lighting. Lighting required by law and temporary emergency lighting would not be prohibited. Holiday lighting would likewise be permitted, provided it is not directed toward neighboring dwellings in a manner that substantially interferes with their reasonable use and enjoyment.

The proposed amendment is intended to provide an enforcement mechanism for significant light-related disturbances while recognizing that some degree of outdoor lighting and incidental illumination is a normal feature of residential and urban environments.

RECOMMENDATION

Staff recommends adoption of Ordinance O-2627-9 to amend the City’s disturbing-the-peace ordinance by adding subsection (f) addressing light trespass that substantially interferes with the reasonable use and enjoyment of neighboring property.

O-2627-9

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 24-403 OF THE CODE OF ORDINANCES OF THE CITY OF NORMAN TO FORBID DISTURBING THE PEACE OF ANOTHER BY LIGHT TRESPASS AS DEFINED THEREIN; AND PROVIDING FOR THE SEVERABILITY THEREOF.

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

§ 1. That, Section 24-403 of the Norman City Code be amended as follows:

24-403 Disturbing the Peace

No person shall disturb the peace of another by:

a) Violent, obstreperous, or improper conduct or carriage which in its common acceptance is calculated, or where the natural consequence is to cause an assault, battery or other breach of the peace;

b) Unseemly, obscene, offensive, insulting or abusive language which, in its common acceptance, is calculated, or where the natural consequence is, to cause an assault, battery, or other breach of the peace;

c) Playing or creating loud or unusual sounds;

d) Circulating literature which casts ridicule upon any deity or religion, which in its common acceptance is calculated to cause an assault, battery, or other breach of the peace;

e) Displaying any sign, emblem, badge, flag or other device, which in its common acceptance is calculated, or where the natural consequence is, to cause an assault, battery, or other breach of the peace.

f) Creating or maintaining light trespass that substantially disturbs the peace, comfort, or repose of occupants of neighboring property. “Light trespass” means artificial light originating on one property that extends onto another property and substantially interferes with the reasonable use and enjoyment of that property. Nothing herein shall prohibit lighting required by law, temporary emergency lighting, or holiday lighting, provided such lighting is not directed toward neighboring dwellings in a manner that substantially interferes with their reasonable use and enjoyment.

§ 2 **SEVERABILITY CLAUSE**. If any section, subsection, sentence, clause, phrase, portion of this ordinance is for any reason held invalid or unconstitutional by any court

or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such finding shall not affect the validity of the remaining portions thereof.

ADOPTED this _____ day of _____, 2026.

_____
(Mayor)

ATTEST:

_____
(City Clerk)

NOT ADOPTED this _____day of _____, 2026.

_____
(Mayor)