



# CITY OF NORMAN, OK CITY COUNCIL SPECIAL SESSION MEETING

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

Tuesday, February 06, 2024 at 5:30 PM

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## 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 contact the ADA Technician at 405-366-5446, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

### CALL TO ORDER

1. CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-34 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN SO AS TO CLOSURE OF THE 66' OF 24<sup>TH</sup> AVENUE S.E. STATUTORY RIGHT-OF-WAY LYING IN SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST AND SECTION FIFTEEN (15), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN.
2. UPDATE FROM RDG PLANNING AND DESIGN ON THE AIM NORMAN PROJECT.
3. DISCUSSION REGARDING THE FYE 2025 CAPITAL IMPROVEMENTS PROGRAM BUDGET AND THE FYE 2026-2029 CAPITAL IMPROVEMENTS PLAN.
4. DISCUSSION REGARDING AN ORDINANCE AMENDMENT TO AMEND THE MAXIMUM BUILDING COVERAGE IN RESIDENTIAL ZONING DISTRICTS.
5. DISCUSSION REGARDING AN ORDINANCE AMENDMENT TO ALLOW FOR ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONING DISTRICTS.
6. CONSIDERATION OF ADJOURNING INTO EXECUTIVE SESSION AS AUTHORIZED BY OKLAHOMA STATUTES TITLE 25 s. 307(B)(4) TO DISCUSS THE PURCHASE OR APPRAISAL OF REAL PROPERTY LOCATED AT 1305 TRIAD VILLAGE DRIVE AND 5451 HUETTNER DRIVE, NORMAN, OKLAHOMA.

### ADJOURNMENT



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 2/06/2024

**REQUESTER:** Ken Danner, Subdivision Development Manager

**PRESENTER:** Scott Sturtz, Interim Director of Public Works

**TITLE:** CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-34 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN SO AS TO CLOSURE OF THE 66' OF 24<sup>TH</sup> AVENUE S.E. STATUTORY RIGHT-OF-WAY LYING IN SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST AND SECTION FIFTEEN (15), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN.

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### **BACKGROUND:**

Statutory rights-of-way were established in Oklahoma with section lines as a grid system. Within Cleveland County a total of sixty-six feet (66') of total statutory rights-of-way were assigned for section line roads with thirty-three feet (33') on each side of the Section Line. The attorney for the applicant wants to clear up any potential issues before final platting Liberty Point Addition, a Planned Unit Development Addition. Planning Commission, at its meeting of December 14, 2023, recommended approval of Ordinance No. O-2324-34.

### **DISCUSSION:**

The applicant through the design of the preliminary plat for Liberty Point Addition, a Planned Unit Development is proposing the relocation of 24<sup>th</sup> Avenue S.E.

All of the franchised utilities were notified to assess the impact on their facilities if the rights-of-way was closed. Originally, some of the utility companies objected to the closure. The attorney for the applicant worked with the utility companies and agreed to provide the utility companies easements on the preliminary plat (PP-2324-11), in place of the existing right-of-way. The preliminary plat has been revised to provide the needed easements as requested by the utility companies.

### **STAFF RECOMMENDATION:**

As a result of the above information, Staff supports Ordinance No. O-2324-34.

O-2324-34

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, AND PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, AND PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

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

- § 1. That, pursuant to Resolution Number R-8182-66, Wiggin Properties, L.L.C., on behalf of the owners, D. Alan Haws, Inc., and Arkenco Development, L.L.C., the owners of the subject property, have petitioned the City to have a portion of the statutory right-of-way of 24<sup>th</sup> Avenue S.E. lying between E. Cedar Lane and E. Post Oak Road closed; and,
- § 2. That, also pursuant to Resolution Number R-8182-66, the proper notice has been given, and the maps, memorandums and other items required by said Resolution have been presented to this Council; and
- § 3. That, also pursuant to Resolution Number R-8182-66, a public hearing has been held by the Planning Commission on December 14, 2023 regarding said closing; and
- § 4. That, the portion of the public rights-of-way described as follows are hereby closed:

The **WEST 33 FEET** of the following described property:

Part of the Southwest Quarter (SW/4) of Section 15, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, described as follows:

Beginning at the Southeast Corner of said SW/4; Thence N 89°53'33" W along the South line of said SW/4 a distance of 100.00 feet; Thence N 00°00'07" E and parallel with the East line of said SW/4 a distance of 363.00 feet; Thence N 89°53'33" W and parallel with said South line a distance of 750.00 feet; Thence S 00°00'07" W and parallel with said East line a distance

of 363.00 feet to a point on said South line; Thence N 89°53'33" W along said South line a distance of 1076.44 feet;

Thence N 27°30'23" W a distance of 1538.58 feet to a point on the West line of said SW/4; Thence N 00°01'19" W along said West line a distance of 1278.03 feet to the Northwest Corner of said SW/4; Thence S 89°44'29" E along the North line of said SW/4 a distance of 2637.64 feet to the Northeast Corner of said SW/4; Thence S 00°00'07" W along the East line of said SW/4 a distance of 2634.38 feet to the point of beginning.

**AND**

The **EAST 33 FEET** of the following described two tracts of land:

Part of the Northeast Quarter (NE/4) of Section 16, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, lying East of the US Highway No. 77 East Right of Way and South of a line described as being parallel to and 2599.24 feet South of the North Section line of said NE/4; also described by Metes and Bounds as follows:

COMMENCING at the Northeast Corner of said Section 16; Thence S 00°00'24" W, on the East line of the NE/4 of said Section 16 for a distance of 2599.24 feet to the point of beginning, said point being the Southeast Corner of SOUTH LAKE INDUSTRIAL PARK ADDITION; Thence S 00°00'24" W on the East line of said NE/4 for a distance of 41.65 feet to the Southeast Corner of said NE/4; Thence S 89°18'32" W on the South line of said NE/4 for a distance of 614.49 feet to a point on the East Right of Way line of US Highway No. 77; Thence N 27°35'11" W on said right of way line for a distance of 44.60 feet to a point on the South line of SOUTH LAKE INDUSTRIAL PARK ADDITION; Thence N 89°08'24" E on said South line for a distance of 635.17 feet to the point of beginning;

**AND**

Part of the Southeast Quarter (SE/4) of Section 16, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, lying East and North of the US Highway No. 77 Right of Way; also described by Metes and Bounds as follows:

Commencing at the Northeast Corner of said SE/4; Thence S 00°00'24" W on the East line of the SE/4 for a distance of 1004.18 feet; Thence S 62°24'49" W for a distance of 77.90 feet to a point on the East right of way line of US Highway No. 77; Thence N 27°35'11" W, on said right of way line for a distance of 300.00 feet; Thence N 28°32'28" W on said right of way line for a distance of 300.04 feet; Thence N 27°35'11" W on said right of way line for a distance of 567.94 feet to a point on the North line of said SE/4; Thence N 89°18'32" E on said North line for a distance of 614.49 feet to the point of beginning.

§ 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 \_\_\_\_\_, 2024.

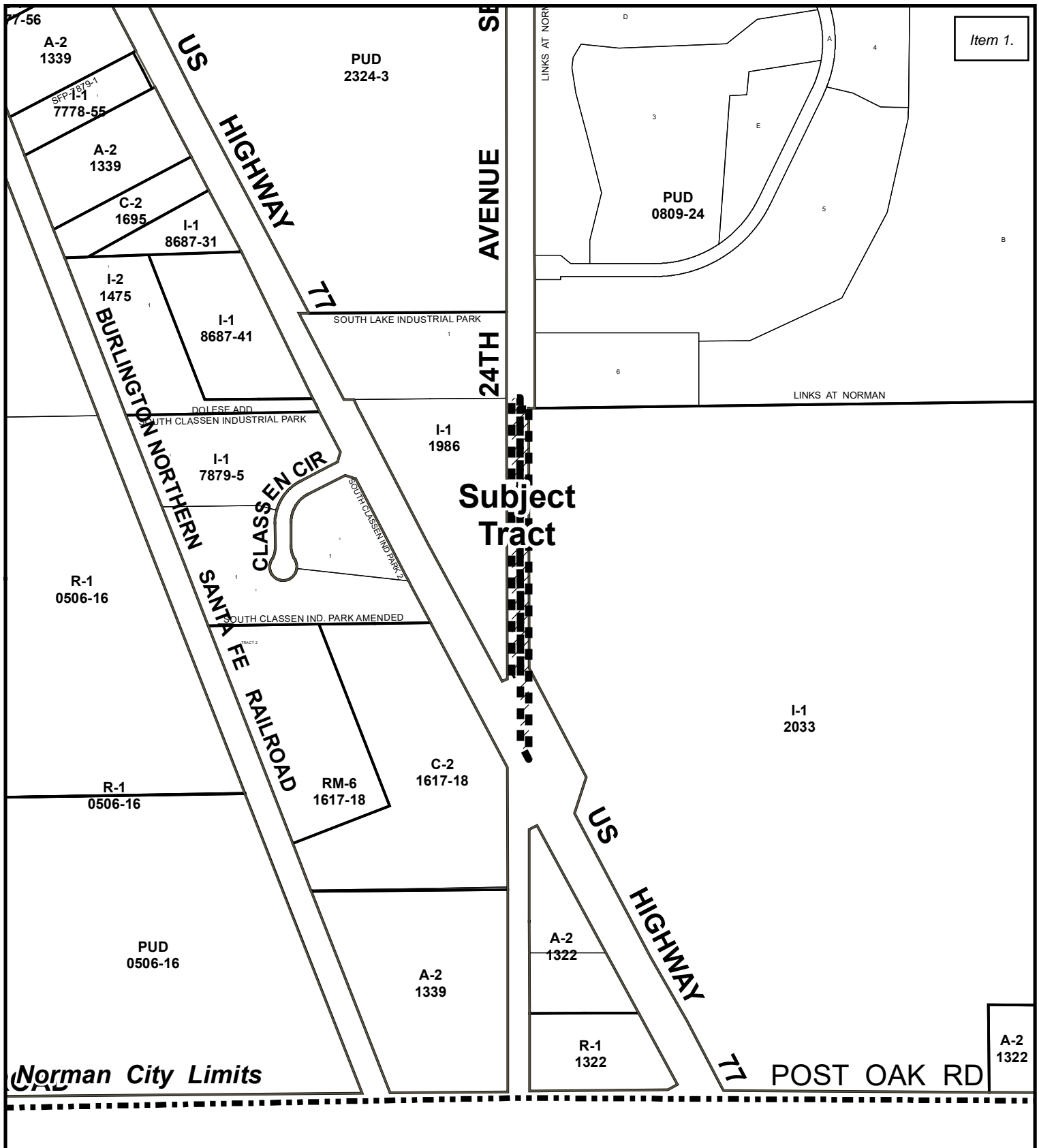
NOT ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
(Mayor)

\_\_\_\_\_  
(Mayor)

ATTEST:

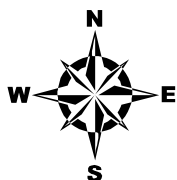
\_\_\_\_\_  
(City Clerk)



# Location Map



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

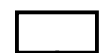


November 17, 2023

0 250 500 Ft.



Subject Tract



Zoning

Sean Paul Rieger  
Daniel L. Sadler  
Gunner B. Joyce



Keith A. Barrett  
Libby A. Smith  
Joe P. Krodel

November 1, 2023

Ms. Brenda Hall  
City Clerk  
City of Norman  
201 West Gray  
Norman, OK 73069

**RE: Request to close a portion of the statutory right-of-way of 24th Avenue SE lying between E. Cedar Lane and E. Post Oak Road, being part of the SW/4 of Section 15 and Part of the SE/4 of Section 16, T8N, R2W of the Indian Meridian in Cleveland County**

Dear Ms. Hall,

On behalf of the property owners lying on both sides of the statutory right-of-way of 24th Avenue SE, we would like to submit this letter as petition to close that part of the statutory right-of-way lying between said properties as described and depicted in the attached Exhibits A and B, Legal Description and Layout of Statutory Right-of-way to Be Closed.

The closing of the right-of-way will not impede the function of 24th Avenue SE in this area. Rather, a new, improved section of 24th Avenue SE is planned in order to allow for the proposed development of our property into a mixed use development that would include commercial uses and a recreational vehicle campground. Appropriate public street and utility easements will be provided in the proposed preliminary and final plats of Liberty Point, the proposed project. If closing of the statutory right-of-way described and shown on the attached exhibits is approved by the City Council, an application to vacate said portion via District Court will be pursued.

We've attached the (i) Legal Description and Layout of Portion of Statutory Right-of-Way to be Closed, (ii) Certified List of Property Owners within 300 feet (3 copies), and (iii) Check in the amount of \$400 for filing fee. Please do not hesitate to contact us if you need additional information or if we can answer any questions.

Very Truly Yours,  
RIEGER LAW GROUP PLLC

A handwritten signature in dark ink, appearing to read 'G-B Joyce', written over a horizontal line.

GUNNER B. JOYCE  
*Attorney at Law*

City of Norman  
Planning and Community Development  
201-A West Gray  
Norman, OK 73070

Attn: Ms. Jane Hudson, Planning and Community Development Director

**RE: Letter of Authorization for Submittals to the City**

Dear Ms. Hudson,

As Manager of Arkenco Development, LLC, I hereby authorize Wiggin Properties, LLC, Rieger Law Group, PLLC, and Grubbs Consulting, LLC to act as agents on our behalf in the submittal and processing of the Preliminary Plat, Rezoning, and any other subsequent applications submitted to the City of Norman.

Signature:



9/5/23

Print Name:

Mark Cox

Title:

Manager



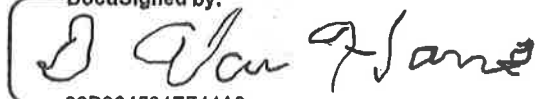
September 1, 2023

Ms. Jane Hudson  
Director Planning and Community Development City of Norman  
201-A West Gray  
Norman, OK 73070

**RE: Letter of Authorization for Submittals to the City for D. Alan Haws, Inc.**

Ms. Hudson,

As President of D. Alan Haws, Inc., I hereby authorize Wiggin Properties, LLC, Rieger Law Group, PLLC, and Grubbs Consulting, LLC to act as agents on my behalf in the submittal and processing of the Preliminary Plat, Rezoning, and any other subsequent applications submitted to the City of Norman on the property identified in the attached survey. Thank you for your assistance during this planning and rezoning process.

DocuSigned by:  
  
92B064534EF44A9...

D. Alan Haws  
President, D. Alan Haws, Inc.



EXHIBIT A  
CLOSING OF A PORTION OF STATUTORY RIGHT OF WAY  
ALONG 24TH AVENUE SOUTHEAST

The **WEST 33 FEET** of the following described property:

Part of the Southwest Quarter (SW/4) of Section 15, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, described as follows:

Beginning at the Southeast Corner of said SW/4;

Thence N 89°53'33" W along the South line of said SW/4 a distance of 100.00 feet;

Thence N 00°00'07" E and parallel with the East line of said SW/4 a distance of 363.00 feet;

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Thence N 89°18'32" E on said North line for a distance of 614.49 feet to the point of beginning;

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ORDINANCE NO. O-2324-34

ITEM NO. 12

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**STAFF REPORT**

**GENERAL INFORMATION**

**APPLICANTS**

Wiggins Properties., L.L.C.  
(Sean Rieger Attorney)

**REQUESTED ACTION**

Closure of the East 66-foot of statutory right-of-way for 24th Avenue S.E. as described in the closure request.

**BACKGROUND:** Statutory rights-of-way were established in Oklahoma with section line as a grid system. Within Cleveland County a total of sixty-six feet (66') of total statutory rights-of-way were assigned for section line roads with thirty-three feet (33') on each side of the Section.

**DISCUSSION:** The right-of-way being requested for closure is 66' of 24<sup>th</sup> Avenue S.E. right-of-way beginning south of South Lake Industrial Park, Lot 1, Block 1 to its connection with Classen Boulevard.

There are no City owned utilities located within the proposed closed right-of-way. However, City staff has received objections from several utility companies.

**RECOMMENDATION:** Staff recommends disapproval or postponement of the request to close the statutory right-of-way as requested until agreements can be worked out with the utility companies.

**ACTION NEEDED:** Recommend approval or disapproval of the request to close the specific right-of-way as described in Ordinance No. O-2324-34 to City Council.

**ACTION TAKEN:** \_\_\_\_\_



## CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Thursday, December 14, 2023 at 6:30 PM

### MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 14<sup>th</sup> day of December, 2023.

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

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

#### ROLL CALL

##### PRESENT

Cameron Brewer  
Steven McDaniel  
Liz McKown  
Kevan Parker  
Erica Bird  
Jim Griffith  
Maria Kindel  
Michael Jablonski

##### ABSENT

Doug McClure

A quorum was present.

##### STAFF PRESENT

Jane Hudson, Planning Director  
Lora Hoggatt, Planning Services Manager  
Melissa Navarro, Planner II  
Roné Tromble, Admin. Tech. IV  
Kathryn Walker, City Attorney  
Beth Muckala, Assistant City Attorney  
Todd McLellan, Development Engineer  
David Riesland, Transportation Engineer  
Awet Frezgi, Traffic Engineer  
Bryce Holland, Multimedia Specialist

## **NORMAN 2025, PUD, ROW Closure, & Preliminary Plat**

12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-83: Wiggin Properties, L.L.C. requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Mixed Use Designation and Low Density Residential Designation to Mixed Use Designation, change from Future Urban Service Area to Current Urban Service Area, and removal from Special Planning Area 7 (SPA-7), for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road.

### **ITEMS SUBMITTED FOR THE RECORD:**

1. NORMAN 2025 Map
2. Staff Report
3. Pre-Development Summary

13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-33: Wiggin Properties, L.L.C. requests rezoning from I-1, Light Industrial District, to PUD, Planned Unit Development, for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road.

### **ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. PUD Narrative with Exhibits A-E
4. Site Plan

14. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-34: Wiggin Properties, L.L.C. requests closure of a portion of the statutory right-of-way of 24th Avenue S.E. lying between E. Cedar Lane Road and E. Post Oak Road.

### **ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Request to Close Right-of-Way with Attachments
4. Letters from Utilities

15. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-11: Consideration of a Preliminary Plat submitted by D. Alan Haws, Inc. and Arkeno Development, L.L.C. (Grubbs Consulting, L.L.C.) for LIBERTY POINT, A Planned Unit Development for approximately 151 acres of property located East of US Highway 77, South of East Cedar Lane Road, and North of Post Oak Road.

### **ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Site Plan

**PRESENTATION BY STAFF:** Lora Hoggatt reviewed the staff reports, copies of which are filed with the minutes. The objections from utility companies have all been withdrawn. The Transportation Impacts stated the recommendation is approval; this was based on the traffic report submitted, which consisted of two curb cuts on State Hwy 77 and one on Post Oak. The site plan shows a total of nine curb cuts. None of the cuts have received final approval from ODOT.

**PRESENTATION BY THE APPLICANT:** Gunner Joyce, Rieger Law Group, representing the applicant, presented the project, a mixed use resort development called Liberty Point.

Mr. Joyce reported that one protest was received from the Farzaneh family who owns the adjacent Destin Landing property. They met with them and have come up with 9 conditions they will add to the PUD: 1) No mobile home park. 2) No manufactured housing east of the pipeline (cabins); in the southern portion where there are cabins, there will be no manufactured housing within 200' of the property line. 3) An extra 50' landscaped buffer along the east, in addition to the existing 100' buffer. 4) Limitation to short-term rentals: 3 months maximum, with one 3-month extension. 5) Quality control on the types of vehicles allowed – restriction on good material and condition of the RV, and less than 10 years old. 6) Move the dumpster and parking lot on the northeast 50' to the west. 7) Show a mutual cross-sewer easement with Destin Landing on the plat. 8) Extend a water line down to the southeast corner. 9) ODOT approval of curb cuts on Highway 77 to be finalized before City Council vote.

Mr. Jablonski asked about the green space exhibit. Mr. Joyce said they are wanting to work with the natural landscape, but there may be areas of dead trees. It will be much greener than what is shown on the exhibit. Mr. Jablonski commented on Glacier National Park, where the spots were really close, but had a lot of undergrowth so you didn't see your neighbors.

Mr. Brewer asked where the aerial adventure park will be located. Mr. Joyce said it is on the southern portion. There will be 3 clubhouses in various locations, and a great lawn amphitheater.

Mr. Parker noted there is only one access crossing the pond. Mark Grubbs said there is access from the west, and access directly south of the pond, and a crossing between the two ponds. They did coordinate with Fire, and they were agreeable to the two points of access for the project.

Ms. Bird commented on the new condition 5, regarding the age of RVs. Ms. Kindel added that restored Airstreams are very popular. Ms. Muckala cautioned about restrictions that we accept into PUDs in the event the City is called on to enforce them. Mr. Joyce said the applicant agreed, and they are happy to make the condition just good material and condition, and take the year restriction off. Quality control will be imposed prior to City Council approval.

Mr. Brewer asked about trails throughout the site and connectivity from the RV sites to the commercial area, and whether the commercial buildings are oriented toward the highway or toward the interior street. Mr. Joyce responded that the project will be developed in three phases, with the commercial area being the final phase. The first phase will be the pond and the area east of the pond. The second phase will be the



remainder of the RV spaces. Mr. Grubbs added that there will be a sidewalk around the pond, trails in the greenspace on the west, and sidewalks along the streets.

#### **AUDIENCE PARTICIPATION:**

Jalal Farzaneh, 497 Manorhill Drive, thanked Mr. Rieger and Mr. Joyce for arranging a meeting with the applicant, where they addressed all of the concerns with his Destin Landing project to the east. There will be an additional buffer. They agreed to bring the water line to the southeast corner with the first phase. He can withdraw his objection and support the project, because it will add a lot to the quality of life in Norman, and spaces for people coming for OU game days.

#### **DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

Ms. Kindel spoke in support of the project. It is perfectly timed with changes going on in Norman, will provide the kind of development we need, and it can be used by residents. She thanked the applicant for being willing to add the conditions.

Mr. Brewer commented that SEC fans like to travel in RVs. This project is a luxury RV resort. He encouraged quality commercial development. He commended the creativity of the project.

Ms. Bird asked about the commercial site plans. Mr. Joyce responded they are sort of laid out to code requirements. They do not have end users in mind. The area was shown because of the preliminary plat requirements and SPA-7 requires a master plan.

Ms. Bird asked if the commercial area would have to be built exactly as shown, or amend the PUD. Ms. Muckala responded that the PUD ordinance contains the provision for administrative variances. Mr. Joyce explained that when this site plan is approved, they can build within the setbacks that were included in the PUD. The PUD ordinance allows percentage change. Ms. Bird asked if it is the intent to come back for a PUD amendment when they are ready to develop the commercial area. Mr. Joyce said it is not the intent; it is possible to build without rezoning.

Mr. Brewer asked the number of RV spots. Kale Streeter reported that Phase 1 is planned for 323 sites; there are 399 spots drawn on the site plan, and they will lose at least 30 on the east side with the 50' setback.

Mr. Parker commented that he would like the Fire Department to take another look at this with regard to access. He suggested maybe extending the street across the north. Ms. Bird asked if a road exists along the section line at the north. Mr. Joyce said there is not a road; a private road is proposed within this. Mr. Streeter stated they have contemplated a service road or emergency exit road on the far east side. The pond to the north, when full, goes up close to the property line.

Ms. Bird commented that her concerns with the commercial area are how much parking is provided, the access points and the connectivity. She is excited about the project and that it is in Norman. She likes the individual commercial lots, as opposed to a strip mall.

Motion made by McKown, seconded by Kindel, to recommend approval of Resolution No. R-2324-83, Ordinance No. O-2324-33, Ordinance No. O-2324-34, and PP-2324-11 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, Griffith, Kindel, Jablonski

The motion to recommend approval of Resolution No. R-2324-83, Ordinance No. O-2324-33, Ordinance No. O-2324-34, and PP-2324-11 to City Council passed by a vote of 8-0.

\*

City Council Agenda

O-2324-34

January 23, 2024

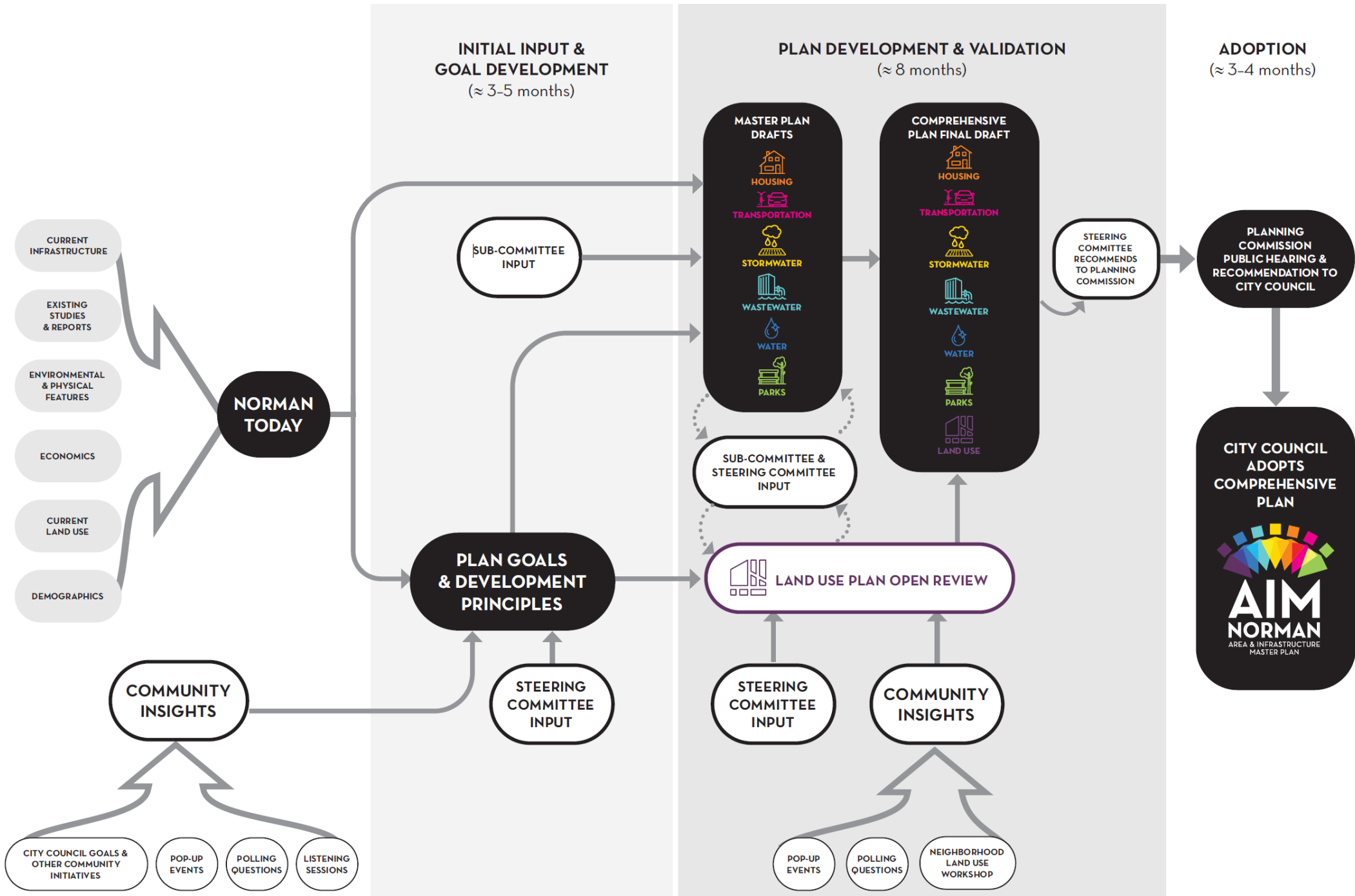
ITEM: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-34: UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING SIXTY-SIX FOOT OF STATATORY RIGHT-OF-WAY FOR 24<sup>TH</sup> AVENUE S.E. AS DESCRIBED IN THE APPLICANTS REQUEST.



# AIM NORMAN

AREA & INFRASTRUCTURE MASTER PLAN

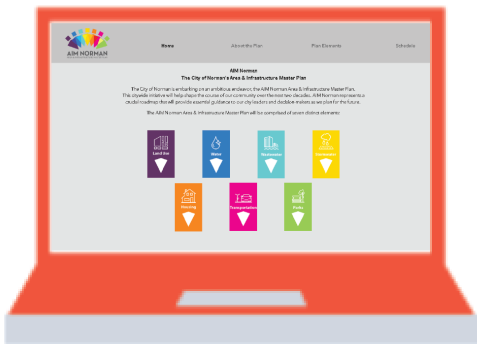
COUNCIL UPDATE  
FEBRUARY 6, 2024



# COMMUNITY ENGAGEMENT UPDATE



## PROJECT WEBPAGE



**+8,255** Visits

## MONTHLY POLL



**+244** Responses  
**+1,326** Total Responses

## POP UP EVENTS



**+17** Events  
**+180** Comments

# COMMITTEE DECISION IN DECEMBER



## Scenario A Population Projection

Total Population	2020	2025	2030	2035	2040	2045
1.25% Growth Rate	128,026	136,230	144,960	154,249	164,134	174,652
1.50% Growth Rate	128,026	137,920	148,579	160,062	172,432	185,759

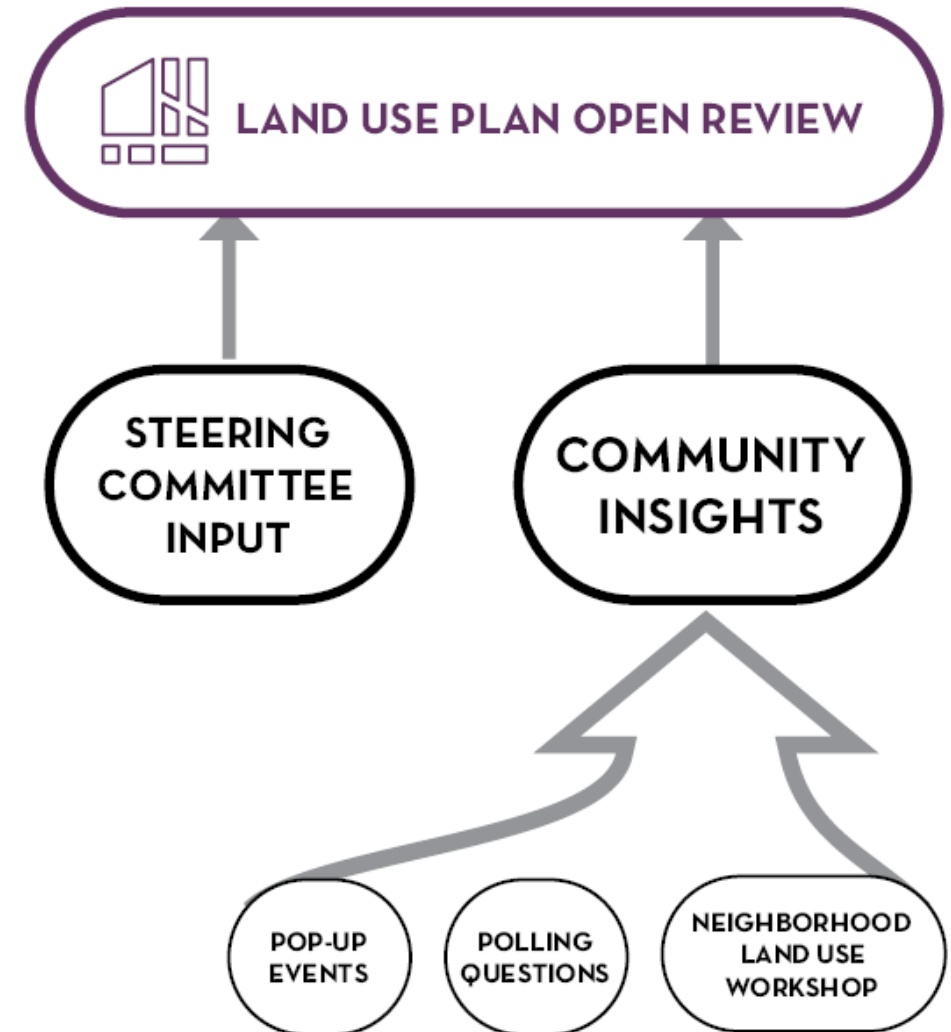
Source: US Census Bureau; OU Institutional Research & Reporting; RDG Planning & Design

# JANUARY COMMITTEE WORKSHOPS



## Four-month process:

1. Steering Committee Workshops – January
2. Neighborhood Workshop – February
3. Neighborhood Workshop – March
4. Draft Development – April



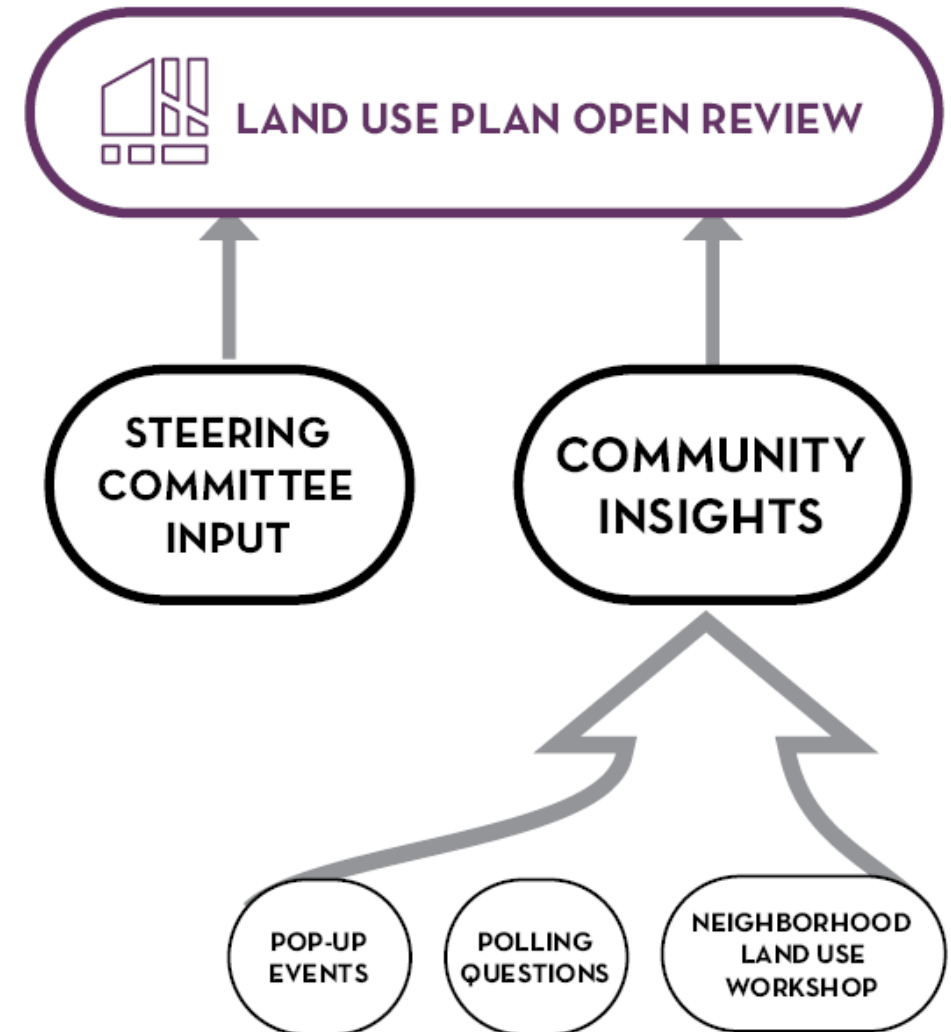


# JANUARY COMMITTEE WORKSHOP: KICKING OFF THE LAND USE PLANNING PROCESS



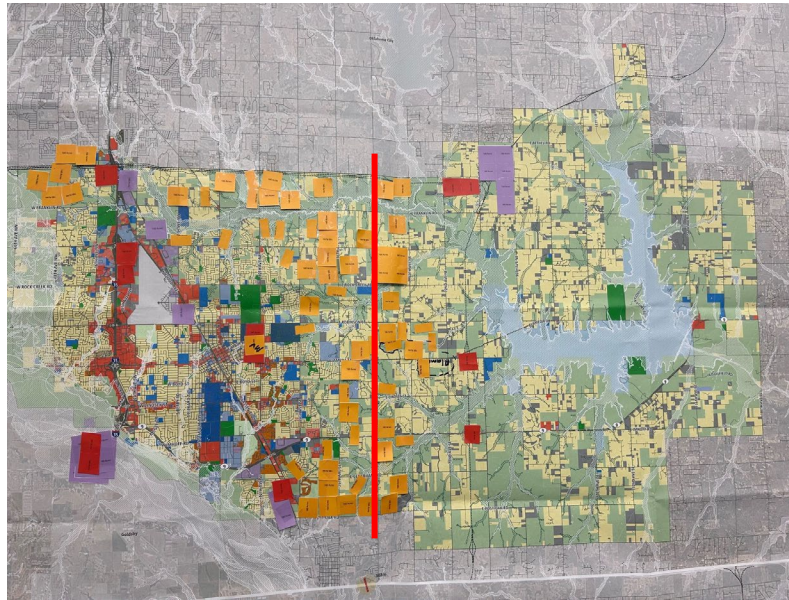
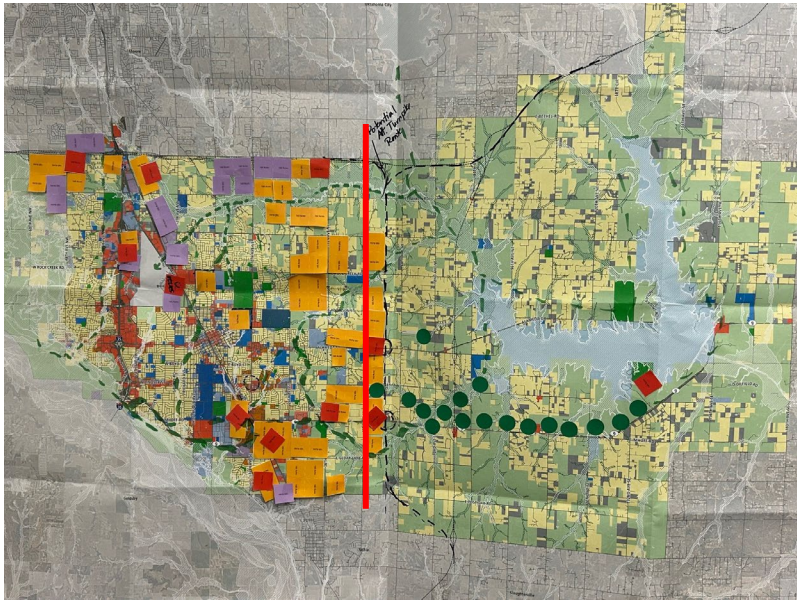
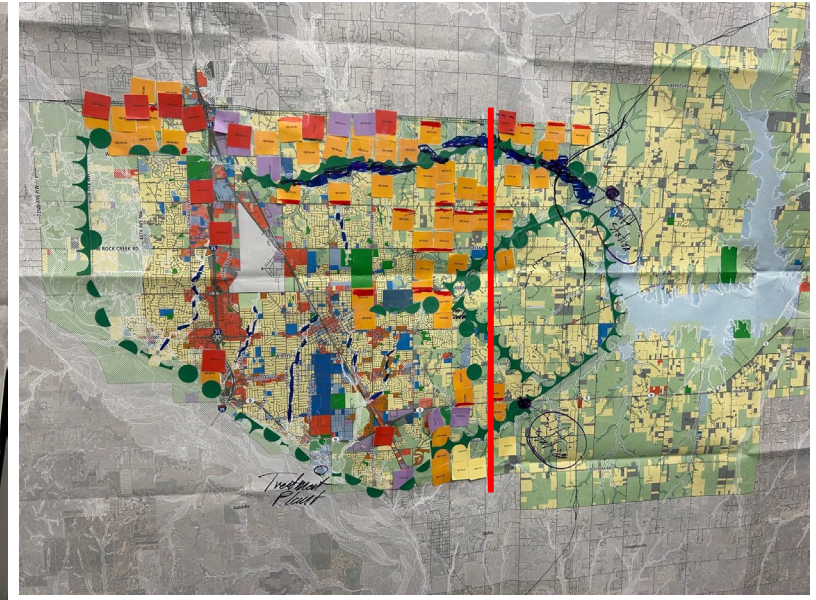
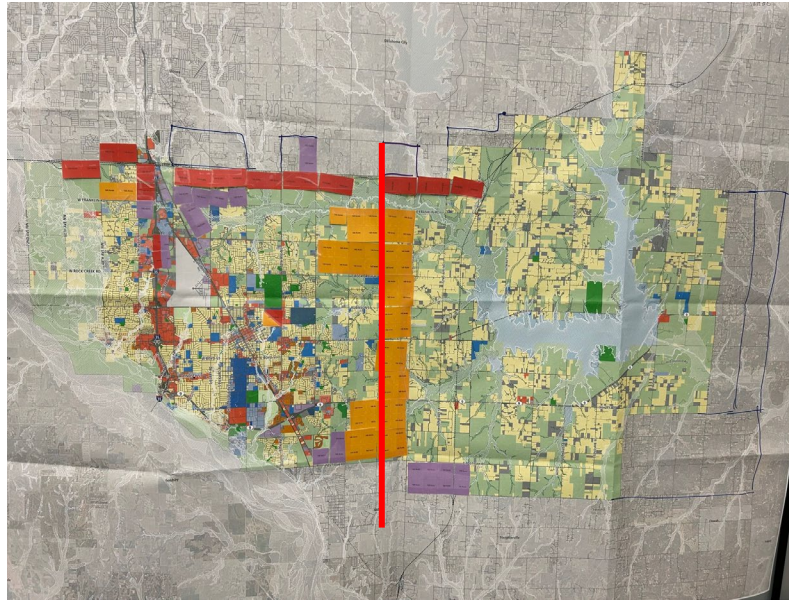
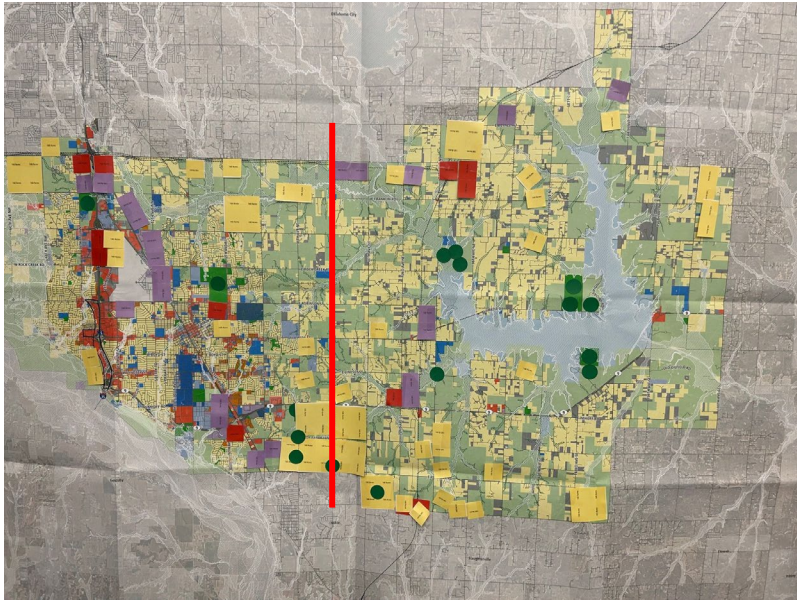
## Purpose of Committee Workshops:

1. Review & provide direction on potential scenarios to support a population of over 185,000 by 2045.
2. Identify areas for further investigation during the Neighborhood Workshops
3. Fill gaps in our knowledge that we need for developing the land use plan and heading into the neighborhood workshops





# COMMITTEE WORKSHOPS: SIX SCENARIOS



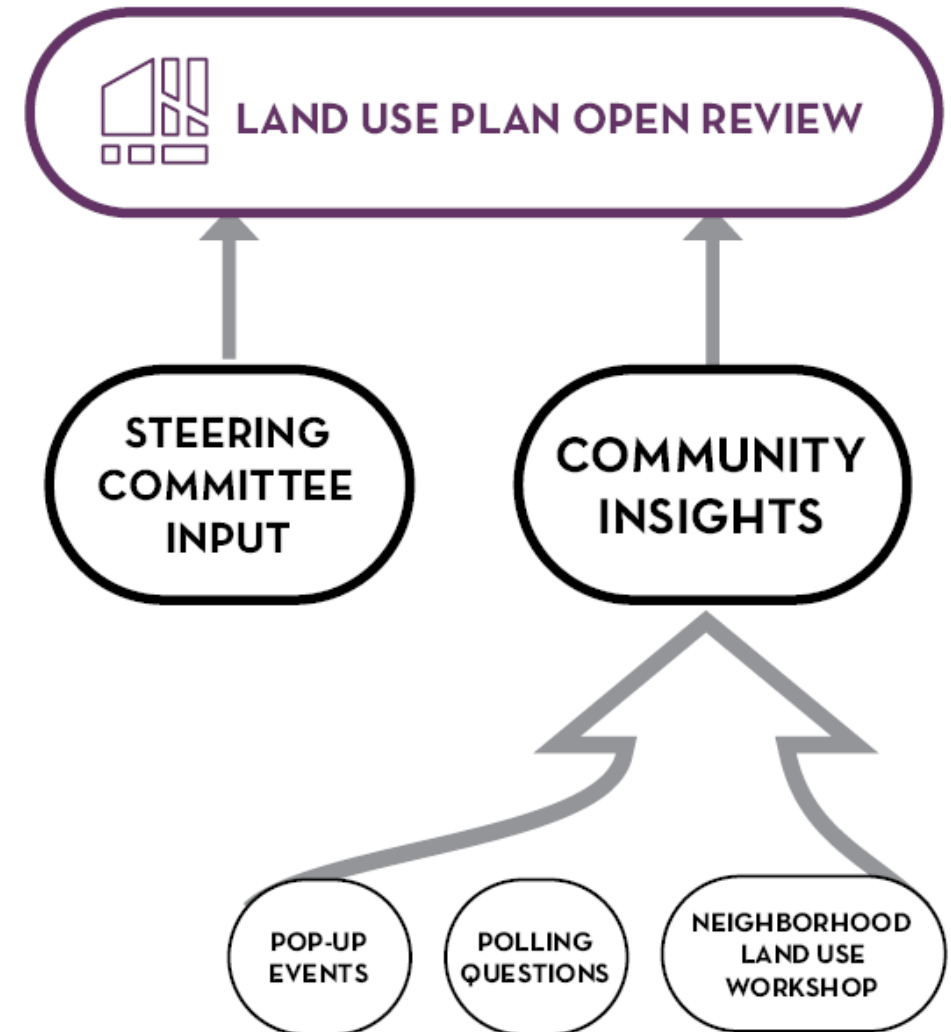


# JANUARY COMMITTEE WORKSHOPS



## Four-month process:

1. Steering Committee Workshops – January
2. Neighborhood Workshop – February
3. Neighborhood Workshop – March
4. Draft Development – April



# NEXT STEPS



## Neighborhood Workshops Schedule

### February

- Monday, **February 12**, 6:30-8:30pm: Roosevelt Elementary School, Cafeteria
- Tuesday, **February 13**, 6:30-8:30pm: Jefferson Elementary School, Cafeteria
- Thursday, **February 15**, 6:30-8:30pm: Lakeview Elementary School, Cafeteria

### March

- Monday, **March 11**, 6:30-8:30pm: Truman Elementary School, Cafeteria
- Tuesday, **March 12**, 6:30-8:30pm: McKinley Elementary School, Cafeteria
- Thursday, **March 14**, 6:30-8:30pm: TBD

**Preparation of FYE 2025 C.I.P.**

**Preparation of FYE 2026 – 2029  
Capital Improvements Plan**

# Capital Budget Calendar for Preparation of the FYE 2025 C.I.P.

- November 21, 2023
  - Update on funded projects & discussion of Council priorities for FYE 25 CIP
- February 6, 2024
  - Discussion on proposed new projects and midpoint evaluations
- May 7, 2024
  - Review of final proposed plan for FYE 2025

# FYE 2021-2026 Street Maintenance Bond Program

## 5-year \$27 Million

### (April 6, 2021 Voter Approved)

#### ***Street Maintenance [Year 1] FYE 2022***

- Urban Asphalt Pavement [Complete]
- Urban Concrete Pavement [Complete]
- Rural Road Rehabilitation [Complete]
- Urban Road Reconstruction [Complete]
- Preventive Maintenance [Complete]

#### ***Street Maintenance [Year 2] FYE 2023***

- Urban Asphalt Pavement [Complete]
- Urban Concrete Pavement [Complete]
- Rural Road Rehabilitation [Complete]
- Urban Road Reconstruction [Complete]
- Preventive Maintenance [Complete]

#### ***Street Maintenance [Year 3] FYE 2024***

- Urban Asphalt Pavement [Under Construction]
- Urban Concrete Pavement [Under Construction]
- Rural Road Rehabilitation [Under Construction]
- Urban Road Reconstruction [Bid Preparation]
- Preventive Maintenance [Complete]

#### ***Street Maintenance [Year 4] FYE 2025***

- Urban Asphalt Pavement
- Urban Concrete Pavement
- Rural Road Rehabilitation
- Urban Road Reconstruction
- Preventive Maintenance

#### ***Street Maintenance [Year 5] FYE 2026***

- Urban Asphalt Pavement
- Urban Concrete Pavement
- Rural Road Rehabilitation
- Urban Road Reconstruction
- Preventive Maintenance

# 2019 TRANSPORTATION BOND TIMELINE

- Current Schedule:  
11 projects under construction  
/ complete by 2027
- Original Schedule:  
13 projects under construction  
/ complete by 2027
- ACOG funds, grants, and  
other funding sources will  
be pursued for the  
remaining projects

Original Construction Year	Planned Construction Year		Project Name / Location
COMPLETE			Porter Avenue and Acres Street
2021	2022	🔒	Porter Avenue Streetscape
2022	2023	🔒	Gray Street Two-Way Conversion
2022	2023	\$	James Garner Avenue - Acres to Duffy
2024	2024	🔒	Traffic Management Center
2021	2024	🔒	Jenkins Avenue (Imhoff Road to Lindsey Street)
2023	2024		Cedar Lane Road - East of 24th Ave. SE to 36th Ave. SE
2025	2025		36th Ave. SE - Cedar Lane Rd. to SH-9
2023	2026		Constitution Street - Jenkins to Classen
2029	2026		Lindsey St. Special Corridor (Pickard Ave. to Elm Ave.)
2027	2027		Lindsey Street Special Corridor (Elm Ave. to Jenkins Ave.)



Federal Funding locked

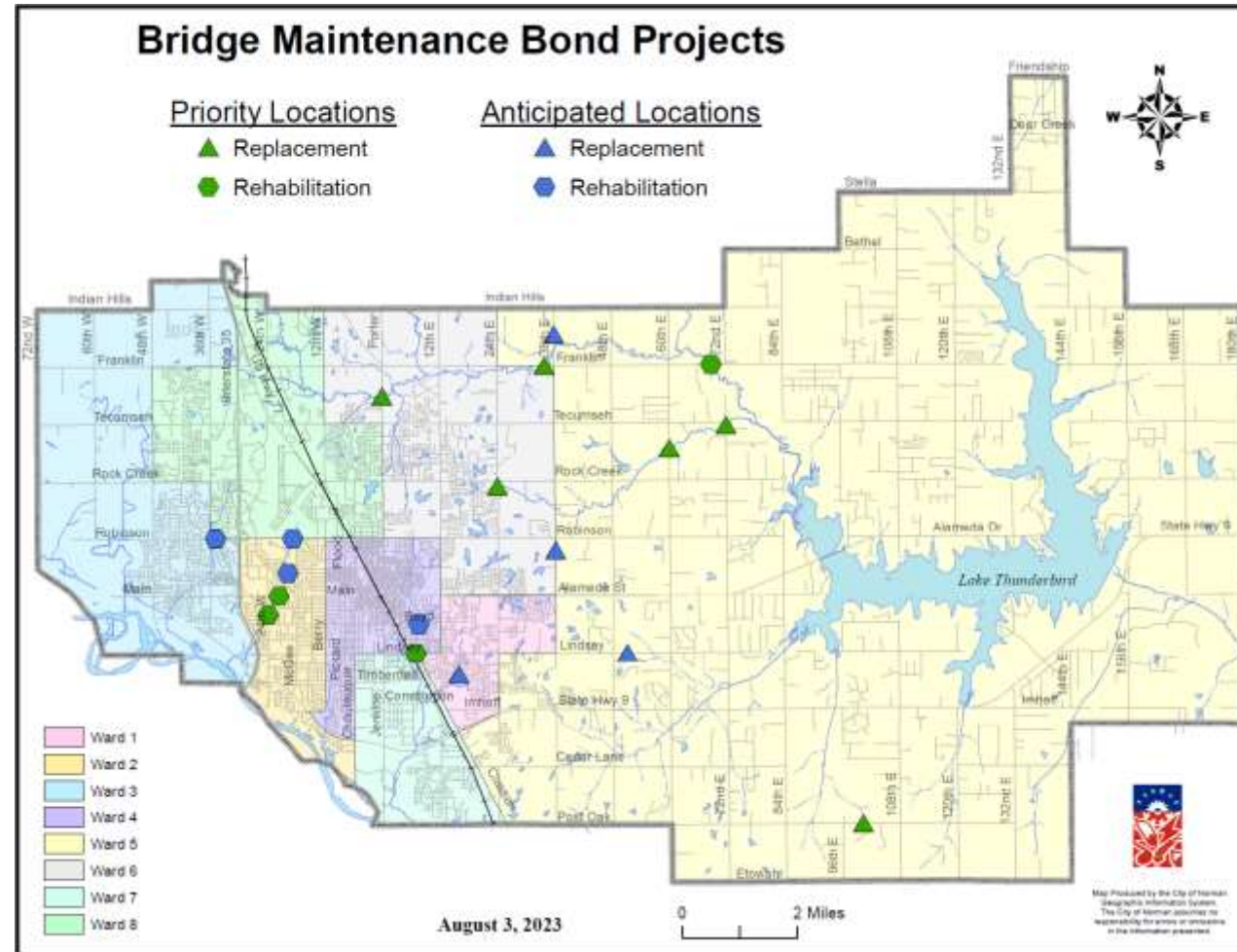


Bond funds utilized



# Bridge Maintenance Bond Program

- Up to 18 Bridges
- 10 year Construction Period
- Funded by 2023 Bridge Maintenance Bond
- Begin Construction Spring 2024
- Total Estimated Cost = \$50,000,000
- Bond Bids to be received on 2/27/2024



## 10 Year Program

60th Ave NE - Replacement  
 Lindsey Street - Rehabilitate  
 E. Post Oak - Replacement  
 Main St. - Rehabilitate  
 Franklin Rd - Replacement  
 24th Ave SW - Rehabilitate  
 N. Porter Ave - Replacement  
 Franklin Rd - Rehabilitate  
 24th Ave NE - Replacement  
 72nd Ave NE - Replacement  
 Creekside Dr. - Replacement  
 Iowa St. - Rehabilitate  
 Lindsey St. - Replacement  
 Boyd St - Rehabilitate  
 36th Ave NE - Replacement  
 W. Robinson - Rehabilitate  
 36th Ave NE - Replacement  
 Robinson St. - Rehabilitate

# 2012 Transportation/Stormwater Bond Program

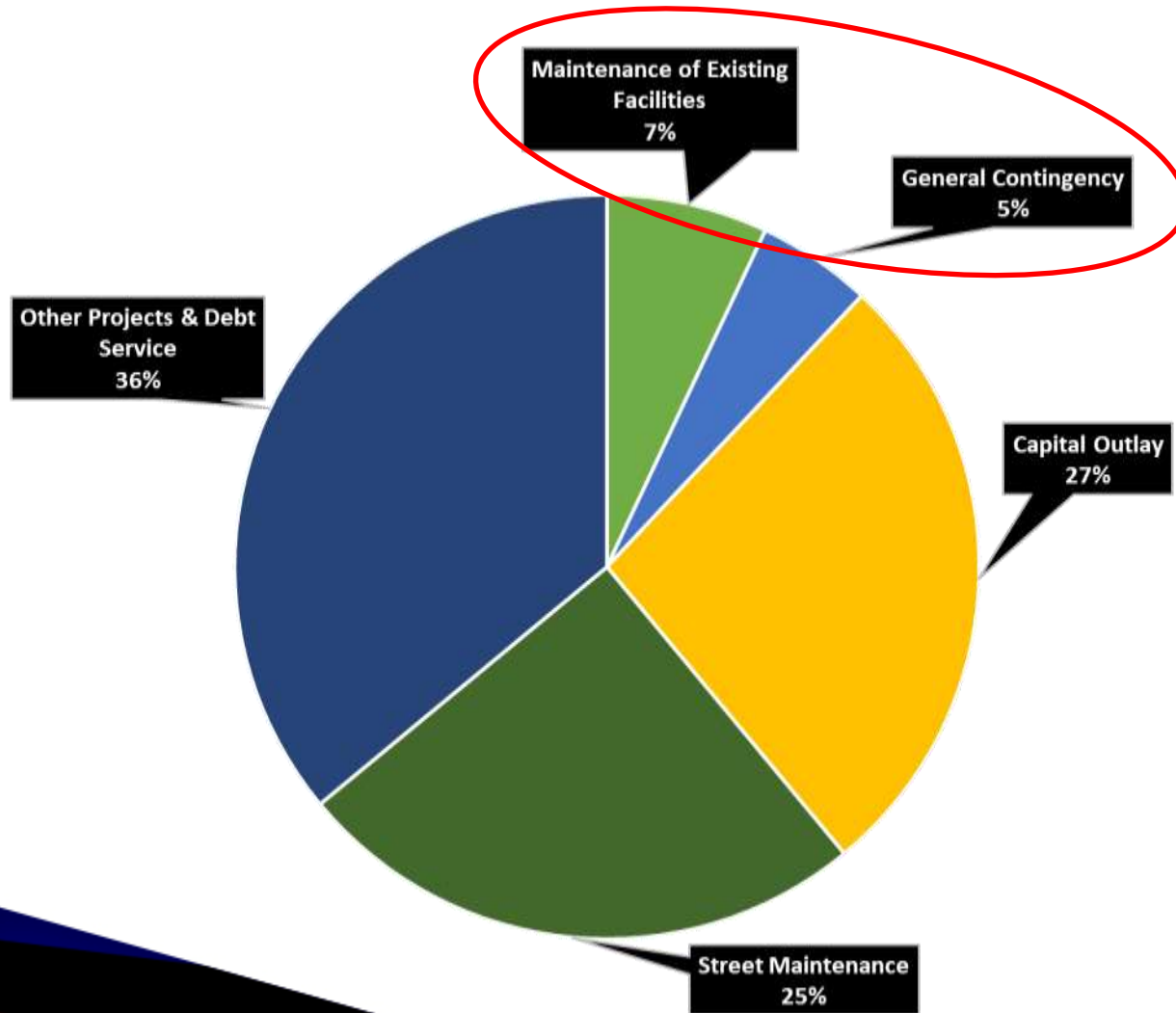
<u>Project</u>	<u>Bond Budget</u>	<u>Actual Cost</u>	<u>City Share</u>
<b>Cedar Lane Road: 12<sup>th</sup> Ave. – ½ Mile East of 24<sup>th</sup> Ave. SE</b> • Completed July 2015	\$9,846,790	\$10,048,310	\$3,516,000*
<b>Franklin Road Bridge: ½ Mile West of 12<sup>th</sup> Avenue NW</b> • Completed August 2017	\$4,520,830	\$4,219,680	\$1,219,680
<b>Lindsey Street: 24<sup>th</sup> Avenue SW to Berry Road</b> • Completed July 2018	\$32,945,120	\$42,135,770	\$27,428,320
<b>12<sup>th</sup> Avenue SE: SH-9 to Cedar Lane Road</b> • Completed November 2018	\$3,181,020	\$3,393,780	\$1,158,060
<b>Main Street Bridge: ½ Mile West of 36<sup>th</sup> Avenue SW</b> • Completed June 2019	\$4,138,410	\$7,038,000	\$2,125,160*
<b>24<sup>th</sup> Avenue East: Lindsey Street – Robinson Street</b> • Completed April 2021	\$13,007,510	\$14,938,870	\$7,518,000
<b>Alameda S.: 1/2 Mile East of 24<sup>th</sup> Ave. SE – 48<sup>th</sup> Ave. SE</b> • Completed August 2023	\$4,942,510	\$3,616,910	\$1,085,000*
<b>36<sup>th</sup> Avenue NW: Tecumseh Road – Indian Hills Road</b> • Pending federal transportation grant funding	\$16,920,510	TBD	TBD
	<b>Total</b>	<b>\$89,502,700</b>	<b>\$85,391,320</b>
			<b>\$44,050,220 (52%)</b>

**Total Federal Funds Received on 2012 Bond Program: \$41,341,100 (48%)**

\* Cedar Lane Road and Main Street Bridge City Share Remained the Same, Alameda additional Funding from Street Maintenance Bond

# Capital Sales Tax Guidelines to Allocate New Revenue

Item 3.



- Existing Facilities changed from 5% to 7%.
- General Contingency changed from 7% to 5%.
- Change due to the increase in square footage maintained by Facility Maintenance (YFAC, Senior Wellness, Development Center, etc...).

# Status of Capital Fund

- Capital Fund PayGo
  - a. FYE24 estimated available for new projects is **-\$3,142,058**.
  - b. FYE25 projected available for new projects is \$ 262,353\*.
  - c. FYE26 projected available for new projects is \$5,705,312.

\*Includes proposed recurring project increases for FYE 25.

# Capital Projects Fund

## Recurring Sidewalk Projects in FYE 25

Item 3.

• <u>Sidewalk program for Schools and Arterials</u>	<u>\$ 100,000</u>
– Mimosa Drive (North side from Peters Avenue to Stubbeman Avenue)	
• <u>Sidewalk Accessibility Project</u>	<u>\$ 45,000</u>
– Main Street & Creekdale Drive north side	
• <u>Citywide Sidewalk Project</u>	<u>\$ 125,000</u>
• <u>Downtown Area Sidewalk Project</u>	<u>\$ 50,000</u>
– Crawford Avenue & Daws Street ramps and sidewalks	
– South Webster Avenue ramps	
– North side of Post Office ramps	
• <u>Sidewalks and Trails</u>	<u>\$140,000</u>
– Phase 2 of Boyd Street (Southside from Broad Lane to Flood Avenue with pedestrian bridge over creek)	
– Continuation of Mimosa Drive (North side from Peters Avenue to Stubbeman Avenue)	
• <u>Horizontal Saw Cut Program</u>	<u>\$ 40,000</u>
– Berry Road continuing north from 2024 program	
<b>TOTAL</b>	<b>\$ 500,000*</b>

\*Increase from \$420,000 in FYE 24 due to increase construction costs.

# Capital Improvement Projects Fund

## Recurring Projects in FYE 2025

Item 3.

▪ Capital Outlay	\$4,728,384
▪ Street Maintenance	\$2,302,877
▪ Network Switch Replacement	\$ 210,000
▪ Maintenance of Existing Facilities (7%)	\$ 1,225,877
▪ Stormwater Drainage Maintenance	\$2,350,000
▪ Personnel	\$1,377,122
▪ ODOT Audit Adjustments	\$ 100,000
▪ Bridge Maintenance	\$1,000,000
▪ Driveway Repairs	\$ 10,000
▪ Street Striping	\$ 100,000
▪ Traffic Calming	\$ 50,000
▪ Community/Neighborhood Improvements	\$ 100,000
• ADA Compliance Program	\$ 300,000
• GIS Mapping Update	\$ 225,000* Increase from \$145,000

**TOTAL \$14,079,260**

# Project Requests

# Public Works Department Requests

- Norman Transit Center Bay Paving \$ 156,500 FYE 25
- City Hall Municipal Complex Parking \$ 325,000 FYE 25
- West Gray Street Parking Lot \$ 221,000 FYE 25
- ADA Bus Stop Remediation \$ 112,035 FYE 25; \$112,960 FYE 26
- Paving Area West of Traffic Office \$ 125,000 FYE 25
- SH-9 Multimodal Path 72<sup>nd</sup> – 96<sup>th</sup> \$ 225,000 FYE 25; \$500,000 FYE 26
- Rock Creek & Pendleton Signalization \$ 100,000 FYE 25
- Boyd & Classen Intersection Study \$ 50,000 FYE 25
- 12<sup>th</sup> Ave. & Alameda Intersection Study \$ 50,000 FYE 25
- 12<sup>th</sup> East & Beaumont Signalization \$ 150,000 FYE 25
- CNG Station Compressor Replacement \$1,027,000 FYE 25
- Fleet Facility Renovation \$ 737,000 FYE 25; \$2 million FYE 26+



# IT Department Requests

- Office & Email Software replacement \$300,000/year FYE 25 - FYE 29
- IT Infrastructure \$900,000/year FYE 25 - FYE 27

# Police Department Requests

- Police Training Berm Renovation \$4,750,000 FYE 25
- Police Training Facility Security \$ 225,000 FYE 25
- Police Training Facility Range Tower \$ 195,000 FYE 25
- NIC Asphalt Pavement Repair \$ 272,000 FYE 25

# Parks and Recreation Requests

• Public Beautification Project	\$ 150,000 FYE 25
• Kidspace Playground Replacement	\$ 750,000 FYE 25
• Little Axe Complex Upgrade	\$ 175,000 FYE 25
• Park Sign Update	\$ 40,000 FYE 25
• Tennis and Pickleball Projects	\$ 190,000 FYE 25
• Sooner Theatre Sign & Restrooms	\$ 95,000 FYE 25
• Ruby Grant Park Upgrades	\$ 425,000 FYE 25
• Downtown Holiday Decorations	\$ 70,000 FYE 25
• Ruby Grant Football Field Upgrade	\$ 65,000 FYE 25
• Westwood Aquatic Center New Features	\$1,500,000 FYE 25
• YFAC Parking Lot Expansion	\$ 400,000 FYE 25
• AWE Parking Lot Expansion	\$ 300,000 FYE 25
• New Splash pad (location TBD)	\$ 750,000 FYE 25

# Council Requests

• Bishop Creek Rehabilitation	\$ 750,000 FYE 25;	\$1.7 million FYE 26
• Main Street 2-Way Conversion	\$ 600,000 FYE 25;	\$4.5 million FYE 27
• Cedar Lane Road Extension	\$2,000,000 FYE 25;	\$22.4 million FYE 26+
• Reed Ave Reconstruction (FYE 24 project)	\$ 550,000 FYE 25;	\$1 million FYE 26
• Classen & Post Oak Signalization	\$ 100,000 FYE 25;	\$60,000 FYE 26
• Alameda-Crawford-Apache Inter. Study	\$ 50,000 FYE 25	
• Main & Wylie Signalization	\$ 100,000 FYE 25	

# Upcoming/Current Challenges

Item 3.

- Unprecedented increases in construction costs
- I-35 Corridor Study (Norman/Moore/ODOT)
- Access Oklahoma Turnpike Plan
- Public Transportation
  - Regional Transportation Authority (RTA)
    - Purchasing Land for Stations; Zoning
  - Recommendations from Transit Study
- Fleet replacement
- Information Technology Infrastructure and Microsoft System Upgrades
- Stormwater Infrastructure
- Fleet Fueling Facility
- Sidewalk Gaps
- AIM Norman Land Use and Master Plan Updates
- Implementation of the North Base Master Plan
- Griffin Hospital/Oklahoma Dept. of Mental Health Land Purchase/Redevelopment
- UNP Arena Development
- Center City TIF
- Police Department Building B Improvements
- PD Vehicle Storage Facility ECOC
  - Estimated cost of \$1.5 million
- Fire Apparatus Replacement FYE 24
  - \$371,106 additional funding requested
- YFAC FF&E Budget
  - \$900,000 Appropriated by Council 1/2024

# Next Steps

- May 7, 2024
  - Review of Final Proposed Plan For FYE 25 and possible amendments

# QUESTIONS COMMENTS PROJECT REQUESTS

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