

CITY COUNCIL MINUTES  
NORMAN UTILITIES AUTHORITY MINUTES  
NORMAN MUNICIPAL AUTHORITY MINUTES  
NORMAN TAX INCREMENT FINANCE AUTHORITY MINUTES

February 27, 2018

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building on the 27th day of February, 2018, at 6:30 p.m., and notice and agenda of the meeting were posted at the Municipal Building at 201 West Gray and at the Norman Public Library at 225 North Webster 24 hours prior to the beginning of the meeting.

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| PRESENT: | Councilmembers Allison, Bierman,<br>Castleberry, Clark, Hickman, Holman,<br>Karjala, Wilson, Mayor Miller |
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| ABSENT: | None |
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The Pledge of Allegiance was led by Mayor Miller.

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Item 3, being:

APPROVAL OF THE MINUTES AS FOLLOWS:

CITY COUNCIL COMMUNITY PLANNING AND TRANSPORTATION COMMITTEE  
MINUTES OF JANUARY 25, 2018  
CITY COUNCIL STUDY SESSION MINUTES OF JANUARY 30, 2018  
CITY COUNCIL MINUTES OF FEBRUARY 13, 2018  
NORMAN UTILITIES AUTHORITY MINUTES OF FEBRUARY 13, 2018  
NORMAN MUNICIPAL AUTHORITY MINUTES OF FEBRUARY 13, 2018  
NORMAN TAX INCREMENT FINANCE AUTHORITY MINUTES OF FEBRUARY 13, 2018

Acting as the City Council, Norman Utilities Authority, Norman Municipal Authority, and Norman Tax Increment Finance Authority, Councilmember Wilson moved that the minutes be approved and the filing thereof be directed, which motion was duly seconded by Councilmember Karjala;

Items submitted for the record

1. Text File GID-1718-34 dated February 22, 2018, by Brenda Hall, City Clerk
2. City Council Community Planning and Transportation Committee minutes of January 25, 2018
3. City Council Study Session minutes of January 30, 2018
4. City Council minutes of February 13, 2018
5. Norman Utilities Authority minutes of February 13, 2018
6. Norman Municipal Authority minutes of February 13, 2018
7. Norman Tax Increment Finance Authority minutes of February 13, 2018

and the question being upon approving the minutes and upon the subsequent directive, a vote was taken with the following result:

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| YEAS: | Councilmembers Allison, Bierman,<br>Castleberry, Clark Hickman, Holman,<br>Karjala, Wilson, Mayor Miller |
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| NAYES: | None |
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The Mayor declared the motion carried and the minutes approved; and the filing thereof was directed.

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Item 4, being:

PRESENTATION TO THE CITY OF NORMAN FOR ACHIEVING THE FEDERAL CRITERIA AND BENCHMARKS BY THE UNITED STATES INTERAGENCY COUNCIL ON HOMELESSNESS (USICH) WITH THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE DEPARTMENT OF VETERANS AFFAIRS.

Councilmember Clark moved that a presentation to the City of Norman for achieving the Federal criteria and benchmarks by the United States Interagency Council on Homelessness be allowed, which motion was duly seconded by Councilmember Holman;

Items submitted for the record

1. Text File GID-1718-40 dated February 15, 2018, by Michelle Evans, Homeless Program Coordinator

Participants in discussion

1. Mr. Donnie Lewis, Program Manager of Supportive Services for Veterans Families, United States Interagency Council on Homelessness

and the question being upon allowing a presentation to the City of Norman for achieving the Federal criteria and benchmarks by the United States Interagency Council on Homelessness, a vote was taken with the following result:

YEAS:

Councilmembers Allison, Bierman, Castleberry, Clark, Hickman, Holman, Karjala, Wilson, Mayor Miller

NAYES:

None

The Mayor declared the motion carried and a presentation to the City of Norman for achieving the Federal criteria and benchmarks by the United States Interagency Council on Homelessness was allowed.

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Item 5, being:

PROCLAMATION P-1718-20: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF MARCH, 2018, AS WOMEN'S HISTORY MONTH IN THE CITY OF NORMAN.

Councilmember Clark moved that receipt of Proclamation P-1718-20 proclaiming the month of March, 2018, as Women's History Month in the City of Norman be acknowledged and the filing thereof be directed, which motion was duly seconded by Councilmember Bierman;

Items submitted for the record

1. Text File P-1718-20 dated February 21, 2018, by Kristina Bell, Assistant City Attorney
2. Proclamation P-1718-20

Participants in discussion

1. Ms. Linda Scoggins, President-Elect of the University of Oklahoma's Women's and Gender Studies Board, accepted the proclamation and thanked the Council

and the question being upon acknowledging receipt of Proclamation P-1718-20 proclaiming the month of March, 2018, as Women's History Month in the City of Norman and upon the subsequent director, a vote was taken with the following result:

YEAS:

Councilmembers Allison, Bierman, Castleberry, Clark, Hickman, Holman, Karjala, Wilson, Mayor Miller

NAYES:

None

The Mayor declared the motion carried and receipt of Proclamation P-1718-20 proclaiming the month of March, 2018, as Women's History Month in the City of Norman was acknowledged and the filing thereof was directed..

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Item 6, being:

#### CONSENT DOCKET

Councilmember Holman moved that Item 7 through Item 25 be placed on the consent docket by unanimous vote, which motion was duly seconded by Councilmember Wilson; and the question being upon the placement on the consent docket by unanimous vote of Item 7 through Item 25, a vote was taken with the following result:

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|-------|-----------------------------------------------------------------------------------------------------------|
| YEAS: | Councilmembers Allison, Bierman,<br>Castleberry, Clark, Hickman, Holman,<br>Karjala, Wilson, Mayor Miller |
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| NAYES: | None |
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The Mayor declared the motion carried and Item 7 through Item 25 were placed on the consent docket by unanimous vote.

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Item 7, being:

CONSIDERATION OF ORDINANCE O-1718-33 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR A SCHOOL OFFERING GENERAL EDUCATION COURSES IN THE R-1, SINGLE FAMILY DWELLING DISTRICT FOR LOT ONE (1) OF NORMAN FIRST CHURCH OF THE NAZARENE ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1801 NORTH PORTER AVENUE)

Councilmember Holman moved that Ordinance O-1718-33 be Introduced and adopted upon First Reading by title, which motion was duly seconded by Councilmember Wilson;

#### Items submitted for the record

1. Text File O-1718-33 dated January 23, 2018, by Jane Hudson, Principle Planner
2. Ordinance O-1718-33
3. Location map
4. Planning Commission Staff Report dated February 8, 2018, recommending approval
5. Aerial photograph of property
6. Site development plan
7. Special Use exterior appearance variance
8. Predevelopment Summary Case PD 17-32 dated December 21, 2017, for Norman Community Church of the Nazarene for property located at 1801 North Porter Avenue
9. Pertinent excerpts from Planning Commission minutes of February 8, 2018

and the question being upon the Introduction and adoption of Ordinance O-1718-33 upon First Reading by title, a vote was taken with the following result:

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|-------|-----------------------------------------------------------------------------------------------------------|
| YEAS: | Councilmembers Allison, Bierman,<br>Castleberry, Clark, Hickman, Holman,<br>Karjala, Wilson, Mayor Miller |
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| NAYES: | None |
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The Mayor declared the motion carried and Ordinance O-1718-33 was Introduced, read, and adopted upon First Reading by title.

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Item 8, being:

CONSIDERATION OF THE MAYOR'S APPOINTMENTS AS FOLLOWS:

BOARD OF APPEALS

TERM: 02-03-18 TO 02-03-22: HANK STRATEGIER, WARD 6

TERM: 02-03-18 TO 02-03-22: JON HORN, (ALTERNATE), WARD 3

PUBLIC ART BOARD

TERM: 02-27-18 TO 10-23-20: GARY KRAMER, WARD 4

PUBLIC SAFETY OVERSIGHT COMMITTEE

TERM: 02-10-18 TO 02-10-20: JOAN GOTH, WARD 3

Councilmember Holman moved that the appointments be confirmed, which motion was duly seconded by Councilmember Wilson;

Items submitted for the record

1. Text File AP-1718-16 dated February 12, 2018, by Brenda Hall, City Clerk

and the question being upon confirming the appointments, a vote was taken with the following result:

|       |                                                                                                           |
|-------|-----------------------------------------------------------------------------------------------------------|
| YEAS: | Councilmembers Allison, Bierman,<br>Castleberry, Clark, Hickman, Holman,<br>Karjala, Wilson, Mayor Miller |
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| NAYES: | None |
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The Mayor declared the motion carried and the appointments were confirmed.

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Item 9, being:

SUBMISSION AND ACKNOWLEDGING RECEIPT OF THE FINANCE DIRECTOR'S INVESTMENT REPORT AS OF JANUARY 31, 2018, AND DIRECTING THE FILING THEREOF.

Councilmember Holman moved that receipt of the report be acknowledged and the filing thereof be directed, which motion was duly seconded by Councilmember Wilson;

Items submitted for the record

1. Text File RPT-1718-46 dated February 6, 2018, by Anthony Francisco, Director of Finance
2. Finance Director's Investment Report of January 31, 2018

and the question being upon acknowledging receipt of the report and upon the subsequent directive, a vote was taken with the following result:

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|-------|-----------------------------------------------------------------------------------------------------------|
| YEAS: | Councilmembers Allison, Bierman,<br>Castleberry, Clark, Hickman, Holman,<br>Karjala, Wilson, Mayor Miller |
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| NAYES: | None |
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The Mayor declared the motion carried and receipt of the report acknowledged; and the filing thereof was directed.

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Item 10, being:

SUBMISSION AND ACKNOWLEDGING RECEIPT OF THE MONTHLY DEPARTMENTAL REPORTS FOR THE MONTH OF JANUARY, 2018, AND DIRECTING THE FILING THEREOF.

Councilmember Holman moved that receipt of the report be acknowledged and the filing thereof be directed, which motion was duly seconded by Councilmember Wilson;

Items submitted for the record

1. Text File RPT-1718-47 dated February 15, 2018, by Stacey Parker, Executive Assistant
2. Monthly Departmental Report as of January 31, 2018

and the question being upon acknowledging receipt of the report and upon the subsequent directive, a vote was taken with the following result:

YEAS:

Councilmembers Allison, Bierman, Castleberry, Clark, Hickman, Holman, Karjala, Wilson, Mayor Miller

NAYES:

None

The Mayor declared the motion carried and receipt of the report acknowledged; and the filing thereof was directed.

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Item 11, being:

AUTHORIZATION FOR THE NORMAN UTILITIES AUTHORITY TO PURCHASE AN UPGRADE TO THE SUPERVISORY CONTROL AND DATA ACQUISITION (SCADA) SYSTEMS FROM REXEL AUTOMATION IN THE AMOUNT OF \$59,860 FOR THE WATER RECLAMATION FACILITY.

Acting as the Norman Utilities Authority, Trustee Holman moved that authorization for the purchase of an upgrade of SCADA system software from Rexel Automation in the amount of \$59,860 to be used at the Water Reclamation Facility be approved, which motion was duly seconded by Trustee Wilson;

Items submitted for the record

1. Text File GID-1718-41 dated February 6, 2018, by Steve Hardeman, Water Reclamation Superintendent
2. Letter dated November 28, 2017, from Don Novak, Industrial Sales Manager, Rexel Automation, to Whom It May Concern
3. Proposal dated January 22, 2018, from Rexel Automation, authorized distributor of Rockwell Automation
4. Purchase Order 302194 dated February 16, 2018, in the amount \$59,860 to Rexel Automation

and the question being upon approving authorization for the purchase of an upgrade of SCADA system software from Rexel Automation in the amount of \$59,860 to be used at the Water Reclamation Facility, a vote was taken with the following result:

YEAS:

Trustees Allison, Bierman, Castleberry, Clark, Hickman, Holman, Karjala, Wilson, Chairman Miller

NAYES:

None

The Chairman declared the motion carried and authorization for the purchase of an upgrade of SCADA system software from Rexel Automation in the amount of \$59,860 to be used at the Water Reclamation Facility was approved.

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Item 12, being:

CONSIDERATION OF AWARDING BID 1718-6, CONTRACT K-1718-6 BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND CROSSLAND HEAVY CONTRACTORS, INC., IN THE AMOUNT OF \$639,553; PERFORMANCE BOND B-1718-11; STATUTORY BOND B-1718-12, AND MAINTENANCE BOND MB-1718-6 FOR THE LIFT STATION MODIFICATIONS FY17 PROJECT AND BUDGET TRANSFER BETWEEN PROJECT ACCOUNTS.

Acting as the Norman Utilities Authority, Trustee Holman moved that all bids meeting specifications be accepted, the bid in the amount of \$639,553 be awarded to Crossland Heavy Contractors, Inc., as the lowest and best bidder meeting specifications; Contract K-1718-6 and the performance, statutory, and maintenance bonds be approved; execution of the contract and bonds and the Norman Utilities Authority as part of the contract to pay vendors for equipment and supplies for the Lift Station Modifications FY17 Project be authorized; the filing of the bonds be directed; and \$232,008 be transferred from the Project WW0062, Royal Oaks Force Main Rehab, Construction (321-9649-432.61-01) to Project WW0305, Lift Station Modifications FY17, Construction (321-9338-432.61-01), which motion was duly seconded by Trustee Wilson;

Items submitted for the record

1. Text File K-1718-6 dated February 12, 2018, by Charlie Thomas, Capital Projects Engineer
2. Location map
3. Tabulation of bids dated February 5, 2018, for Norman Lift Stations Modifications FY17 prepared by Adam Marsh, P.E., CP&Y, Inc.
4. Contract K-1718-6
5. Performance Bond B-1718-11
6. Statutory Bond B-1718-12
7. Maintenance Bond MB-1718-6
8. Purchase Requisition 0000290319 dated February 19, 2018, in the amount of \$639,553 to Crossland Heavy Contractors, Inc.

and the question being upon accepting all bids meeting specifications and upon the subsequent awarding of the bid, approval, authorization, directive, and transfer, a vote was taken with the following result:

YEAS:

Trustees Allison, Bierman, Castleberry,  
Clark, Hickman, Holman, Karjala,  
Wilson, Chairman Miller

NAYES:

None

The Chairman declared the motion carried and all bids meeting specifications accepted; the bid in the amount of \$639,553 to Crossland Heavy Contractors, Inc., as the lowest and best bidder meeting specifications was awarded; Contract K-1718-6 and the performance, statutory, and maintenance bonds were approved; execution of the contract and bonds and the Norman Utilities Authority as part of the contract to pay vendors for equipment and supplies for the Lift Station Modifications FY17 Project were authorized; the filing of the bonds was directed; and \$232,008 was transferred from the Project WW0062, Royal Oaks Force Main Rehab, Construction (321-9649-432.61-01) to Project WW0305 (321-9338-432.61-01)

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Item 13, being:

CONSIDERATION OF AWARDING BID 1718-33; CONTRACT K-1718-87 BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND RDNJ, L.L.C., D/B/A A-TECH PAVING IN THE AMOUNT OF \$561,799.25; PERFORMANCE BOND B-1718-49; STATUTORY BOND B-1718-50; MAINTENANCE BOND MB-1718-36; AND RESOLUTION R-1718-61 GRANTING TAX EXEMPT STATUS FOR THE LAHOMA AVENUE IMPROVEMENT PROJECT FROM GRAY STREET TO NEBRASKA STREET.

Councilmember Holman moved that all bids meeting specifications be accepted; the bid in the amount of \$561,799.25 be awarded to RDNJ, Inc., d/b/a A-Tech Paving as the lowest and best bidder meeting specifications; Contract K-1718-87 and the performance, statutory, and maintenance bonds be approved; execution of the contract and bonds be authorized; the filing of the bonds be directed; and Resolution R-1718-61 be adopted, which motion was duly seconded by Councilmember Wilson;

## Item 13, continued:

## Items submitted for the record

1. Text File K-1718-87 dated February 6, 2018, by Shelly Williams, Capital Projects Engineer
2. Location map
3. Tabulation of bids dated February 8, 2018, for Lahoma Avenue from Gray Street to Nebraska Street – Phase I
4. Contract K-1718-87
5. Performance Bond B-1718-49
6. Statutory Bond B-1718-50
7. Maintenance Bond MB-1718-36
8. Resolution R-1718-61
9. Purchase Requisition 0000290116 dated February 13, 2018, in the amount of \$561,789.25 to RDNJ, Inc.

and the question being upon accepting all bids meeting specifications and upon the subsequent awarding of the bid, approval, authorization, directive, and adoption, a vote was taken with the following result:

YEAS:

Councilmembers Allison, Bierman,  
Castleberry, Clark, Hickman, Holman,  
Karjala, Wilson, Mayor Miller

NAYES:

None

The Mayor declared the motion carried and all bids meeting specifications accepted; the bid in the amount of \$561,799.25 was awarded to RDNJ, Inc., d/b/a A-Tech Paving as the lowest and best bidder meeting specifications; Contract K-1718-87 and the performance, statutory, and maintenance bonds were approved; execution of the contract and bonds were authorized; the filing of the bonds was directed; and Resolution R-1718-61 was adopted.

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## Item 14, being:

CONSIDERATION OF AWARDING BID 1718-34; CONTRACT K-1718-88 BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND RDNJ, L.L.C., D/B/A A-TECH PAVING IN THE AMOUNT OF \$376,872; PERFORMANCE BOND B-1718-51; STATUTORY BOND B-1718-52, MAINTENANCE BOND MB-1718-37; AND RESOLUTION R-1718-62 GRANTING TAX EXEMPT STATUS FOR THE LAHOMA AVENUE IMPROVEMENT PROJECT FROM NEBRASKA STREET TO HUGHBERT STREET.

Councilmember Holman moved that all bids meeting specifications be accepted; the bid in the amount of \$376,872 be awarded to RDNJ, Inc., d/b/a A-Tech Paving as the lowest and best bidder meeting specifications; Contract K-1718-88 and the performance, statutory, and maintenance bonds be approved; execution of the contract and bonds be authorized; the filing of the bonds be directed; and Resolution R-1718-62 be adopted, which motion was duly seconded by Councilmember Wilson;

## Items submitted for the record

1. Text File K-1718-88 dated February 6, 2018, by Shelly Williams, Capital Projects Engineer
2. Location map
3. Tabulation of bids dated February 8, 2018, for Lahoma Avenue from Gray Street to Hughbert Street – Phase II
4. Contract K-1718-88
5. Performance Bond B-1718-51
6. Statutory Bond B-1718-52
7. Maintenance Bond MB-1718-37
8. Resolution R-1718-62
9. Purchase Requisition 0000290117 dated February 13, 2018, in the amount of \$377,397 to RDNJ, Inc.

Item 14, continued:

and the question being upon accepting all bids meeting specifications and upon the subsequent awarding of the bid, approval, authorization, directive, and adoption, a vote was taken with the following result:

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| YEAS: | Councilmembers Allison, Bierman,<br>Castleberry, Clark, Hickman, Holman,<br>Karjala, Wilson, Mayor Miller |
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| NAYES: | None |
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The Mayor declared the motion carried and all bids meeting specifications accepted; the bid in the amount of \$376,872 was awarded to RDNJ, Inc., d/b/a A-Tech Paving as the lowest and best bidder meeting specifications; Contract K-1718-88 and the performance, statutory, and maintenance bonds were approved; execution of the contract and bonds was authorized; the filing of the bonds was directed; and Resolution R-1718-62 was adopted.

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Item 15, being:

CONSIDERATION OF AWARDING OF BID 1718-36; CONTRACT K-1718-90 BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND PRECISION CONCRETE CUTTING OF OKLAHOMA, L.L.C., IN THE AMOUNT OF \$37,000; CHANGE ORDER NO. ONE INCREASING THE CONTRACT BY \$3,000 FOR A REVISED CONTRACT AMOUNT OF \$40,000; PERFORMANCE BOND B-1718-53; STATUTORY BOND B-1718-54, AND MAINTENANCE BOND MB-1718-38; AND RESOLUTION R-1718-72 GRANTING TAX EXEMPT STATUS FOR THE CITY SIDEWALK HORIZONTAL SAW CUTTING PROJECT.

Councilmember Holman moved that all bids meeting specifications be accepted; the bid in the amount of \$37,000 be awarded to Precision Concrete Cutting, L.L.C., as the lowest and best bidder meeting specifications; Contract K-1718-90, Change Order No. One increasing the contract amount by \$3,000 for a revised contract amount of \$40,000 and the performance, statutory, and maintenance bonds be approved; execution of the contract and bonds be authorized; the filing of the bonds be directed; and Resolution R-1718-72 be adopted, which motion was duly seconded by Councilmember Wilson;

Items submitted for the record

1. Text File K-1718-90 dated February 2, 2018, by Jack Burdett, Engineering Assistant
2. Location map
3. Contract K-1718-90
4. Performance Bond B-1718-53
5. Statutory Bond B-1718-54
6. Maintenance Bond MB-1718-38
7. Change Order No. One to K-1718-90
8. Resolution R-1718-72
9. Purchase Requisition 0000289586 dated February 1, 2018, in the amount of \$40,000 to Precision Concrete Cutting, L.L.C.

and the question being upon accepting all bids meeting specifications and upon the subsequent awarding of the bid, approval, authorization, directive, and adoption, a vote was taken with the following result:

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|-------|-----------------------------------------------------------------------------------------------------------|
| YEAS: | Councilmembers Allison, Bierman,<br>Castleberry, Clark, Hickman, Holman,<br>Karjala, Wilson, Mayor Miller |
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| NAYES: | None |
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The Mayor declared the motion carried and all bids meeting specifications accepted; the bid in the amount of \$37,000 was awarded to Precision Concrete Cutting, L.L.C., as the lowest and best bidder meeting specifications; Contract K-1718-90, Change Order No. One increasing the contract amount by \$3,000 for a revised contract amount of \$40,000 and the performance, statutory, and maintenance bonds were approved; execution of the contract and bonds was authorized; the filing of the bonds was directed; and Resolution R-1718-72 was adopted.

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Item 16, being:

CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY COS-1718-1 FOR FEATHERCREEK FARM AND ACCEPTANCE OF EASEMENTS E-1718-53, E-1718-54, E-1718-55, E-1718-56, AND E-1718-57. (LOCATED AT 1501 72ND AVENUE N.E.)

Councilmember Holman moved that Norman Rural Certificate of Survey COS-1718-1 for Feathercreek Farm be approved, Easements E-1718-53, E-1718-54, E-1718-55, E-1718-56, and E-1718-57 be accepted, and the filing of the certificate of survey and easements with the Cleveland County Clerk be directed, which motion was duly seconded by Councilmember Wilson;

Items submitted for the record

1. Text File COS-1718-1 dated August 16, 2017, by Ken Danner, Subdivision Development Manager
2. Location map
3. Norman Rural Certificate of Survey COS-1718-1
4. Planning Commission Staff Report dated October 12, 2017, recommending approval
5. City of Norman Predevelopment Case PD 17-16 dated August 24, 2017, from Dynah Korhummel for property located at 1501 72nd Avenue N.E.
6. Greenbelt Commission Final Comments dated August 21, 2017
7. Pertinent excerpts from Planning Commission minutes of October 12, 2017
8. Revised Norman Rural Certificate of Survey COS-1718-1
9. Easement E-1718-53
10. Easement E-1718-54 with Attachment "A", WQPZ 1 Legal Description
11. Easement E-1718-55 with Attachment "A", WQPZ 2 Legal Description
12. Easement E-1718-56
13. Easement E-1718-57 with Attachment "A", WQPZ 2 Legal Description

and the question being upon approving Norman Rural Certificate of Survey COS-1718-1 for Feathercreek Farm and upon the subsequent acceptance and directive, a vote was taken with the following result:

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|-------|-----------------------------------------------------------------------------------------------------|
| YEAS: | Councilmembers Allison, Bierman, Castleberry, Clark, Hickman, Holman, Karjala, Wilson, Mayor Miller |
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| NAYES: | None |
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The Mayor declared the motion carried and Norman Rural Certificate of Survey COS-1718-1 for Feathercreek Farm approved; Easements E-1718-53, E-1718-54, E-1718-55, E-1718-56, and E-1718-57 were accepted, and the filing of the certificate of survey and easements with the Cleveland County Clerk was directed.

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Item 17, being:

CONSIDERATION OF A FINAL PLAT FOR ROBINSON VILLAGE ADDITION (FORMERLY KNOWN AS W.P. OKLAHOMA NURSING ADDITION) AND ACCEPTANCE OF THE PUBLIC DEDICATIONS CONTAINED THEREIN. (501 EAST ROBINSON STREET)

Councilmember Holman moved that the final plat for Robinson Village Addition (formerly known as W.P. Oklahoma Nursing Addition) be approved; the public dedications contained therein be accepted; the Mayor be authorized to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements; and the filing of the final plat be directed, which motion was duly seconded by Councilmember Wilson;

Items submitted for the record

1. Text File FP-1718-15 dated February 6, 2018, by Ken Danner, Subdivision Development Manager
2. Location map
3. Development Committee Staff Report dated February 6, 2018, recommending approval
4. Final plat
5. Site plan
6. Preliminary plat
7. Application for Development Committee Action dated January 23, 2018, from Robinson Village, L.L.C., for Robinson Village Addition

Item 17, continued:

and the question being upon approving the final plat for Robinson Village Addition (formerly known as W.P. Oklahoma Nursing Addition) and upon the subsequent acceptance, authorization, and directive, a vote was taken with the following result:

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|-------|-----------------------------------------------------------------------------------------------------|
| YEAS: | Councilmembers Allison, Bierman, Castleberry, Clark, Hickman, Holman, Karjala, Wilson, Mayor Miller |
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| NAYES: | None |
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The Mayor declared the motion carried and the final plat for Robinson Village Addition (formerly known as W.P. Oklahoma Nursing Addition) approved; the public dedications contained within the plat was accepted; the Mayor was authorized to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements; and the filing of the final plat was directed.

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Item 18, being:

CONSIDERATION OF A FINAL PLAT FOR CLASSEN LANDING ADDITION AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED AT THE NORTHEAST CORNER OF CLASSEN BOULEVARD AND LINDSEY STREET)

Councilmember Holman moved that the final plat for Classen Landing Addition be approved; the public dedications contained therein be accepted; the Mayor be authorized to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements and vacation of Oklahoma Avenue right-of-way in District Court; and the filing of the final plat be directed, which motion was duly seconded by Councilmember Wilson;

Items submitted for the record

1. Text File FP-1718-16 dated February 6, 2018, by Ken Danner, Subdivision Development Manager
2. Location map
3. Development Committee Staff Report dated February 6, 2018, recommending approval
4. Final plat
5. Final site plan
6. Application for Development Committee Action dated January 31, 2018, from Aria Development for Classen Landing Addition

and the question being upon approving the final plat for Classen Landing Addition and upon the subsequent acceptance, authorization, and directive, a vote was taken with the following result:

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|-------|-----------------------------------------------------------------------------------------------------|
| YEAS: | Councilmembers Allison, Bierman, Castleberry, Clark, Hickman, Holman, Karjala, Wilson, Mayor Miller |
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| NAYES: | None |
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The Mayor declared the motion carried and the final plat for Classen Landing Addition approved; the public dedications contained within the plat were accepted, the Mayor was authorized to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements and vacation of Oklahoma Avenue right-of-way in District Court, and the filing of the final plat was directed.

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Item 19, being:

CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR LITTLE RIVER TRAILS ADDITION, SECTION 3, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED WEST OF PORTER AVENUE APPROXIMATELY 1,100 FEET NORTH OF TECUMSEH ROAD)

Councilmember Holman moved that the final site development plan and final plat for Little River Trails Addition, Section 3, a Planned Unit Development, be approved; the public dedications contained within the plat be accepted; the Mayor be authorized to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee’s acceptance of all required public improvements and receipt of a filed warranty deed for private park land; and the filing of the final site development plan and final plat be directed, which motion was duly seconded by Councilmember Wilson;

Items submitted for the record

- 1. Text File FP-1718-17 dated February 6, 2018, by Ken Danner, Subdivision Development Manager
- 2. Location map
- 3. Development Committee Staff Report dated February 6, 2018, recommending approval
- 4. Final plat
- 5. Preliminary plat
- 6. Application for Development Committee Action dated January 31, 2018, from Terre Verde Development, L.L.C., for Little River Trails Addition, Section 3, a Planned Unit Development

and the question being upon approving the final plat for Little River Trails Addition, Section 3, a Planned Unit Development, and upon the subsequent acceptance, authorization, and directive, a vote was taken with the following result:

|        |                                                                                                     |
|--------|-----------------------------------------------------------------------------------------------------|
| YEAS:  | Councilmembers Allison, Bierman, Castleberry, Clark, Hickman, Holman, Karjala, Wilson, Mayor Miller |
| NAYES: | None                                                                                                |

The Mayor declared the motion carried and the final site development plan and final plat for Little River Trails Addition, Section 3, a Planned Unit Development, approved; the public dedications contained within the plat were accepted; the Mayor was authorized to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee’s acceptance of all required public improvements and receipt of a filed warranty deed for private park land, and the filing of the final site development plan and final plat was directed.

\* \* \* \* \*

Item 20, being:

CONSIDERATION OF A FINAL PLAT OF A REPLAT FOR PART OF LOT 1, BLOCK 3, NORMAN INDUSTRIAL TRACT, PHASE 2, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (1000 WEST ROCK CREEK ROAD)

Councilmember Holman moved that the final plat of a replat for part of Lot 1, Block 3, Norman Industrial Tract, Phase 2, be approved; the public dedications contained within the plat be accepted; the Mayor be authorized to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee’s acceptance of all required public improvements and receipt of a traffic impact fee in the amount of \$8,857.20; and the filing of the final plat be directed, which motion was duly seconded by Councilmember Wilson;

Item 20, continued:

Items submitted for the record

1. Text File FP-1718-18 dated February 6, 2018, by Ken Danner, Subdivision Development Manager
2. Location map
3. Development Committee Staff Report dated February 6, 2018, recommending approval
4. Final plat
5. Site plan
6. Application for Development Committee Action dated February 6, 2018, from Johnson and Associates, Inc., for COXCOM, Inc., for Norman Industrial Tract, Phase 2

and the question being upon approving the final plat of a replat of Lot 1, Block 3, Norman Industrial Tract, Phase 2, and upon the subsequent acceptance, authorization, and directive, a vote was taken with the following result:

YEAS:

Councilmembers Allison, Bierman, Castleberry, Clark, Hickman, Holman, Karjala, Wilson, Mayor Miller

NAYES:

None

The Mayor declared the motion carried and final plat of a replat for part of Lot 1, Block 3, Norman Industrial Tract, Phase 2, approved; the public dedications contained within the plat were accepted, the Mayor was authorized to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements and receipt of a traffic impact fee in the amount of \$8,857.20, and the filing of the final plat was directed.

\* \* \* \* \*

Item 21, being:

CONSIDERATION OF ACCEPTANCE OF A DONATION IN THE AMOUNT OF \$15,000 FROM AAA INSURANCE OF OKLAHOMA TO BE USED BY THE NORMAN POLICE DEPARTMENT TO COORDINATE A STATEWIDE DRUG RECOGNITION EXPERT IN-SERVICE CLASS.

Councilmember Holman moved that a donation in the amount of \$15,000 from AAA Insurance of Oklahoma to be used by the Norman Police Department be accepted, Citizen Donations (010-0000-365.13-73) be increased by \$15,000, and \$15,000 be appropriated to Workshops and Seminars (010-6010-421.46-04), which motion was duly seconded by Councilmember Wilson;

Items submitted for the record

1. Text File GID-1718-66 dated February 16, 2018, by Jim Maisano, Deputy Chief

and the question being upon accepting a donation in the amount of \$15,000 from AAA Insurance of Oklahoma to be used by the Norman Police Department and upon the subsequent increase and appropriation, a vote was taken with the following result:

YEAS:

Councilmembers Allison, Bierman, Castleberry, Clark, Hickman, Holman, Karjala, Wilson, Mayor Miller

NAYES:

None

The Mayor declared the motion carried and a donation in the amount of \$15,000 from AAA Insurance of Oklahoma to be used by the Norman Police Department accepted; Citizen Donations (010-0000-365.13-73) was increased by \$15,000 and \$15,000 was appropriated to Workshops and Seminars (010-6010-421.46-04).

\* \* \* \* \*

Item 22, being:

AMENDMENT NO. TWO TO CONTRACT K-0506-151: BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND NEW CINGULAR WIRELESS PCS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, INCREASING THE MONTHLY RENTAL FEE BY \$685 PER MONTH FOR A REVISED RENTAL AMOUNT OF \$3,082.27 PER MONTH FOR ADDITIONAL TELECOMMUNICATION EQUIPMENT TO BE INSTALLED ON THE BROOKHAVEN WATER TOWER.

Acting as the Norman Utilities Authority, Trustee Holman moved that Amendment No. Two to Contract K-0506-151 with New Cingular Wireless PCS, L.L.C., a Delaware Limited Liability Company, increasing the monthly rental fee by \$685 for a revised rental amount of \$3,082.27 per month be approved and the execution thereof be authorized, which motion was duly seconded by Trustee Wilson;

Items submitted for the record

1. Text File K-0506-151, Amendment No. Two, dated February 15, 2018, by Mark Daniels, Utilities Engineer
2. Amendment No. Two to Contract K-0506-151 with Exhibit 2-A, Existing Equipment, Proposed Equipment Changes, and Final Configuration

and the question being upon approving Amendment No. Two to Contract K-0506-151 with New Cingular Wireless PCS, L.L.C., a Delaware Limited Liability Company, increasing the monthly rental fee by \$685 for a revised rental amount of \$3,082.27 per month and upon the subsequent authorization, a vote was taken with the following result:

YEAS:

Trustees Allison, Bierman, Castleberry, Clark, Hickman, Holman, Karjala, Wilson, Chairman Miller

NAYES:

None

The Chairman declared the motion carried and Amendment No. Two to Contract K-0506-151 with New Cingular Wireless PCS, L.L.C., a Delaware Limited Liability Company, increasing the monthly rental fee by \$685 for a revised rental amount of \$3,082.27 per month approved; and the execution thereof was authorized.

\* \* \* \* \*

Item 23, being:

AMENDMENT NO. ONE TO CONTRACT K-1213-169: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND ATKINS NORTH AMERICA INCREASING THE CONTRACT AMOUNT BY \$133,455 FOR A REVISED CONTRACT AMOUNT OF \$1,008,721.50 TO PROVIDE ADDITIONAL ENGINEERING DESIGN SERVICES FOR THE 24TH AVENUE EAST IMPROVEMENT PROJECT FROM LINDSEY STREET TO ROBINSON STREET AND BUDGET TRANSFER BETWEEN PROJECT ACCOUNTS.

Councilmember Holman moved that Amendment No. One to Contract K-1213-169 with Atkins North America increasing the contract amount by \$133,455 for a revised contract amount of \$1,008,721.50 be approved; the execution of the contract be authorized; \$133,455 be transferred from Project BP0192, 24th Avenue East Widening Bond Project, Utilities (050-9552-431.67-01) to Project BP0192, 24th Avenue East Widening Bond Project, Design (050-9522-431.62-01), which motion was duly seconded by Councilmember Wilson;

Items submitted for the record

1. Text File K-1213-169, Amendment No. One, dated February 13, 2018, by Tim Miles, Capital Projects Engineer
2. Location map
3. Amendment No. One to Contract K-1213-169 with Attachment C, Compensation
4. Contract K-1213-169 with Attachment A, Scope of Services; Attachment B, Project Schedule; Attachment C, Compensation; and Attachment D, Owner's Responsibilities
5. Purchase Requisition 0000290417 dated February 21, 2018, in the amount of \$133,455 to Atkins North America, Inc.

Item 23, continued:

and the question being upon approving Amendment No. One to Contract K-1213-169 with Atkins North America increasing the contract by \$133,455 for a revised contract amount of \$1,008,721.50 and upon the subsequent authorization and transfer, a vote was taken with the following result:

|       |                                                                                                     |
|-------|-----------------------------------------------------------------------------------------------------|
| YEAS: | Councilmembers Allison, Bierman, Castleberry, Clark, Hickman, Holman, Karjala, Wilson, Mayor Miller |
|-------|-----------------------------------------------------------------------------------------------------|

|        |      |
|--------|------|
| NAYES: | None |
|--------|------|

The Mayor declared the motion carried and Amendment No. One to Contract K-1213-169 with Atkins North America increasing the contract amount by \$133,455 for a revised contract amount of \$1,008,721.50 approved; the execution of the contract was authorized and \$133,455 was transferred from Project BP0192, 24th Avenue East Widening Bond Project, Utilities (050-9552-431.67-01) to Project BP0192, 24th Avenue East Widening Bond Project, Design (050-9522-431.62-01).

\* \* \* \* \*

Item 24, being:

CHANGE ORDER NO. ONE TO CONTRACT K-1718-4: BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND MCKEE UTILITY CONTRACTORS, INC., DECREASING THE CONTRACT AMOUNT BY \$32,581.87 FOR A REVISED CONTRACT AMOUNT OF \$462,920.93 ON THE ROYAL OAKS FORCE MAIN IMPROVEMENTS PROJECT AND FINAL ACCEPTANCE OF THE PROJECT.

Acting as the Norman Utilities Authority, Trustee Holman moved that Change Order No. One to Contract K-1718-4 with McKee Utility Contractors, Inc., decreasing the contract amount by \$32,581.87 for a revised contract amount of \$462,920.93 be approved; the execution thereof be authorized; the project be accepted; and final payment in the amount of \$33,971.77 be directed to McKee Utility Contractors, Inc., which motion was duly seconded by Trustee Wilson;

Items submitted for the record

1. Text File K-1718-4, Change Order No. One, dated February 12, 2018, by Charlie Thomas, Capital Projects Engineer
2. Location map
2. Change Order No. One to Contract K-1718-4 with Attachment One, Final Reconciliation
3. Purchase Order 295545 dated August 25, 2017, to McKee Utility Contractors, Inc., in the amount of \$495,502.80 subtracting Change Order No. One in the amount of \$32,581.87 and payments of \$428,949.16 leaving a balance of \$33,971.77

and the question being upon approving Change Order No. One to Contract K-1718-4 with McKee Utility Contractors, Inc., decreasing the contract amount by \$32,581.87 for a revised contract amount of \$462,920.93 and upon the subsequent authorization, acceptance, and directive, a vote was taken with the following result:

|       |                                                                                                  |
|-------|--------------------------------------------------------------------------------------------------|
| YEAS: | Trustees Allison, Bierman, Castleberry, Clark, Hickman, Holman, Karjala, Wilson, Chairman Miller |
|-------|--------------------------------------------------------------------------------------------------|

|        |      |
|--------|------|
| NAYES: | None |
|--------|------|

The Chairman declared the motion carried and Change Order No. One to Contract K-1718-4 with McKee Utility Contractors, Inc., decreasing the contract amount by \$32,581.87 for a revised contract amount of \$462,920.93 approved; the execution thereof was authorized, the project was accepted, and final payment in the amount of \$33,971.77 was directed to McKee Utility Contractors, Inc.

\* \* \* \* \*

Item 25, being:

CONTRACT K-1718-96: A CONTRACT BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY AND RICHARD L. PARISH FOR GOLF PROFESSIONAL SERVICES FOR WESTWOOD GOLF COURSE FOR A PERIOD OF FIVE YEARS.

Acting as the Norman Municipal Authority, Trustee Holman moved that Contract K-1718-96 with Richard L. Parish for a period of five years be approved and the execution thereof be authorized, which motion was duly seconded by Trustee Wilson;

Items submitted for the record

- 1. Text File K-1718-96 dated December 27, 2017, by Jud Foster, Director of Parks and Recreation
- 2. Contract K-1718-96

and the question being upon approving Contract K-1718-96 with Richard L. Parish for a period of five years and upon the subsequent authorization, a vote was taken with the following result:

YEAS: Trustees Allison, Bierman, Castleberry, Clark, Hickman, Holman, Karjala, Wilson, Chairman Miller

NAYES: None

The Chairman declared the motion carried and Contract K-1718-96 with Richard L. Parish for a period of five years approved; and the execution thereof was authorized.

\* \* \* \* \*

Item 26, being:

RESOLUTION R-1718-97: A JOINT RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN AND THE NORMAN TAX INCREMENT FINANCE AUTHORITY ADOPTING A POLICY GUIDE FOR THE IMPLEMENTATION OF THE NORMAN CENTER CITY PROJECT PLAN

Acting as the City Council and Norman Tax Increment Finance District, Councilmember Hickman moved that Resolution R-1718-97 be adopted, which motion was duly seconded by Councilmember Castleberry;

Items submitted for the record

- 1. Text File R-1718-97 dated February 22, 2018, by Jeff H. Bryant, City Attorney
- 2. Resolution R-1718-97
- 3. Policy Guide for the Norman Center City Project Plan Increment District No. 3
- 4. Memorandum dated February 22, 2018, from Jeff Harley Bryant, City Attorney, and Emily Pomeroy, Attorney for Center for Economic Development Law, to Mayor and Councilmembers and Chairperson and Trustees of the Norman Tax Increment Finance Authority

Participants in discussion

- 1. Ms. Emily Pomeroy, Attorney for Center for Economic Development Law
- 2. Mr. Steve Ellis, 633 Reed Avenue, made comments
- 3. Ms. Cindy Rogers, 633 Reed Avenue, asked questions
- 4. Mr. Shawn O’Leary, Director of Public Works

and the question being upon adopting Resolution R-1718-97, a vote was taken with the following result:

YEAS: Councilmembers Allison, Bierman, Castleberry, Clark, Hickman, Holman, Karjala, Wilson, Mayor Miller

NAYES: None

The Mayor declared the motion carried and Resolution R-1718-97 was adopted.

\* \* \* \* \*

Item 27, being:

CONSIDERATION OF ORDINANCE O-1718-21 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR A MUNICIPAL USE IN THE A-2, RURAL AGRICULTURAL DISTRICT, FOR PART OF SECTION SEVEN (7), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3428 JENKINS AVENUE)

Ordinance O-1718-21 having been Introduced and adopted upon First Reading by title in City Council's meeting of January 9, 2018, having been postponed on January 23, 2017, pending approval of Federal Aviation Administration (FAA), until February 13, 2018; and having been postponed on February 13, 2018, to February 27, 2018, pending FAA approval, Councilmember Holman moved that Ordinance O-1718-21 be adopted upon Second Reading section by section, which motion was duly seconded by Councilmember Castleberry;

Items submitted for the record

1. Text File O-1718-21 dated November 14, 2018, by Janay Greenlee, Planner
2. Ordinance O-1718-21
3. Location map
4. Planning Commission Staff Report of December 14, 2017, recommending approval
5. Overall site plan
6. Detailed site plan
7. Tower elevation
8. Construction details
9. Predevelopment Summary dated November 16, 2017, for the City of Norman for property located at 3428 South Jenkins Avenue
10. Pertinent excerpts from Planning Commission minutes of December 14, 2017

Participants in discussion

1. Ms. Susan Connors, Director of Planning and Community Development

Thereupon, Councilmember Holman moved that Ordinance O-1718-21 be amended as follows:

\* \* \*

§ 5. Further, pursuant to the provisions of Section 22:434.1 of the Code of the City of Norman, as amended, the following conditions are hereby attached to the zoning of the tract:

- a. The site shall be developed in accordance with the Site Plan and supporting documentation submitted by the applicant and approved by the Planning Commission on December 14, 2017, with a site plan modification that indicates the tower may be up to 300 feet in height.

\* \* \*

which motion was duly seconded by Councilmember Castleberry;

Participants in discussion

1. Ms. Susan Connors, Director of Planning and Community Development

and the question being upon amending Ordinance O-1718-21 as stated above, a vote was taken with the following result:

YEAS:

Councilmembers Allison, Bierman,  
Castleberry, Clark, Hickman, Holman,  
Karjala, Wilson, Mayor Miller

NAYES:

None

The Mayor declared the motion carried and Ordinance O-1718-21 was amended as stated above.

Item 27, continued:

and the question being upon adopting Ordinance O-1718-21, as amended, upon Second Reading section by section, a vote was taken with the following result:

|       |                                                                                                    |
|-------|----------------------------------------------------------------------------------------------------|
| YEAS: | Councilmembers Allison, Castleberry, Clark, Heiple, Hickman, Holman, Karjala, Wilson, Mayor Miller |
|-------|----------------------------------------------------------------------------------------------------|

|        |      |
|--------|------|
| NAYES: | None |
|--------|------|

The Mayor declared the motion carried and Ordinance O-1718-21, as amended, was adopted upon Second Reading section by section.

Thereupon, Councilmember Bierman moved that Ordinance O-1718-21, as amended, be adopted upon Final Reading as a whole, which motion was duly seconded by Councilmember Wilson; and the question being upon adopting Ordinance O-1718-21, as amended, upon Final Reading as a whole, the roll was called with the following result:

|       |                                                                                                     |
|-------|-----------------------------------------------------------------------------------------------------|
| YEAS: | Councilmembers Allison, Castleberry, Chappel, Clark, Heiple, Hickman, Holman, Karjala, Mayor Miller |
|-------|-----------------------------------------------------------------------------------------------------|

|        |      |
|--------|------|
| NAYES: | None |
|--------|------|

The Mayor declared the motion carried and Ordinance O-1718-21, as amended, was adopted upon Final Reading as a whole.

\* \* \* \* \*

Councilmember Castleberry disclosed a potential conflict of interest on Item 28. He stated he had no financial interest in this project.

Item 28, being:

CONSIDERATION OF ORDINANCE O-1718-29 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE PLANNED UNIT DEVELOPMENT ESTABLISHED IN ORDINANCE NO. O-1415-22, TO AMEND THE PUD NARRATIVE TO ALLOW A RESIDENCE FOR AN ON-SITE MANAGER AND TO CLARIFY EXTERIOR MASONRY REQUIREMENTS FOR LOT TWO (2) OF BLOCK ONE (1), EAST RIDGE PLACE 1, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1331 24TH AVENUE S.E.)

Ordinance O-1718-29 having been Introduced and adopted upon First Reading by title in City Council's meeting of February 13, 2018, Councilmember Wilson moved that Ordinance O-1718-29 be adopted upon Second Reading section by section, which motion was duly seconded by Councilmember Holman;

Items submitted for the record

1. Text File O-1718-29 dated December 21, 2017, by Jane Hudson, Principal Planner
2. Ordinance O-1718-29
3. Location map
4. Planning Commission Staff Report dated January 11, 2018, recommending approval
5. East Ridge Place Planned Unit Development (PUD) Application for Rezoning dated January 4, 2018, prepared by Sean Paul Rieger, OBS #18817, Rieger Law Group, P.L.L.C., Attorney for Applicant, with Exhibit A, Preliminary Site Development Plan; Exhibit B, Open Space; and Exhibit C, Area of Spray-on Stucco Coating
6. Pertinent excerpts from Planning Commission minutes of January 11, 2018

Participants in discussion

1. Mr. Sean Rieger, 136 Thompson Drive, attorney representing the applicant

Item 28, continued:

and the question being upon adopting Ordinance O-1718-29 upon Second Reading section by section, a vote was taken with the following result:

|       |                                                                                   |
|-------|-----------------------------------------------------------------------------------|
| YEAS: | Councilmembers Allison, Castleberry, Clark, Hickman, Holman, Wilson, Mayor Miller |
|-------|-----------------------------------------------------------------------------------|

|        |      |
|--------|------|
| NAYES: | None |
|--------|------|

The Mayor declared the motion carried and Ordinance O-1718-29 was adopted upon Second Reading section by section.

Thereupon, Councilmember Holman moved that Ordinance O-1718-29 be adopted upon Final Reading as a whole, which motion was duly seconded by Councilmember Wilson; and the question being upon adopting Ordinance O-1718-19 upon Final Reading as a whole, the roll was called with the following result:

|       |                                                                                                     |
|-------|-----------------------------------------------------------------------------------------------------|
| YEAS: | Councilmembers Allison, Bierman, Castleberry, Clark, Hickman, Holman, Karjala, Wilson, Mayor Miller |
|-------|-----------------------------------------------------------------------------------------------------|

|        |      |
|--------|------|
| NAYES: | None |
|--------|------|

The Mayor declared the motion carried and Ordinance O-1718-29 was adopted upon Final Reading as a whole.

\* \* \* \* \*

Item 29, being:

RESOLUTION R-1718-76: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE THE EAST HALF OF LOTS SEVEN (7) THROUGH SIXTEEN (16), IN BLOCK NINETY (90), NORMAN ORIGINAL TOWN AND THE WEST FIFTY (50) FEET OF PARK AVENUE ADJACENT TO LOTS SEVEN THROUGH SIXTEEN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE MEDIUM DENSITY RESIDENTIAL DESIGNATION, AND RETAINING THE FLOODPLAIN AND FLOODWAY DESIGNATIONS. (410, 414 AND 416 NORTH PARK AVENUE)

Councilmember Hickman moved that Resolution R-1718-76 be postponed until March 27, 2018, which motion was duly seconded by Councilmember Holman;

Items submitted for the record

1. Text File R-1718-76 dated December 21, 2017, by Janay Greenlee, Planner
2. Resolution R-1718-76
3. Location map
4. Staff Report dated January 11, 2018, recommending approval
5. Pertinent excerpts from Planning Commission minutes of January 11, 2018

Participants in discussion

1. Mr. Sean Rieger, 136 Thompson Drive, attorney representing the applicant

and the question being upon postponing Resolution R-1718-76 until March 27, 2018, a vote was taken with the following result:

|       |                                                                                                     |
|-------|-----------------------------------------------------------------------------------------------------|
| YEAS: | Councilmembers Allison, Bierman, Castleberry, Clark, Hickman, Holman, Karjala, Wilson, Mayor Miller |
|-------|-----------------------------------------------------------------------------------------------------|

|        |      |
|--------|------|
| NAYES: | None |
|--------|------|

The Mayor declared the motion carried and Resolution R-1718-76 was postponed until March 27, 2018.

\* \* \* \* \*

Item 30, being:

CONSIDERATION OF ORDINANCE O-1718-28 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE EAST HALF OF LOTS SEVEN (7) THROUGH SIXTEEN (16), IN BLOCK NINETY (90), ORIGINAL TOWNSITE OF NORMAN AND THE WEST FIFTY (50) FEET OF PARK AVENUE ADJACENT TO LOTS SEVEN THROUGH SIXTEEN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE FAMILY DWELLING DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (410, 414 AND 416 PARK AVENUE)

Ordinance O-1718-28 having been Introduced and adopted upon First Reading by title in City Council's meeting of February 13, 2018, Councilmember Hickman moved that Ordinance O-1718-28 be postponed until March 27, 2018, which motion was duly seconded by Councilmember Holman;

Items submitted for the record

1. Text File O-1718-28 dated December 21, 2017, by Janay Greenlee, Planner
2. Ordinance O-1718-28
3. Location map
4. Planning Commission Staff Report dated January 11, 2018, recommending approval
5. Park Avenue Simple Planned Unit Development (SPUD) Application for Rezoning dated January 4, 2018, prepared by Sean Paul Rieger, OBS #18817, Attorney for Applicant, with Exhibit A, Proposed SPUD Site Development Plan; Exhibit B, Proposed Preliminary Plat; and Exhibit C, Proposed Open Space
6. Protest Map dated January 10, 2018, containing 28.4% Protest within Notification Area
7. Letter of protest received January 8, 2018, from Carol Jacob and Dan Boone
8. Petition of protest filed January 8, 2018, containing signatures of 30 property owners
9. Letter of protest filed January 8, 2018, from George Ahmadi
10. Petition of protest filed January 8, 2018 containing signatures of 3 property owners
11. Pertinent excerpts from Planning Commission minutes of January 11, 2018
12. Revised Park Avenue Simple Planned Unit Development (SPUD) Application for Rezoning dated January 4, 2018, prepared by Sean Paul Rieger, OBS #18817, Attorney for Applicant, with Exhibit A, Proposed SPUD Site Development Plan; Exhibit B, Proposed Preliminary Plat; and Exhibit C, Proposed Open Space

and the question being upon postponing Ordinance O-1718-28 until March 27, 2018, a vote was taken with the following result:

YEAS:

Councilmembers Allison, Bierman, Castleberry, Clark, Hickman, Holman, Karjala, Wilson, Mayor Miller

NAYES:

None

The Mayor declared the motion carried and Ordinance O-1718-28 was postponed until March 27, 2018.

\* \* \* \* \*

Item 31, being:

RESOLUTION R-1718-93: A RESOLUTION TO THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, FOR A PARTIAL EXEMPTION FROM CURRENT STANDARDS FOR CURB AND GUTTER REQUIREMENTS RELATING TO A PRELIMINARY PLAT FOR GOLDEN TRIBE ADDITION, FOR A REPLAT OF THE EAST HALF OF LOTS 7 THROUGH 16, BLOCK 90, ORIGINAL TOWNSITE OF NORMAN. (410, 414, AND 416 NORTH PARK AVENUE)

Councilmember Hickman moved that Resolution R-1718-93 be postponed until March 27, 2018, which motion was duly seconded by Councilmember Holman;

Item 31, continued:

Items submitted for the record

1. Text File R-1718-93 dated February 6, 2018, by Ken Danner, Subdivision Development Manager
2. Letter of request dated January 10, 2018, from Tom McCaleb, P.C., SMC Consulting Engineers, P.C., to Brenda Hall, City Clerk
3. Topographic survey
4. Resolution R-1718-93

and the question being upon postponing Resolution R-1718-93 until March 27, 2018, a vote was taken with the following result:

YEAS: Councilmembers Allison, Bierman,  
Castleberry, Clark, Hickman, Holman,  
Karjala, Wilson, Mayor Miller

NAYES: None

The Mayor declared the motion carried and Resolution R-1718-93 was postponed until March 27, 2018.

\* \* \* \* \*

Item 32, being:

CONSIDERATION OF A PRELIMINARY PLAT FOR GOLDEN TRIBE ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT. (410, 414 AND 416 NORTH PARK AVENUE)

Councilmember Hickman moved that the preliminary plat for Golden Tribe Addition be postponed until March 27, 2018, which motion was duly seconded by Councilmember Holman;

Items submitted for the record

1. Text File PP-1718-6 dated December 21, 2017, by Ken Danner, Subdivision Development Manager, with attached traffic impacts
2. Location map
3. Planning Commission Staff Report dated January 11, 2018, recommending approval
4. Preliminary plat
5. Traffic Impacts Development Review Form dated December 22, 2017, prepared by David R. Riesland, P.E., City Traffic Engineer, for Golden Tribe Addition
6. Predevelopment Summary dated December 21, 2017, for Golden Tribe, L.L.C., for property located at 410, 414, and 416 Park Avenue
7. Greenbelt Commission final Comments dated December 21, 2017
8. Pertinent excerpts from Planning Commission minutes of January 11, 2018

and the question being upon postponing the preliminary plat for Golden Tribe Addition until March 27, 2018, a vote was taken with the following result:

YEAS: Councilmembers Allison, Bierman,  
Castleberry, Clark, Hickman, Holman,  
Karjala, Wilson, Mayor Miller

NAYES: None

The Mayor declared the motion carried and the preliminary plat for Golden Tribe Addition was postponed until March 27, 2018.

\* \* \* \* \*

Item 33, being:

RESOLUTION R-1718-77: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE LOT TWO (2), IN BLOCK ONE (1), REPLAT OF LOT 2 BLOCK 1 SPRING BROOK ADDITION SECTION 4, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE MEDIUM DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE OFFICE DESIGNATION, WHILE RETAINING THE FLOODPLAIN DESIGNATION. (801 36TH AVENUE N.W.)

Councilmember Hickman moved that Resolution R-1718-77 be postponed until April 10, 2018, which motion was duly seconded by Councilmember Holman;

Items submitted for the record

1. Text File R-1718-77 dated December 21, 2017, by Janay Greenlee, Planner
2. Resolution R-1718-77
3. Location map
4. Staff Report dated January 11, 2018, recommending approval
5. Pertinent excerpts from Planning Commission minutes of January 11, 2018

Participants in discussion

1. Mr. Sean Rieger, 136 Thompson Drive, attorney representing the applicant

and the question being upon postponing Resolution R-1718-77 until April 10, 2018, a vote was taken with the following result:

YEAS:

Councilmembers Allison, Bierman, Castleberry, Clark, Hickman, Holman, Karjala, Wilson, Mayor Miller

NAYES:

None

The Mayor declared the motion carried and Resolution R-1718-77 was postponed until April 10, 2018.

\* \* \* \* \*

Item 34, being:

CONSIDERATION OF ORDINANCE O-1718-30 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOT TWO (2), IN BLOCK ONE (1), REPLAT OF LOT 2 BLOCK 1 SPRING BROOK ADDITION SECTION 4, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE RM-2, LOW DENSITY APARTMENT DISTRICT, AND PLACE THE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (801 36TH AVENUE N.W.)

Ordinance O-1718-30 having been Introduced and adopted upon First Reading by title in City Council's meeting of February 13, 2018, Councilmember Hickman moved that Ordinance O-1718-30 be postponed until April 10, 2018, which motion was duly seconded by Councilmember Holman;

Items submitted for the record

1. Text File O-1718-30 dated December 21, 2017, by Janay Greenlee, Planner
2. Ordinance O-1718-30
3. Location map
4. Planning Commission Staff Report dated January 11, 2018, recommending approval
5. Springbrook Office Suites Simple Planned Unit Development Application for Rezoning and Application for Norman 2025 Plan Change dated January 4, 2018, prepared by Sean Paul Rieger, OBA #18817, Rieger Law Group, P.L.L.C., Attorney for Applicant with Exhibit A, Proposed SPUD Site Development Plan, Legal Description, Site Information, and Building Summary; Exhibit B, Signage on West (Front) Elevation of Building, Proposed Site Plan, and West Elevation
6. City of Norman Predevelopment Case PD 17-28 dated November 16, 2017, for Wally Kerr for property located at 801 36th Avenue N.W.
7. Protest Map dated January 10, 2018, containing 45.3% Protest Within Notification Area
8. Letter of protest received December 28, 2017, from Pat Carroll

## Item 34, continued:

## Items submitted for the record, continued

9. Letter of protest received January 4, 2018, from Rick Short with attached photograph
10. Letter of protest dated December 20, 2017, from Barry and Sarah Feuerborn
11. Letter of protest dated December 11, 2017, from Barry and Sarah Feuerborn
12. Letter of protest filed December 28, 2017, from Rodney L. Higgins
13. Letter of protest filed December 27, 2017, from Ken Dragg, President, Performance Properties, Ltd.
14. Letter of protest filed December 20, 2017, from Kelley Spelman
15. Letter of protest filed December 27, 2017, from Robert G. Paul
16. Letter of protest filed December 28, 2017, from Ronald Besses
17. Letter of protest filed January 3, 2018, from John A. Grider
18. Letter of protest filed December 28, 2017, from William J. Turner
19. Letter of protest filed December 22, 2017, from Mary Atkins
20. Letter of protest filed December 20, 2017, from Robert J. Huskey
21. Letter of protest filed December 29, 2017, from June Pfenning
22. Letter of protest filed December 27, 2017, from Raymond R. and Deborah A. Anders
23. Letter of protest filed December 29, 2017, from Raymond R. and Deborah A. Anders
24. Letter of protest filed January 8, 2018, from Ronald L. Morris
25. Letter of protest filed December 29, 2017, from Ilene Dibert
26. Letter of protest filed December 29, 2017, from Stephen R. Cain
27. Letter of protest filed December 29, 2017, from Michelle M. Robertson
28. Letter of protest filed January 5, 2018, from Paul Ely
29. Letter of protest filed January 2, 2018, from David Macy and Paula Sosbee
30. Letter of protest filed January 3, 2018, from Mary Elwell
31. Letter of protest filed January 2, 2018, from Mike and Melinda Laird
32. Letter of protest filed December 29, 2017, from Robert Fluke, Trustee of the Fluke Trust
33. Letter of protest filed December 29, 2017, from Jack C. Shilling
34. Letter of protest filed December 29, 2017, from Michael Seule
35. Letter of protest filed January 2, 2018, from Keith and Greta Pigg
36. Letter of protest filed January 2, 2018, from Joe Wilhite
37. Letter of protest filed January 2, 2018, from Bill Bodin
38. Letter of protest filed January 2, 2018, from Larissa Balzer
39. Letter of protest dated December 19, 2017, from Tom and Cynthia Montgomery
40. Letter of protest filed January 8, 2018, from Sherri Stansel
41. Letter of protest filed January 8, 2018, from Karen L. Chapman
42. Letter of protest filed February 6, 2018, from Adam Ford
43. Letter of protest filed February 6, 2018, from Dustin Bell
44. Letter of protest filed February 6, 2018, from Patrick and Sarah McElroy
45. Letter of protest filed February 20, 2018, from Ahmad Shahbazi
46. Letter of protest filed February 20, 2018, from Lisa Skinnha
47. Letter of protest filed February 20, 2018, from Barry Toma
48. Letter of protest filed February 20, 2018, from James Freeman
49. Letter of protest filed February 20, 2018, from Pat Reynolds
50. Letter of protest filed February 20, 2018, from Sandy Ruble
51. Letter of protest filed February 20, 2018, from B. and Mesha McElhaney
52. Letter of protest filed February 20, 2018, from Betty Campbell
53. Letter of protest filed February 20, 2018, from Janet Gillis
54. Letter of protest filed February 20, 2018, from Judith B. Coker
55. Aerial photograph of flood plain east of 801 36th Avenue N.W. provided by Sherri Stansel, Flood Plain Committee
56. Protest map dated February 15, 2018, containing 63.3% protest within notification area without City of Norman parcels factored provided by David Macy, a citizen protesting this rezoning
57. Revised proposed site plan
58. Protest map dated February 23, 2018, containing 45.4% protest within notification area
59. Protest map dated February 23, 2018, containing 45.4% protest showing protests outside notification area
60. Pertinent excerpts from Planning Commission minutes of January 11, 2018
61. Email dated February 26, 2018, requesting postponement from Sean Rieger to Jeff Bryant, Steve Lewis, Brenda Hall, Ellen Usry, Scott Martin, Kyle Allison, and Robert Castleberry
62. Protest map dated February 27, 2018, containing 45.4% protest within notification area
63. Letter of protest filed February 26, 2018, from Karen Louise and James Otis Peck

Item 34, continued:

and the question being upon postponing Ordinance O-1718-30 until April 10, 2018, a vote was taken with the following result:

YEAS: Councilmembers Allison, Bierman,  
Castleberry, Clark, Hickman, Holman,  
Karjala, Wilson, Mayor Miller

NAYES: None

The Mayor declared the motion carried and Ordinance O-1718-30 was postponed until April 10, 2018.

\* \* \* \* \*

Item 35, being:

RESOLUTION R-1718-98: RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, FORWARDING TO THE PROJECT PLAN STATUTORY REVIEW COMMITTEE AND THE NORMAN PLANNING COMMISSION A REQUEST FOR CONSIDERATION OF A CITY COUNCIL RECOMMENDATION THAT CULTURAL FACILITIES FUNDING AUTHORIZED UNDER THE PROJECT PLAN FOR THE NORMAN UNIVERSITY NORTH PARK TAX INCREMENT FINANCING DISTRICT BE USED FOR THE PURPOSE OF PLACING A SENIOR CITIZENS CENTER ON LAND OWNED BY THE UNIVERSITY OF OKLAHOMA LOCATED GENERALLY EAST OF THE YMCA.

Councilmember Clark moved that Resolution R-1718-98 be adopted, which motion was duly seconded by Councilmember Castleberry; \*

Items submitted for the record

1. Text File R-1718-98 dated February 22, 2018, by Janay Greenlee, Planner
2. Rule of Three request from Councilmembers Bierman, Hickman, Karjala, and Wilson
3. Resolution R-1718-98
4. Substituted Resolution R-1718-98

Participants in discussion

1. Mr. Jeff Bryant, City Attorney
2. Ms. Emily Pomeroy, Attorney for Center for Economic Development Law

Thereupon, Councilmember Hickman moved that Resolution R-1718-98 be amended by substituting in its totality Resolution R-1718-98 presented in the Council agenda with Resolution R-1718-98 dated February 27, 2018, which will read as follows:

RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN  
FORWARDING TO THE PROJECT PLAN STATUTORY  
REVIEW COMMITTEE ~~AND THE NORMAN PLANNING  
COMMISSION~~ A REQUEST FOR CONSIDERATION OF A CITY  
COUNCIL RECOMMENDATION THAT CULTURAL  
FACILITIES FUNDING AUTHORIZED UNDER THE PROJECT  
PLAN FOR THE NORMAN UNIVERSITY NORTH PARK TAX  
INCREMENT FINANCING DISTRICT BE USED FOR THE  
PURPOSE OF PLACING A SENIOR ~~CITIZENS & CULTURAL~~  
CENTER ON LAND OWNED BY THE UNIVERSITY OF  
OKLAHOMA LOCATED GENERALLY EAST OF THE YMCA.

- § 1. WHEREAS, the City Council of the City of Norman ("Council") adopted Resolution R-0405-95, September 13, 2005, authorizing the Mayor to appoint a Norman University North Park Project Plan Statutory TIF Review Committee ("Statutory Review Committee"), as allowed under the Local Development Act, 62 Okla. Stat. §851, to consider, among other things, the impact on the taxing jurisdictions of possible creation of a tax increment financing district to facilitate economic development of property located north of Robinson Street, east of Interstate 35, and south of Tecumseh Road in the City of Norman; and

Item 35, continued:

- § 2. WHEREAS, the taxing jurisdictions appointed their respective representatives and the Mayor, as Chair of the Statutory Review Committee submitted a list of seven persons from whom the Statutory Review Committee later elected three members at large on March 28, 2006, in accordance with the Local Development Act; and
- § 3. WHEREAS, the Statutory Review Committee unanimously approved the Project Plan on April 27, 2006, which recommended financing authorization of up to \$54.725 million in Project Costs consisting of the following Estimated Project Costs: 1.a Traffic and Roadway Improvements, \$10.5 million; b. Legacy Park, \$7.5 million; c. Engineering, Legal and other Professional fees, \$1.75 million; d. Contingency, \$1.975 million; 2.a. Conference Center and Cultural Facilities Costs, \$15 million; b. Contingency, \$1.5 million; 3.a. Lifestyle Center Costs, \$7.5 million; b. Contingency, \$750,000; 4.a. Economic Development Costs, \$7.5 million; b. Contingency, \$750,000; and
- § 4. WHEREAS, the Planning Commission for the City of Norman on May 4, 2006, unanimously recommended and approved the Project Plan as presented by the Statutory Review Committee and determined the Project Plan was in conformance with the Comprehensive Plan of the City of Norman; and
- § 5. WHEREAS, the Council adopted the Project Plan as presented by the Statutory Review Committee on May 23, 2006; and
- ~~§ 6. WHEREAS, the City of Norman has approved:~~
- ~~• Purchase and Sale Agreement on June 26, 2006, between the OU Foundation and the City for 148.79 acres in northwest Norman to be used as the future site for Ruby Grant Park at below market value;~~
  - ~~• Master Operating Agreement on August 22, 2006 setting for the scope of the Project, establishment of an Oversight committee, setting forth the obligations of the parties, setting forth a preliminary budget and design for Legacy Park, and setting forth economic terms for transfer of sites for non-retail businesses;~~
  - ~~• Development Agreement No. 1 on August 22, 2006, relating to Traffic and Roadway Improvements and Initial Project Activity Costs;~~
  - ~~• Development Agreement No. 2 on February 13, 2007, relating to the Hotel/Conference Center construction and potential purchase of the Conference Center;~~
  - ~~• Master Financing Agreement on February 13, 2007, and~~
  - ~~• Development Agreement No. 3 on October 23, 2007, relating to the construction of Legacy Park, funding for Public Art, Enhanced Landscaping, and an Endowment for Legacy Park Maintenance; and~~
- §76. WHEREAS, on April 23, 2007 the Oklahoma Department of Transportation (ODOT) offered the City of Norman up to \$4 million in matching funding for the construction of an overpass of Interstate 35 at Rock Creek Road provided the City secured funding sources for the remainder of the overpass construction costs; and
- § 87. WHEREAS, on February 25, 2008, the Hotelier who was constructing the Hotel/Conference Center under Development Agreement No. 2 offered to the City of Norman to complete said construction and to waive the requirement that the City consider purchasing the Conference Center for \$15 million in consideration of a portion of the authorized Project Costs under the Project Plan originally designated for the Conference Center purchase being reallocated to partially fund an overpass of Interstate 35 at Rock Creek Road in order to provide another roadway connection across I-35 into the UNP TIF Project enhancing traffic flows at almost all the intersections associated with the UNP TIF Project; and
- §98. WHEREAS, with the Hotelier's commitment to finish construction of the Hotel/Conference Center without the use of TIF funding, an Objective of the Project Plan was satisfied; and
- §10.9 WHEREAS, Section IX (A)(2) of the Project Plan relating to Conference Center and Cultural Facilities Costs provides "To the extent such fund has not been so utilized by January 1, 2021, or to the extent such a Conference Center, museums or other similar cultural projects are funded through other sources, the funding authorization may be reallocated to other Project Costs", allowing such fund authorization not used for the Conference Center to be reallocated to Cultural Facilities or other Project Costs; and

Item 35, continued:

- §10. WHEREAS, the Council believed such a reallocation of the \$7.75 million authorization of Project Costs from the Conference Center and Cultural Facilities component of the Project Plan to the Traffic and Roadway Improvement component of the Project Plan for the partial funding of the overpass of I-35 at Rock Creek Road to be consistent with the original Project Plan, and in furtherance of the Objectives of the Project Plan, and forwarded the recommendation to the Statutory Review Committee and Planning Commission for consideration; and
- §121. WHEREAS, in addition to reallocation of the \$7.75 million authorization of Project Costs from the Conference Center and Cultural Facilities component of the Project Plan to the Traffic and Roadway Improvement component of the Project Plan for the partial funding of the overpass of I-35 at Rock Creek Road, the Council also asked the Statutory Review Committee to consider that the remaining \$8.75 million of funding authorization in the Conference Center and Cultural Facility component of the UNP TIF be reduced by 50% (\$4.375 million), effectuating an overall reduction of the total UNP TIF funding authorization of almost 8%, and that \$4.375 million of funding authorization originally allocated to the Conference Center and Cultural Facilities component of the UNP TIF be allowed to remain in the Project Plan for allocation to Cultural Facilities or other Project Costs; and
- §132. WHEREAS, the Statutory Review Committee and the Planning Commission reviewed the requested amendment to the Project Plan and recommended that the a \$7.75 million portion of the authorization of Project Costs from the Conference Center and Cultural Facilities component of the Project Plan be reallocated to the Traffic & Roadway Improvement component of the Project Plan for partial funding of the overpass at I-35 and Rock Creek Road, and that \$8.75 million remain in the Cultural Facilities component of the Project Plan; and
- §143. WHEREAS, the Statutory Review Committee also recommended that a proposed use of the \$8.75 million authorization for Cultural Facilities be brought back to the Statutory Review Committee for review and recommendation as indicated by the following language:

"In addition, the remaining original allocation for Conference Center and Cultural Facilities Costs of \$8,750,000 may be used to fund cultural facilities or other Project Costs in furtherance of the objectives of the Project Plan as set out in Section IV but only upon review and approval by the Statutory TIF Review Committee"

With the principal objectives in Section IV of the Project Plan and Increment District No. 2 being:

- A. To create the Lifestyle Center, designed to foster the quality of development at University North Park and to facilitate the creation of a retail environment that will be a regional draw of retail customers to Norman.
- B. To create Legacy Park, with appropriate memorials, a substantial lake/water feature, and destination restaurants and boutique shops, together with the extension of the Legacy Trail system, quality public art, trees, and extensive landscaping throughout University North Park.
- C. To construct a conference center, and accompanying museums and other cultural facilities, in order to secure a first-class hotel.
- D. To attract quality jobs through economic development activities in order to recruit businesses not currently located in Norman and to provide quality employment opportunities in Norman.
- E. To stimulate private commitments to invest in the Project Area.
- F. To reverse a long-standing condition of arrested economic development, to serve as a catalyst for expanding employment, and to attract major investment in the area.
- G. To preserve and enhance the tax base and make possible investment, development, and economic growth that would otherwise be difficult without the Project and the apportionment of incremental tax revenues.

Item 35, continued:

§154. WHEREAS, City Council accepted the recommendation of the Statutory Review Committee and the Planning Commission when it adopted Ordinance O-0809-8 on August 26, 2008, amending the Project Plan, thereby providing for the following financing authorization of up to \$54.725 million in Project Costs consisting of the following Estimated Project Costs: 1.a(1) Traffic and Roadway Improvements (Development Agreement No. 1) \$11.55 million, (2) Rock Creek Overpass \$7.75 million; b. Legacy Park, \$8.25 million; c. Engineering, Legal and other Professional fees, \$1.75 million; d. Unallocated Contingency, \$175,000; 2. Conference Center and Cultural Facilities Costs, \$8.75 million; 3. Lifestyle Center Costs, \$8.25 million; 4. Economic Development Costs, \$8.25 million; and

§ 15. WHEREAS, since its approval in 2006 through the end of calendar year 2017 the UNP TIF District has generated over \$200 million in private investment into the district which has resulted in the generation of over \$72.66 million in collected sales taxes providing \$9.32 million in dedicated Public Safety Sales Taxes, \$2.34 million in dedicated Norman Forward Sales Taxes, \$31.12 million in sales taxes to the General Fund and Capital Fund, \$24.91 million in sales taxes to UNP TIF Project Costs, \$4.98 million in sales taxes to UNP TIF Economic Development projects, and \$16.94 million in ad valorem taxes of which 50%, or \$8.47 million was disbursed to the taxing jurisdictions and an equal amount was available for Project Costs for total incremental revenue for Project Costs being \$38.36 million in the first ten years of the life of the UNP TIF District; and

~~§ 16. WHEREAS, Development Agreements approved by City Council in furtherance of the goals and objectives of the Project Plan include:~~

- ~~• Development Agreement No. 4 on September 9, 2008, providing for the release of the obligation of the Norman Tax Increment Finance Authority (NTIFA) to provide up to \$16.5 million toward the construction of the Conference Center adjoining the Embassy Suites Hotel, providing for up to \$29,120,000 in TIF Note authorization for which the OU Foundation pledged to be the purchaser of the TIF Notes to fund Initial Project Activity Costs (Traffic & Roadway Improvements), a portion of Rock Creek Overpass construction costs, a portion of Legacy Park Project costs at a 3.75% interest rate;~~
- ~~• Development Agreement No. 5 on May 8, 2012, relating to reallocation of excess Rock Creek overpass funding to the construction of Legacy Park, establishing a Business Improvement District for Legacy Park Maintenance, designating an amount not to exceed \$175,000 for additional parking for Legacy Park patrons, donating up to two acres of land for a Cultural Facility, establishing Phase I and Phase II improvements for future traffic and roadway improvements, and committing to up to \$8.25 million in TIF funds toward the establishment of a regional draw retail district;~~
- ~~• Amendment to Development Agreement No. 5 on April 28, 2016, increasing performance criteria for retail stores to be located in the Town Center to be considered for TIF retail incentives, setting deadlines for achievement, extending deadlines for penalty provisions, making commitments for the construction of entrances into the district, providing for joint study of a Master Plan for the land area north of Rock Creek Road; and~~

~~§ 17. WHEREAS, additional Development Agreements approved by City Council to further the Project Plan goal and objective of creation of quality jobs includes:~~

- ~~• Master Economic Development Agreement Development Agreement providing for the purchase of up to sixty acres of land by the Norman Economic Development Coalition (NEDC) for development into commercial and industrial parcels for the attraction of quality job employers to the City of Norman, and providing up to \$16.5 million in TIF Notes for the creation of quality jobs; and~~
- ~~• Development Agreement No. 6 providing for a quality jobs creation agreement between the NMA, NEDC, and IMMY for the creation of quality jobs over ten year period; and~~

Item 35, continued:

- ~~§ 18. WHEREAS, Calliston/RTKL provided to the City a presentation of its Master Planning work to the City Council on September 19, 2017 which included recommendations of an Entertainment District anchored by an Arena venue, continuing reservation of land for quality job creation for office, technology based jobs, and light manufacturing, mixed use areas which include restaurants, office, housing, and entertainment venues, continuing with increased housing densities such as multi-family residential, town houses, or single family housing on reduced lot sizes for increased density; and~~
- ~~§ 19. WHEREAS, Council received information from the Center for Economic Development Law on October 10, 2017 regarding how UNP TIF #2 could be amended along with the creation of other UNP TIF districts in the area primarily on the north of Rock Creek Road that would enable continued planning for and exploration of implementation of the recommendations of RTKL to provide for a regional draw component of the Project, to continue to provide for land and funding for the attraction of quality jobs to the community, and to provide for a mix of housing units to the area to create a district where citizens of all ages, including the retention of millennials, could live, work and play; and~~
- §2316. WHEREAS, authorized, but not committed components of the Project Plan include the construction of Cultural Facilities using \$8.75 million in financing authorization; and
- §2417. WHEREAS, on December 19, 2017, the City Council approved an Exchange Agreement with the University of Oklahoma that provides, among other things, a long-term lease of land owned by the University of Oklahoma which is located generally east of the YMCA on which the City intends to utilize to construct some or all of Norman Forward projects designated as the Multi-sport facility, the Aquatics facility, and the Senior Citizens Center; and
- §2518. WHEREAS, the Board of Regents of the University of Oklahoma are scheduled to consider the Exchange Agreement at its regular meeting in March of 2018, which if approved, provided for a closing of the contemplate exchange of property and execution of the long-term lease no later than sixty (60) days following approval of the Exchange Agreement; and
- ~~§ 26. WHEREAS, on April 17, 2012, the Norman City Council held a Public Forum to discuss and receive public input regarding a Cultural Facility to be located in the University North Park Tax Increment Finance District with suggestions made at that time to include: International Gymnastics Hall of Fame; The National Weather Museum; the Pisces Project; a Cheerleading Venue; an Aquarium; and an Exhibit Hall; and~~
- §19. WHEREAS, the citizens of Norman have voted twice in support of a senior citizens center but, the City has not identified site and funding for a stand-alone senior center; and
- §20. WHEREAS, the citizens of Norman voted for a 2008 GO Bond Funding authorization for a senior center but said bonds have not been issued, which, if issued for a senior center, would result in a property tax increase; and
- §21. WHEREAS, in 2015, the citizens of Norman voted for the NORMAN FORWARD Temporary Sales Tax ("NORMAN FORWARD"), which includes a senior center as a project; and
- §22. WHEREAS, NORMAN FORWARD did not include a budget for the costs to construct a senior center and no funds are available in NORMAN FORWARD for the construction of a senior center; and
- §23. WHEREAS, Council envisions a senior center that provides a multi-generational cultural experience for our community (the "Senior & Cultural Center"), which shall serve as a quality of life initiative for Norman that may serve as a catalyst for expanding employment, to attract major investment in the area, and to preserve and enhance the tax base and make possible investment, development, and economic growth that may otherwise be difficult; and
- §24. WHEREAS, the proposed site for the Senior & Cultural Facility is adjacent to two NORMAN FORWARD projects – the Indoor Aquatic Center and the Indoor Multi-Sports Facility, which provide opportunities for multi-generational programs as well as easy access to NORMAN FORWARD facilities for seniors; and

Item 35, continued:

§275. WHEREAS, the Council proposes, and would like to forward to the Statutory Review Committee ~~and the Planning Commission~~ for consideration, that the \$8.75 million of funding authorization for Project Costs allocated to the Cultural Facilities be utilized to fund a Senior Citizens Center to be located on land generally east of the YMCA currently proposed to be leased on a long term basis to the Norman Municipal Authority by the University of Oklahoma, said UNP TIF funding authorization to be in place of 2008 GO Bond funding authorization for a Senior Center through renovation of the current Central Library located on Webster Ave and in place of Senior Center funding authorization from the 2015 Norman Forward Temporary Sales Tax as set out in Ordinance O-1516-5; and

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

§286. That the City Manager and the staff are hereby directed to forward to the Norman University North Park Project Plan Statutory TIF Review Committee ~~and the Planning Commission~~ for consideration this Resolution and the Rule of 3 Request containing the Council's proposal that the \$8.75 million of funding authorization for Project Costs allocated to the Cultural Facilities be utilized to fund a Senior Citizens & Cultural Center to be located on land generally east of the YMCA currently proposed to be leased on a long term basis to the Norman Municipal Authority by the University of Oklahoma, said funding to be in place of 2008 GO Bond funding authorization for a Senior Center through renovation of the current Central Library located on Webster Ave and in place of funding authorization for a Senior Center from the 2015 NORMAN FORWARD Temporary Sales Tax; and

§297. That the Norman University North Park Project Plan Statutory TIF Review Committee is hereby requested to convene for the purpose of considering the Council's proposal ~~in relation to~~ for the Senior & Cultural Center and the goals and objectives of the Norman University North Park Project Plan; and

§3028. That the Mayor, as chair of the Norman University North Park Project Plan Statutory TIF Review Committee, is hereby authorized to contact the ad valorem taxing jurisdictions to confirm or designate their authorized representation on the Committee, and to take appropriate steps to select representatives to represent the public at large as required by the Local Development Act.

§3129. That the Norman University North Park Project Plan Statutory TIF Review Committee shall make a recommendation to the City Council of the City of Norman as to the appropriateness of the proposal ~~in for the Senior & Cultural Center no later than April 10, 2018, unless otherwise requested by the Committee for good cause, in~~ relation to the goals and objectives of the Norman University North Park Project Plan.

~~§ 32. That the Norman Planning Commission is hereby requested to considering the Council's proposal in relation to the goals and objectives to the Norman University North Park Project Plan; and~~

~~§ 33. That the Norman Planning Commission shall make a recommendation to the City Council of the City of Norman as to the proposal and whether such is in conformance with the Comprehensive Plan of the City of Norman, and whether it is recommended that the proposed use of incremental revenues from the Norman University North Park Project Plan be approved and adopted.~~

\* \* \*

which motion was duly seconded by Councilmember Bierman;

Item 35, continued:

Thereupon, Mayor Miller moved that the substituted Resolution R-1718-98 presently being considered by Council dated February 27, 2018, be amended to read as follows:

\* \* \*

§29. That the Norman University North Park Project Plan Statutory TIF Review Committee shall make a recommendation to the City Council of the City of Norman as to the appropriateness of the proposal ~~in~~ for the Senior & Cultural Center no later than ~~April 10 June 1~~, 2018, unless otherwise requested by the Committee for good cause, in relation to the goals and objectives of the Norman University North Park Project Plan.

which motion was duly seconded by Councilmember Wilson, and the question being upon amending the substituted Resolution R-1718-98 presently being considered by Council dated February 27, 2018, a vote was taken with the following result:

|        |                                                                                           |
|--------|-------------------------------------------------------------------------------------------|
| YEAS:  | Mayor Miller                                                                              |
| NAYES: | Councilmembers Allison, Bierman, Castleberry, Clark, Hickman, Holman, Karjala, and Wilson |

The Mayor declared the motion failed and substituted Resolution R-1718-98 presently being considered by Council dated February 27, 2018, was not amended.

Participants in discussion

- 1. Ms. Emily Pomeroy, Attorney for Center for Economic Development Law
- 2. Mr. Jeff Bryant, City Attorney
- 3. Mr. Robert Huskey, 3615 Chatham Court, made comments
- 4. Mr. Mark Campbell, 517 North University Boulevard, made comments
- 5. Ms. Nickie Wilson, 481 College Avenue, made comments
- 6. Ms. Julie Knutson, 133 Westridge Road, made comments
- 7. Mr. Richard Bailey, 3120 Millbrook Drive, Chairman, Norman Seniors Association, made comments
- 8. Mr. Art Breipohl, 3116 St. Clair Common, made comments
- 9. Mr. Roger Gallagher, 2613 Woodsong Drive, asked questions

and the question being upon amending Resolution R-1718-98 by substituting in its totality Resolution R-1718-98 presented in the Council agenda with Resolution R-1718-98 dated February 27, 2018, as stated above, a vote was taken with the following result:

|        |                                                                                                     |
|--------|-----------------------------------------------------------------------------------------------------|
| YEAS:  | Councilmembers Allison, Bierman, Castleberry, Clark, Hickman, Holman, Karjala, Wilson, Mayor Miller |
| NAYES: | None                                                                                                |

The Mayor declared the motion carried and Resolution R-1718-98 was amended by substituting in its totality Resolution R-1718-98 presented in the Council agenda with Resolution R-1718-98 dated February 27, 2018, as stated above.

\* adoption of the substituted resolution made the main motion on the floor moot.

and the question being upon adopting Resolution R-1718-98, as amended, a vote was taken with the following result:

|        |                                                                                                     |
|--------|-----------------------------------------------------------------------------------------------------|
| YEAS:  | Councilmembers Allison, Bierman, Castleberry, Clark, Hickman, Holman, Karjala, Wilson, Mayor Miller |
| NAYES: | None                                                                                                |

The Mayor declared the motion carried and Resolution R-1718-98, as amended, was adopted.

\* \* \* \* \*

Item 36, being:

#### MISCELLANEOUS DISCUSSION

Family Member Death. Mr. Michael Washington, 2900 N.W. 18th Street, Oklahoma City, said he is here tonight to address the untimely and unfortunate death of his nephew on January 16th in Norman. He is disappointed in the Norman Health Care System (NRHS), the Norman Police Department, and Cleveland County Sheriff's Department for their blatant disregard of his nephew's desperate need for medical treatment.

Mayor Miller expressed her condolences to Mr. Washington for his loss.

Mr. Steve Ellis, 633 Reed Avenue, said it is clear that something went very wrong in this situation and there is plenty of blame to be shared as the death of a human being should be taken seriously.

\*

Center City Tax Increment Finance District Policy Guide. Mr. Steve Ellis, 633 Reed Avenue, said he spoke with Ms. Emily Pomeroy, Center for Economic Development Law (CEDL) after earlier discussion on the City Center Tax Increment Finance District (CCTIF) regarding what could be done with tax increment funds and the responsibility of City Council in allowing direct financial assistance to developers. He said it is clear that City Council made a decision tonight on what was a basic misunderstanding of the law. He felt the City should engage the public so people that know the law can share their expertise because that is what has been missing on all the issues discussed by Council tonight. He said the public is allowed to speak to Council on items, but no one answers the public's questions or responds to points made by the public. He said Norman needs more citizen input and less leadership that involves telling citizens what they should want. He encouraged Council and Staff to be more responsive to questions from the public during meetings.

\*

Hearing Impaired Issues. Mr. Rod Morrow, Ward 8, said he wears hearing aids in both ears and had trouble hearing Council's remarks tonight. He asked that Councilmembers speak directly into their microphone at all times without looking to their left or right while speaking.

Councilmember Bierman said she will be more conscious of speaking into the microphone and will do a better job of that in the future.

\*

Senior Citizen Culture Facility. Mr. Scott Martin, 2916 Stonebridge Court, said he is speaking as a representative for the Chamber of Commerce and congratulated Council on approving a resolution to review the use of \$7.5 million of University North Park Tax Increment Finance District (UNPTIF) funds for a Senior Center Cultural Facility. He hopes the City fully engages the community partners to make this effort successful. He is thrilled that Council has acknowledged the success of NORMAN FORWARD and the UNPTIF and believes the \$7.5 million will be the savior for finally constructing a facility for senior citizens who have fought for a stand-alone facility for well over a decade.

Mr. Mark Campbell, 517 North University Boulevard, said Legacy Park costs \$6,528,000 to construct and was concerned that when the Senior Center is realized it may be forever trapped in financial straits for its maintenance and for future expansion. He asked how soon the Senior Center will be opened. He also requested that items dealing with senior citizen issues be discussed earlier in the evening

Mr. Richard Bailey, 3120 Millbrook Drive, Chairman, Norman Seniors Association, thanked Council for taking action on a Senior Center.

Councilmember Bierman thanked everyone for their attendance and said some processes are not always fun or easy and sometimes it takes an aggressive action to make things happen. She is glad the Senior Center issue was resolved tonight and is looking forward to hearing the recommendations from the Statutory Committee.

Councilmember Karjala said this was an important meeting on many levels and thanked everyone who attended. She apologized to the Councilmembers that may have felt pressured by the Rule of Three action taken tonight.

Miscellaneous Discussion, continued:

Senior Citizen Culture Facility, continued. Councilmember Castleberry said he took no personal offense over the Rule of Three action as he understands Councilmembers are trying to represent their constituents and at the end of the day a Senior Center is being addressed. He is fully in support of a Senior Center and asked the City Manager to make sure the Indoor Aquatic Facility, Multi-Sports Facility, and Senior Center Cultural Facility are incorporated to work together since there will be multi-cultural users both young and old. He said public art will also be an important factor in all NORMAN FORWARD projects and will be especially important for a Cultural Facility.

Councilmember Hickman thanked all the senior citizens who attended tonight as well as his fellow Councilmembers and the City's taxing jurisdiction partners. He said many citizens do not like tax increment districts in general, but construction of a Senior Center is something positive that can be done with some of that increment money to improve the quality of life for the senior community. He thanked the University of Oklahoma for their cooperation on the exchange of property that will be used for the NORMAN FORWARD projects at North Base. He agreed with Councilmember Castleberry that public art will be important in all the NORMAN FORWARD projects because Norman has a very strong art community.

Councilmember Wilson said that since being seated in July, Council has dealt with some very serious changes in City policies, such as changing DeBarr Avenue to Deans Row Avenue. She said although Councilmembers do not always agree they do work together for the greater good of the community.

Councilmember Holman thanked those attending tonight as well as those watching from home. He said Councilmembers are passionate about Norman and are willing to argue with each other to get the job done. He said the Senior Center is an issue that multiple Councilmembers have dealt with over the years and it is exciting to have this opportunity to address the issue. He wanted the Senior Center to be more centrally located in Norman, but there were a lot of complications in trying to make that a reality. He said the Senior Center Cultural Facility will be the first building people see when they exit State Highway 77 onto Flood Street so this is a great opportunity to make a good impression on visitors to Norman. He said policy making is often not pretty, but is necessary in order to make things happen. He added that there will need to be improvements made to the public transportation system in the area.

Councilmember Allison agreed public transportation for the area will be important. He said with all the money being invested in the area, he feels confident the NORMAN FORWARD projects will be accessible, have improved public transportation, etc., which will make this a successful venture for Norman. It is exciting to know the first things people will see when exiting State Highway 77 are these three great buildings with wonderful art work outside creating a beautiful entry to Norman. He thanked all the senior citizens who have worked so hard to make this happen.

Mayor Miller said all of Council have been concerned about a new Senior Center and have tried to actively move that project forward over the last few years so she is happy that this is the best solution so far. She is hopeful the process can be done in an expeditious manner to allow senior citizens to have a Senior Center they can be proud of and enjoy. She felt the City is on the right track even though the process may take some circuitous routes to get there. She thanked everyone for attending.

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Postponement of Items 29-32. Mr. George Ahmadi, 502 North Park Avenue, thanked Mr. Sean Rieger for asking for postponement this evening on Items 29-32.

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Public Events. Councilmember Hickman said the Live, Work, Play Event sponsored by Norman Next will be held Thursday, March 1st, on Gray Street. He said the event is being held to encourage Millennials to stay in Norman. He said Thursday, March 9th. is the Second Friday Art Walk Event and encouraged everyone to attend and shop Norman. He also invited everyone to attend the 5K St. Patrick's Day Run on March 10th.

Councilmember Wilson said the Little Axe Chamber of Commerce is having a Spring Festival in Little Axe on Saturday, April 28th and is looking for vendors. She said the cost for a booth is \$25. If anyone is interested, please contact her for more information.

Councilmember Allison encouraged everyone to attend the Live, Work, Play Event in the Gray Street Parking Lot from 6:00-9:00 p.m.

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Miscellaneous Discussion, continued:

Road Project. Councilmember Holman said the widening of 12th Avenue S.E. will begin on Monday, March 5th. He said there has been a lot of development in the area over the years and this is the last section of roadway to be improved to include designated bike lanes. He said he is trying to schedule a ward meeting for constituents to discuss the details of the project.

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Wildfire Presentation. Councilmember Wilson thanked Fire Chief Travis King for the Wildfire Presentation at the Little Axe Community Center on Saturday, February 24th, in conjunction with the Oklahoma Forestry Service. She said a prescribed burn is planned around Lake Thunderbird and the presentation explained the benefits of prescribed burns and the need for defensible space around homes.

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Inclement Weather. Councilmember Clark thanked City Staff for the great job in keeping the streets cleared during the recent icy weather.

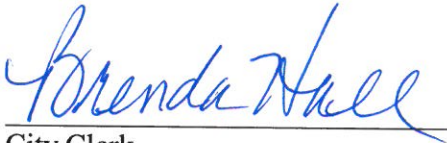
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Item 37, being:

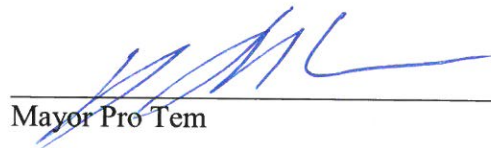
ADJOURNMENT

The meeting was adjourned at 10:46 p.m.

ATTEST:



City Clerk



Mayor Pro Tem

