



CITY OF NORMAN, OK CITY COUNCIL CONFERENCE MEETING

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

Tuesday, August 27, 2024 at 5:30 PM

MINUTES

The City Council Conference of the City of Norman, Cleveland County, State of Oklahoma, will meet in Regular Session in the Executive Conference Room in the Municipal Building, on Tuesday, August 27, 2024 at 5:30 PM, and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

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

CALL TO ORDER

PRESENT

Mayor Larry Heikkila
Councilmember Ward 1 Austin Ball
Councilmember Ward 2 Scott Dixon
Councilmember Ward 3 Bree Montoya
Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Michael Nash
Councilmember Ward 6 Joshua Hinkle
Councilmember Ward 7 Stephen Holman
Councilmember Ward 8 Matthew Peacock

AGENDA ITEMS

1. CONTINUED DISCUSSION REGARDING THE RESOLUTION R-2425-34 POSTPONED IN CITY COUNCIL'S MEETING OF AUGUST 13, 2024, RELATED TO THE OKLAHOMA TURNPIKE AUTHORITY'S ACCESS PROGRAM.

This item continued the discussion from August 13, 2024, Council meeting on proposed Resolution R-2425-34, which outlines amenities and responsibilities related to the Oklahoma Turnpike Authority's (OTA) Access Oklahoma program. A revised draft of the resolution was distributed at the meeting.

Item 1, continued

Discussion Highlights:

Councilmember Nash expressed opposition to the revised resolution, stating it still contains OTA-influenced language. Nash plans to introduce a motion to replace it with an earlier draft authored independently about a month prior. He emphasized that Norman should not endorse any language originating from OTA and should prioritize resolutions that reflect the City's own principles and interests. Concerns were raised about the OTA's expectations of the City maintaining future infrastructure like frontage roads, multimodal pathways, and wetlands. Staff clarified that expressing these desires in a resolution would commit the City to maintaining those amenities if constructed.

City Legal and Planning Staff responded that the resolution is meant to signal the City's preferences to OTA. Without this, OTA may proceed without including City-requested features.

Councilmember Discussion:

- Questions were raised about whether including certain features (e.g., extra access points or frontage roads) could lead to expanded right-of-way acquisitions.
- Staff responded that OTA already assumes maximum land requirements in their plans, so additional amenities likely won't expand the existing footprint.
- Several members voiced philosophical concerns about adopting OTA language and potential future obligations.

Council Consensus:

- There was no unified agreement to adopt the current version of the resolution.
- Councilmember Nash intends to formally propose replacing the resolution with his original draft during a future meeting.
- Staff reminded Council that any adopted resolution will express opinion, not legally bind OTA or the City.

2. DISCUSSION REGARDING A RESOLUTION IMPOSING A TEMPORARY MORATORIUM ON THE ISSUANCE OF PERMITS FOR LARGE PROJECTS UNTIL JULY 1, 2025, OR UNTIL THE ENACTMENT OF A NEW ORDINANCE PLACING ADDITIONAL REQUIREMENTS ON SUCH PROJECTS, WHICHEVER OCCURS SOONER.

Councilmember Nash introduced a draft resolution imposing a temporary moratorium on the issuance of building permits for large-scale projects (like the Turnpike), effective until July 1, 2025, or until a new ordinance placing additional oversight requirements is enacted.

Item 2, continued

Key Proposal Points:

- The moratorium applies only to exceptionally large projects, as defined by criteria such as land size (initially 161–640 acres) and number of parcels impacted.
- The purpose is to give Staff and Council time to create and vet an ordinance requiring thorough environmental and infrastructure impact studies.
- Councilmember Nash emphasized this would not apply to typical development or be weaponized against projects like the proposed arena.

Proposed Amendments to the Resolution:

- Increase the threshold from meeting two criteria to three.
- Adjust land acreage definition for what qualifies as a 'large project'.

Councilmember Peacock and others recommended the proposal be referred to the Community Planning and Transportation Committee (CPTC) to be thoroughly vetted and avoid unintended consequences.

Concerns were raised about potential chilling effects on major development (e.g., Weather Museum), insufficient time for public feedback, especially from residents in affected wards, and legal interpretation of whether future ordinances could override the moratorium.

Staff clarified that any future ordinance could explicitly state it supersedes this resolution. Discussion acknowledged the need to involve state regulatory agencies (e.g., Department of Environmental Quality, Water Resources Board) to ensure coordination and avoid jurisdictional issues.

Several members supported further refining the resolution in committee rather than adopting it hastily. There was concern about unintended impacts on economic development, and skepticism that the City has authority over state-led projects.

While some Councilmembers expressed support for the intent of the moratorium, others viewed it as overly broad or premature.

ADJOURNMENT

The meeting adjourned the meeting at 6:00 p.m.

ATTEST:



City Clerk




Mayor