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Norman Board of Parks Commissioners  
Special Meeting  
June 8, 2017

The Norman Board of Parks Commissioners of the City of Norman, Cleveland County, State of Oklahoma, met in Council Chambers on the 8th day of June, 2017 at 5:30 p.m. and notice and agenda of the meeting were posted at 201 West Gray Street, 24 hours prior to the beginning of the meeting.

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ITEM 1, being:

ROLL CALL

Present: Chairman Hoover and Commissioners Dolan, Moxley, Sallee, and Wright

Absent: Commissioners Favors, London, Rogers, and Salmond

City Officials

Present: Jud Foster, Director of Parks and Recreation  
Karla Chapman, Administrative Technician IV

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ITEM 2, being:

APPROVAL OF THE JUNE 1, 2017 REGULAR MEETING MINUTES

Commissioner Dolan made the motion to correct the minutes, i.e., Item 3, Commission Dolan, rather than Moxley, made the motion and Commissioner Salmond, rather than Wright, seconded to approve the minutes, and Commissioner Moxley seconded to approve the minutes as corrected. The vote was taken with the following results:

YEAH: Chairman Hoover and Commissioners Dolan, Moxley, Sallee, and Wright

NAY: None

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ITEM 3, being:

APPROVAL OF THE AGENDA

Commissioner Dolan made the motion and Commissioner Wright seconded to approve the agenda. The vote was taken with the following results:

YEAH: Chairman Hoover and Commissioners Dolan, Moxley, Sallee, and Wright

NAY: None

ITEM 4, being

CONSIDERATION OF PARKLAND DEDICATION REQUIREMENTS FOR THE  
TECUMSEH POINTE ADDITION

Tecumseh Pointe Planned Unit Development (PUD) Addition is located in Section 12 of Township 9 North, Range 3 West of Indian Meridian. It is located on the north side of Tecumseh Road; east of State Highway 77 and directly west of the BNSF Rail line, in an area of mostly commercial development, such as an On Cue convenience store and the retail space located east of the On Cue. (See Map). This is a mixed-use development that includes retail, office space, restaurant sites and some third-floor residential spaces (See Plat). There are projected to be a maximum of 53 units of RM-6 type housing once the development is fully built, requiring .2345 acre of park land. The commercial/retail and office developments in this addition are exempt from the park land dedication ordinance.

This development will yield \$3,975 in Neighborhood Park Development Fees, and the same amount in Community Park Development fees once all building permits have been issued. The small amount of public park land required for this development is not the most desirable scenario for the Parks and Recreation Department; as we typically do not take on small sites in areas where other park land is near-by. We believe the site would be too small for effective open space development and would also be difficult to maintain. Additionally, the remainder of the existing and proposed construction is commercial development, including most of this proposed PUD. The developer has requested a Fee-in-Lieu of land decision for this project (see letter). Staff agrees with this proposal, with the fees collected being used to further develop the nearest park, Highland Village Park.

Highland Village Park is located approximately a mile and a half southeast of this PUD. There is access to this park site off of Tecumseh Road through the Greenleaf Trails neighborhood greenbelt which starts just east of 12<sup>th</sup> Avenue NW and has an extensive, publicly accessible trail system that leads to the park via the Trailwoods neighborhood greenbelt which it adjoins. There is a large amount of green space in the development; however most of these are in the form of ornamental ponds and detention ponds, which cannot be counted towards a public or private park land credit.

Highland Village Park is scheduled to open for use this summer. Additional funds will allow the City to do additional tree planting and park enhancements this fall.

Staff recommends that the Board of Park Commissioners make a fee-in-lieu of land recommendation for the Tecumseh Point PUD Addition.

Jud Foster, Director of Parks and Recreation, presented a power point showing the area and its proximity to the park. The Board asked several questions about fees and also what type of residents would be living in this facility. Attorney for the developer Sean Rieger spoke and stated this is a mixed-use development that includes retail, office space, restaurant sites and some third-floor residential spaces. He said there are projected to be a maximum of 53 units of RM-6 type housing once the development is fully built. Amenities will include restaurants around the water feature pond.

Commissioner Wright made the motion and Commissioner Dolan seconded to recommend a Fee-In-Lieu of Park Land decision. The vote was taken with the following results:

YEAH: Chairman Hoover and Commissioners Dolan, Moxley, Sallee, and Wright

NAY: None

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ITEM 5, being

MISCELLANEOUS

Jud Foster, Director of Parks and Recreation, gave an update on the Norman Forward Reaves Park Master Plan stating the Ad Hoc Committee met yesterday, June 7<sup>th</sup>, and went over the refined master plan/phasing and the preliminary budget. He said the costs were much higher than anticipated and the Committee requested the consultants revisit the cost estimates as well as reorganize some of the phasing. Commissioner Moxley asked whether the Reaves Park Master Plan would be funded through Norman Forward and Jud said yes, that is correct. Jud said \$10 million was set aside for the project. Two million (\$2 million) of that is set aside for the relocation of the maintenance facility.

Commissioner Wright asked about the Indoor Tennis Facility project and Jud said Staff should receive approval from FAA in the next week. He said a contract for the design services will be awarded shortly thereafter.

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ITEM 6, being

ADJOURNMENT

Commissioner Moxley made the motion and Commissioner Wright seconded to adjourn. The vote was taken with the following results:

YEAH: Chairman Hoover and Commissioners Dolan, Moxley, Sallee, and Wright

NAY: None

Passed and approved this \_\_\_\_\_ of \_\_\_\_\_ 2017

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Debbie Hoover, Chairperson