



Oakdale Public School Board of Education Special Meeting

Thursday, February 16, 2023

5:00 PM

Oklahoma Public School Resource Center Offices, 309 NW 13 St, Suite 103, Oklahoma City,
OK 73103

1. **Routine Items:**
 - Call to Order
 - Roll Call
 - Establishment of Quorum
 - Possible vote to approve agenda
2. Business Action Item: The following items will be considered, discussed and possible action may be taken separately.
 - 2.1. Discussion, consideration, and possible action on making a payment out of the Insurance Fund.
 - 2.2. Discussion, consideration and possible action on communication with Ideal Homes in matters concerning PUD-1930
 - 2.3. Discussion, consideration, and possible action on the Oakdale School Board granting Interim Superintendent Jason Midkiff the authority to negotiate with Ideal Homes in matters concerning PUD-1930.
3. **Executive Session:** Motion to enter into executive session to A. interview applicants for the position of Superintendent of Schools, pursuant to 25. O.S. 307 (B)(1). B. Discuss the employment of a new Superintendent of Schools. pursuant to 25 O.S. 307 (B)(1).
 - 3.1. Vote to convene or not convene in executive session.
 - 3.2. The board acknowledged return to open session @ 9:00 p.m.
No action was taken in executive session
 - 3.3. Executive session compliance announcement read by Todd Corbin, President.
4. **Adjourn**

Payment Register

Options: Year: 2022-2023, Fund: INSURANCE FUND #86, Date Range: 2/14/2023 - 2/14/2023, Print Payroll Payments: False, Print Details: False

Payment No	Date	Vendor No	Vendor	Type	Date Voided	Void Amount	Amount
1	02/14/2023	4300	OKLAHOMA STEAMCLEAN, INC				\$92,594.16
Non-Payroll Total:							\$92,594.16
Payroll Total:							\$0.00
Balance Foward:							\$0.00
Total:							\$92,594.16

Feb. 16th, 2023

Mr. Richard McKown
Ideal Homes & Neighborhoods
1320 North Porter Avenue
Norman, Oklahoma 73071

RE: PUD-1930- Georgetown Hills

Dear Mr. McKown:

The Oakdale School Board of Education believed it would be wise to communicate clearly with you regarding the proposed housing development to be located on the northeast corner of Britton and Sooner Roads in the Oakdale School District (“Development”). To date, your primary communications have been with Dr. Joe Pierce, former Superintendent of the Oakdale School District (the “District”). As you may know, Dr. Pierce has retired from Oakdale and is no longer the Superintendent, effective December 31, 2022. Recently, the District’s interim superintendent on his own initiative reached out to your company out of concern that the Development was proceeding without any communications with the District since last year.

As you know, the Oakdale School District has been concerned about the number of homes you are planning for our school district. As a landlocked school with limited space that already is experiencing substantial student growth, nearly 700 homes would cause the student body to grow to levels that our current facilities and property cannot handle.

We understand that you met with Dr. Pierce last fall and made a kind offer to give the Oakdale School District five (5) acres of your Development to construct new facilities to handle the growth that the Development would bring. I believe Dr. Pierce told you that five acres was insufficient for meeting the need arising from the additional students your Development would bring. In response, you suggested that you may be able to sell an additional ten (10) acres to Oakdale in addition to the five gifted acres. While Oakdale believes that twenty acres would be required to develop a sufficient new school site, those opening discussions were encouraging as it demonstrated your willingness to work with the Oakdale School District in creating a Planned Unit Development (“PUD”) that would garner buy-in with the Oakdale community. We were surprised to see preliminary discussions reflected in the official PUD submitted to the City of Oklahoma City (“City”) without any follow-up discussions with the District. The meetings of the Board of Education are public meetings and notice of day, time, and place of those meetings are publicly available. We were also never notified of the Planning Commission meeting where the PUD will be considered. District representatives had to search out this information.

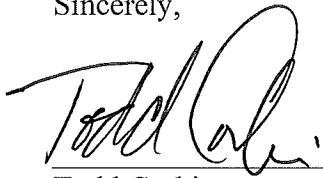
The Oakdale Board of Education does have some questions related to the Development. First, Oakdale would like to see the PUD contain twenty acres for the District instead of 15 acres. Our current school site is approximately 18 acres and any meaningful development that could double our student body would need to include 20 acres. Second, we understand that a substantial portion of your property may be impacted by a flood plain. We would like assurance that the property sold or gifted to the school is located outside the flood plain and could accommodate any

Oakdale School plans. Third, the District would like assurances that the acreage that would be sold or gifted to the District is not encumbered by any easements, restrictions, or other matters that may limit the development necessary for the District. Fourth, the District would like to discuss the exact location of the proposed acreage that would be sold or gifted to the District. The current school site sits on a corner and that has worked very well for student safety regarding student drop off and pick-up as well as avoiding any potential traffic issues with City streets. Finally, the District is further reviewing the PUD that has been submitted and working with its experts to identify any other potential issues and concerns to be addressed.

The Oakdale Board of Education is sanguine about the prospects about negotiating with you to reach a deal that would lessen the impact of your Development on the Oakdale School District. We were encouraged by the initial communications and look forward to further discussions toward a mutual agreement before the PUD is presented to City Council for approval.

Please contact our Interim Superintendent, Jason Midkiff at 405.771.3373 or by email at jmidkiff@oakdale.org if you wish to discuss further.

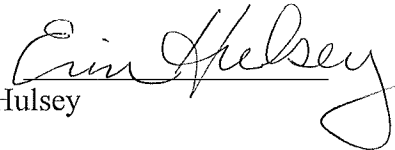
Sincerely,



Todd Corbin



Kimber Shoop



Erin Hulsey

The Oakdale School Board of Education

Cc: Mayor David Holt
Councilmember Niki Nice
Planning Commissioner, Camal Pennington
City Manager, Craig Freeman
Interim Superintendent Jason Midkiff
Board Counsel, William Hickman
Development Counsel, David Box