

## **Oliver Wildlife Preserve: Excerpts from Oklahoma Board of Regents' Minutes**

### **Regents' minutes of November 15, 1946**

[http://digital.libraries.ou.edu/regents/minutes/1946\\_11\\_15.pdf](http://digital.libraries.ou.edu/regents/minutes/1946_11_15.pdf)

President Cross reported that Fred G. Oliver had deeded to the University a 60-acre tract of land lying immediately south of the South Navy Base, Mr. Oliver to retain all mineral rights during his lifetime and a life estate in the land for farming purposes. The gift was made to the University for experimental purposes and to provide a wildlife sanctuary. President Cross stated that the first contact with Mr. Oliver was through Dr. Arthur M. Bragg, Assistant Professor of Zoological Sciences. It was unanimously voted, on motion by Regent Noble, that President Cross write a letter on behalf of the Board expressing appreciation to Mr. Oliver for this gift.

### **Regents' minutes of November 24, 1947**

[http://digital.libraries.ou.edu/regents/minutes/1947\\_11\\_24.pdf](http://digital.libraries.ou.edu/regents/minutes/1947_11_24.pdf)

Some time ago Mr. Fred G. Oliver deeded sixty acres of land to the University of Oklahoma to be used as a Wild Life Preserve, Mr. Oliver retaining a life interest in the tract. The Department of Plant Sciences and Zoological Sciences recommend that Mr. Fred G. Oliver be given the title of Custodian of the Oliver Wild Life Preserve of the University of Oklahoma, without salary. The chairmen of these departments feel this will give some authority to more or less police the area to protect it from trespassers. Approved.

### **Regents' minutes of April 9, 1952**

[http://digital.libraries.ou.edu/regents/minutes/1952\\_04\\_09.pdf](http://digital.libraries.ou.edu/regents/minutes/1952_04_09.pdf)

ROAD EASEMENT, OLIVER BIOLOGICAL RESERVE: Since the access to the City Disposal Grounds by way of Jenkins Street has been closed by the Navy, the City Manager is widening and improving the road running south on Chautauqua Street in order to provide all-weather surfacing needed to have proper access to the dump grounds. The City Manager reports that Mr. Fred Oliver has agreed to provide about ten feet additional land for road purposes on the Chautauqua road side of Mr. Oliver's farm. The City needs a similar amount of land on the Chautauqua road side of the Oliver Biological Reserve which Mr. Oliver deeded to the University. Recommendation: That the Board of Regents authorize, subject to Mr. Oliver's approval, the execution of a ten-foot easement for road purposes on the west side of the Oliver Game Reserve. Approved

### **Regents' minutes of June 9, 1955**

[http://digital.libraries.ou.edu/regents/minutes/1955\\_06\\_09.pdf](http://digital.libraries.ou.edu/regents/minutes/1955_06_09.pdf)

President Cross recommended approval of the general improvements program for the quarter beginning July 1, 1955, as follows: Fence for Oliver Wild Life Preserve \$ 1,312

### **Regents' minutes of October 11, 1956**

[http://digital.libraries.ou.edu/regents/minutes/1956\\_10\\_11.pdf](http://digital.libraries.ou.edu/regents/minutes/1956_10_11.pdf)

Purchase 20 additional acres of land for Biological Survey (Oliver Wild Life Preserve) 2,000

### **Regents' minutes of January 17, 1957**

[http://digital.libraries.ou.edu/regents/minutes/1957\\_01\\_17.pdf](http://digital.libraries.ou.edu/regents/minutes/1957_01_17.pdf)

President Cross called attention to the action by the Regents in October, 1956 allocating \$2,000.00 from the General Improvement Fund for purchase of 20 acres of land adjoining the Oliver Wild Life Preserve southwest of Norman. The purchase was recommended to prevent its possible sale to others and use for intensive cultivation, which would disturb the ecology of the Preserve. The owner, Mr. Fred G. Oliver, is unwilling to sell for \$2,000.00 but has agreed to sell to the University for \$2,500.00, provided he can retain a life estate.. He is now 70 years of age. Some years ago he deeded 60 acres to the University without cost for the purpose of establishing the Oliver Wild Life Preserve and the 20 acres adjoins the 60 acres. President Cross recommended that the Board increase the allocation of funds for this purpose to \$2,500.00, and authorize purchase of the property for \$2,500.00, with the owner, Fred G. Oliver, retaining a life estate. Approved on motion by Regent Savage.

### **Regents' minutes of November 12, 1958**

[http://digital.libraries.ou.edu/regents/minutes/1958\\_11\\_12.pdf](http://digital.libraries.ou.edu/regents/minutes/1958_11_12.pdf)

President Cross reported the veterans' hospital has been declared "Surplus" by the General Services Administration and the University is eligible to make application for the land, approximately 120 acres. This land is immediately southeast of the Naval Air Technical Training Center, on which the golf course is located, and it is also near the University Wildlife Refuge. The land could be used to expand the Wildlife Refuge until needed for other purposes. President Cross recommended that the Regents authorize filing an application for the land under such conditions as may be appropriate under Government regulations and that the following resolution be adopted: RESOLUTION WHEREAS, the General Services Administration has declared as surplus to government needs the following described property at Norman, Oklahoma: Beginning at the section corner common to Sections 8, 9,, 16 and 17, Township 8 North, Range 2 West, thence south 89° 25' West along the southerly line of Section 8, 33 feet south of an existing fence line, for a distance of 3,485.7 feet; thence North 41° 45' East, 2,354.5 feet; thence South 86° 09' East, 473.3 feet; thence North 430 16' East, 650 Feet to a point of intersection with the centerline of Beasley Road extended, said centerline extension being south of building 61; thence North 890 49' East, 1000 feet to the easterly line of Section 8; thence in a southerly direction along the easterly line of Section 8, 33 feet east of an existing fence line, 2,165.2 feet to the point of beginning, containing 119.59 acres. and November 12, 1958 WHEREAS, the University of Oklahoma is eligible to acquire title to the said property, and WHEREAS, there is an urgent need for the said property for research and instructional purposes; primarily in the Department of Plant Sciences and in the Research Institute; NOW THEREFORE BE IT RESOLVED that the Regents of the University of Oklahoma authorize tha President of the University, G. L. Cross, to Ssiutbem.it a formal application to acquire the land for Educational-Use - It was moved by Regent Savage, seconded by Regent Benedum and unanimously voted to adopt the resolution.

### **Regents' minutes of January 14, 1959**

[http://digital.libraries.ou.edu/regents/minutes/1959\\_01\\_14.pdf](http://digital.libraries.ou.edu/regents/minutes/1959_01_14.pdf)

President Cross stated he had received a request from Seismic Engineering Company to conduct a seismic survey for the Anderson-Pritchard Oil Corporation on certain land occupied by the University. He recommended that the Regents authorize such a survey on the tract commonly designated as the Old Golf Course, but not on the Oliver Wild Life Refuge or the housing and

intramural area north of the Navy Base, Inquiry was made as to the amount of payment for such testing, to which President Cross replied this had not been discussed. Mr. Morgan stated that payments of from \$5.00 to \$25.00 per hole are customary. Moved by Regent Benedum, and voted, to authorize such a survey on the Old Golf Course, and leave it to the President to get the best price possible. Regent Grisso asked that he be recorded as voting NO on the motion.

### **Regents' minutes of February 11, 1959**

[http://digital.libraries.ou.edu/regents/minutes/1959\\_02\\_11.pdf](http://digital.libraries.ou.edu/regents/minutes/1959_02_11.pdf)

President Cross reported that the Naval Air Technical Training Center has been declared surplus and that the installation is to be vacated during the summer. The University is interested in acquiring title to the golf course, and the Athletic Department is interested in the bachelor officers' quarters as a club house in connection with the golf course; also Building 92 and the swimming pool. We will want that portion of the base between the main campus and the Oliver Wildlife Preserve. For the future of the University it is easily realized that the University should acquire all of the land. The University is not in a position to use ail of the buildings, but the Research Institute is interested in some, and we could make excellent use of warehouses, and Housing needs the apartments. In making the application for the facilities we would want to coordinate our requests with the City of Norman. Norman is interested in attracting industries or a research project. We would work in cooperation with the City of Norman. President Cross requested permission of the Regents to study this situation with the University planning committee, and prepare an application for the land and such facilities as could be used, working in cooperation with the City. Regent Savage moved, and it was unanimously voted to authorize the University Administration to Baku studies, and to make formal application for the facilities as outlined by the President.

### **Regents' minutes of July 8, 1959**

[http://digital.libraries.ou.edu/regents/minutes/1959\\_07\\_08.pdf](http://digital.libraries.ou.edu/regents/minutes/1959_07_08.pdf)

The matter of leasing for oil and gas on the Oliver Wildlife Preserve was briefly discussed but no action taken. The description of this tract is the W/2 NE/4 SE/4, Sec. 7-8N-2W, Cleveland County, Oklahoma.

### **Regents' minutes of May 10, 1960**

[http://digital.libraries.ou.edu/regents/minutes/1960\\_05\\_10.pdf](http://digital.libraries.ou.edu/regents/minutes/1960_05_10.pdf)

President Cross asked that Regent Grisso report on the matter of his request that the Regents discuss the question of joining in a lease for oil and gas on the tract known as the Oliver Wildlife Refuge. Regent Grisso stated in deeding the 60 acre tract to the University Mr. Fred Oliver had retained the mineral rights and a life estate in the surface. A letter to the Secretary of the Board by A. H. Huggins, Attorney, under date of April 25, stating he is representing Mr. Oliver, requests the Regents to offer for sale at public auction a five-year oil and gas lease covering a portion of the Fred Oliver tract which is owned by the Regents without restriction. Regent Grisso stated, upon investigation, he had found there is some confusion on the matter of leases agreed to, or actually granted, and there is some question as to the exact status of the matter. Regent Grisso moved, and it was voted no action be taken until we know who the proposed lessee is. It was agreed that the Regents cooperate with Mr. Oliver in the matter, but for the present no action be taken.

### **Regents' minutes of June 9, 1960**

[http://digital.libraries.ou.edu/regents/minutes/1960\\_06\\_09.pdf](http://digital.libraries.ou.edu/regents/minutes/1960_06_09.pdf)

Regent Grisso stated Anderson-Prichard had expressed an interest in leasing the 20 acres owned by the University as a part of the Oliver Wildlife tract. Due to various complex situations previously discussed (see minutes p. 6539, May 10, 1960) it was agreed that no action on executing leases be taken at this time. Regent Grisso was asked to investigate concerning the possibility of an offset well.

#### **Regents' minutes of July 13, 1960**

[http://digital.libraries.ou.edu/regents/minutes/1960\\_07\\_13.pdf](http://digital.libraries.ou.edu/regents/minutes/1960_07_13.pdf)

Regent Grisso reported on the question of leasing for drilling purposes the Oliver Wildlife Refuge and the nearby tract of 20 acres (see pp. 6539 and 6589). Mr. Grisso suggested, and the Regents agreed, that no action be taken and the matter be removed from consideration.

#### **Regents' minutes of March 1, 1961**

[http://digital.libraries.ou.edu/regents/minutes/1961\\_03\\_01.pdf](http://digital.libraries.ou.edu/regents/minutes/1961_03_01.pdf)

President Cross reported that Fred G. Oliver, who deeded to the University of Oklahoma the sixty acres to be maintained as a Wildlife Refuge, retaining a life estate, passed away on Sunday, February 12, 1960. There are no survivors of his immediate family. President Cross reported that by virtue of the terms of the oil and gas lease executed by the Regents to the Pure Oil Company on Tract C of the North Campus, the Pure Oil Company agreed to drill a well every ninety days or release the undeveloped portion of that lease. Only one well was drilled on Tract C, and this was a dry hole. As such Pure Oil Company has now advised they will surrender their lease on all of Tract C which is the East one-half of Section 23 and the South one-half of the Southwest Quarter of Section 24, Township 9 North, Range 3 West, Cleveland County, Oklahoma. President Cross stated he had requested Mr. Ben Stockwell, Legal Advisor, to follow through on this and secure the necessary release of record of that tract. President Cross also reported the other tract on the North Campus, referred to as Tract B, which was leased to Pure Oil Company and ultimately assigned to Fain-Porter has been protected by the drilling of a test well in the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 14 and subject only to the payment of the yearly delay rentals. A check has just been received for \$479.97 as delay rental on the 480 acres which carries the lease to March 1, 1962. This lease will be in force for another four years.

#### **Regents' minutes of May 10, 1961**

[http://digital.libraries.ou.edu/regents/minutes/1961\\_05\\_10.pdf](http://digital.libraries.ou.edu/regents/minutes/1961_05_10.pdf)

Regent Benedum reported a Mr. Ed Prier, an independent oil operator of Norman, has requested the Regents to consider advertising for sale an oil and gas lease on all or part of the tract known as the Oliver Wildlife Refuge. On motion by Regent Benedum, it was unanimously voted to offer this land for sale of an oil and gas lease pursuant to statutory provisions required in such type sale.

#### **Regents' minutes June 15, 1961**

[http://digital.libraries.ou.edu/regents/minutes/1961\\_06\\_15.pdf](http://digital.libraries.ou.edu/regents/minutes/1961_06_15.pdf)

At the May 10 meeting (p. 6805), the Regents authorized calling for bids for an oil and gas lease on the Oliver Wildlife Refuge. A notice for sale of oil and gas lease was run in the Rinehart Oil Report

and in the June 15, 1961 6843 Norman Transcript and a copy of this notice was mailed to several major oil companies. The following is the only bid received, and was submitted by Edwin R. Prier, Norman: " ...my bid to acquire the mineral leasehold on either or both tracts is made without the offer of a cash bonus and under the following general terms and conditions; "1. The Board of Regents will convey the mineral lease to me, reserving unto the University of Oklahoma the usual 1/8 of 8/8ths Land Owners Royalty. "2. In addition to the LOB, the University will also retain unto themselves an Overriding Royalty in the amount of 1/16 of 7/8ths interest in and to all of the Oil and/or Gas produced, saved and sold from any horizon above the top of the Bunton Lime and 1/8 of 7/8ths interest in and to the Oil and/or Gas produced, saved and sold from any horizon below the top of the Bunton Lime. "3. I propose to cause the drilling operations on the initial well to be commenced within sixty (60) days immediately following the acquisition of the leasehold, however, I wish to acquire the leasehold with a minimum term of 180 days before the penalty of forfeiture becomes effective. "4. Other contractual terms or conditions which may be a specific requirement or of other benefit to the University can be negotiated." A discussion followed. It was decided that Mr. Ben Stockwell, Legal Adviser to the president's Office, should call four or five of the major oil companies in Oklahoma City to determine if they are interested in this lease; if not, he should report back to the President of the Board and the bid of Mr. Prier will be accepted. It was voted that as a condition of the lease, Mr. Prier be required to provide a bond agreeing to clean up the premises after the well is drilled.

#### **Regents' minutes of July 16, 1964**

[http://digital.libraries.ou.edu/regents/minutes/1964\\_07\\_16.pdf](http://digital.libraries.ou.edu/regents/minutes/1964_07_16.pdf)

President Cross reported that the City of Norman has requested a sewer easement across the Oliver Wildlife Preserve. This sewer line is to be a part of the major outfall sewer line serving the western part of Norman. July 16, 1964 7887 There is at present a sewer line across this tract and the new easement will follow the route of the old easement except that it will lie slightly north of it. The easement has been prepared by Professor David Swank to protect the purpose of the Oliver Wildlife Preserve. President Cross recommended that the sewer easement across the Oliver Wildlife Preserve, as shown in the agenda, be approved and that the President of the Board of Regents be authorized to execute the easement. Approved on motion by Regent Rothbaum.

#### **Regents' minutes of March 12, 1965**

[http://digital.libraries.ou.edu/regents/minutes/1965\\_03\\_12.pdf](http://digital.libraries.ou.edu/regents/minutes/1965_03_12.pdf)

The Rees and Buck Company have requested that the W/2 NE/4 SE/ 4 Section 7-T8N-•R2W of Cleveland County, Oklahoma, be advertised for oil lease purposes. This particular plot is the area which the University purchased adjacent to the original Oliver Wildlife Refuge. Certain drilling restrictions will be necessary on each parcel. For example, the area on the North Campus must comply with the terms of the Quit Claim Deed transferring the property to the University and must have the approval of the Federal Aviation Agency. The area adjacent to the Oliver Wildlife Refuge should provide that the University must approve any well to be drilled in the area and must be the final judge on the location of the well. The University must also be careful to be sure that the Oliver Wildlife Refuge is not damaged by the drilling. President Cross recommended that the Regents authorize the University to advertise for the leasing of the two areas for drilling purposes. Approved on motion by Regent Little.

#### **Regents' minutes of August 12, 1965**

[http://digital.libraries.ou.edu/regents/minutes/1965\\_08\\_12.pdf](http://digital.libraries.ou.edu/regents/minutes/1965_08_12.pdf)

President Cross reported the firm of Rees and Buck has requested that the NW/4 of SE/4 and the N/2 of SW/4 of SE/4 of Section 7-8N-2W I.M., which is the unleased portion of the Oliver Wildlife Refuge, be advertised for lease for oil and gas purposes. The firm has agreed that there will be no drilling on the refuge proper, but that the well will be spaced on adjoining property. President Cross recommended that the Regents authorize advertising for an oil and gas lease on the Oliver Wildlife Refuge with the understanding that a well will not be permitted within the refuge proper. Approved on motion by Regent Little.

**Regents' minutes of September 23, 1965**

[http://digital.libraries.ou.edu/regents/minutes/1965\\_09\\_23.pdf](http://digital.libraries.ou.edu/regents/minutes/1965_09_23.pdf)

At the August 12 meeting, the Regents approved advertising for sale the oil and gas lease rights on a portion of the Oliver Wildlife Refuge. The sale was advertised pursuant to law and bids were to be received at 10:00 a.m. on September 17. The only bidder at this sale was Rees and Buck Company, Oklahoma City. Their bid was \$35.00 per acre for our 50 acre interest, or a total bid of \$1,750.00. The term of the lease is to be for five (5) years with an annual delay rental of \$1.00 per acre and under the terms of the advertisement, a 1/8 royalty reserve by the Regents. A proper deposit of money was included with the bid. President Cross recommended- that the Regents accept the bid of Rees and Buck Company and authorize the President of the Board to execute the necessary oil and gas lease. Approved on motion by Regent Calvert.