

CITY COUNCIL STUDY SESSION
May 8, 2012

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in a study session at 5:30 p.m. in the Municipal Building Conference Room on the 8th day of May, 2012, and notice and agenda of the meeting were posted at the Municipal Building at 201 West Gray, and the Norman Public Library at 225 North Webster 48 hours prior to the beginning of the meeting.

PRESENT: Councilmembers Dillingham, Ezzell,
Gallagher, Griffith, Kovach, Lockett,
Quinn, Spaulding, Mayor Rosenthal

ABSENT None

Item 1, being:

DISCUSSION REGARDING THE FYE 2013 CITY OF NORMAN BUDGET – CAPITAL FUND.

Ms. Linda Price, Revitalization Manager, provided background for the Capital Improvements Plan (CIP) stating the CIP represents the multi-year scheduling of public infrastructure improvements and expansion. She said benefits of adopting a CIP include:

- Offers a vital link between the Comprehensive Plan and the actual construction of public improvements to support the Plan;
- Ensures that plans for community facilities are carried out;
- Improves coordination and scheduling of public improvements that require more than one year to construct;
- Provides an opportunity for residents and community interest groups to participate in decisions that impact their quality of life;
- The CIP acts as a public information document to advise residents of how the City plans to address significant capital needs over the next five (5) years;
- The CIP is a flexible plan that can be altered as conditions, funding, priorities, and regulations change; and
- Each year projects are reassessed for financial feasibility, environmental impact, conformance to previously adopted plans, and priorities from citizen input processes.

The Capital Budget includes the following 14 Funds with fund summaries, project tables, and detailed project forms:

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| ▪ Special Grants Fund | ▪ Sewer Sales Tax Capital Fund |
| ▪ Campus Corner TIF Fund | ▪ Sanitation Fund |
| ▪ Westwood Fund | ▪ Capital Fund |
| ▪ Water Fund | ▪ Park Land and Development Fund |
| ▪ Wastewater Fund | ▪ Hall Park Fund |
| ▪ Sewer Maintenance Fund | ▪ University North Park TIF District Fund |
| ▪ New Development Excise Tax Fund | ▪ Arterial Road Recoupment Fund |

Capital Sales Tax is the largest source of funds for the FYE 2013 Capital Budget at 34.0% or \$17,784,874, and next is the General Obligation (GO) Bonds 23.8% or \$12,481,721. Other sources of funds for the FYE 2013 Capital Budget include User Fees (19.2%); Sewer Maintenance Rate (6.8%); Tax Increment Financing (4.1%); Sewer Excise Tax (3.8%); Capital Improvement Charge (3.4%); Public Safety Sales Tax

(4.08%); Grant (1.4%); Sewer Replacement Charge (1.1%); and Community Park Fee (0.2%). Expenditures in the Capital Budget total \$52,355,227 and are categorized as follows:

▪ Capital Outlay	\$ 3,096,988	5.9%
▪ Maintenance of Existing Facilities	\$ 492,500	0.9%
▪ Personnel and Services	\$ 902,648	1.7%
▪ Street Maintenance	\$ 5,415,032	10.3%
▪ Transportation	\$ 5,182,179	9.9%
▪ Buildings and Grounds	\$ 3,688,797	7.0%
▪ Parks and Recreation	\$ 560,000	1.1%
▪ Sanitation	\$ 0	0.0%
▪ Stormwater	\$ 235,000	0.4%
▪ Wastewater	\$27,204,792	52.0%
▪ Water	<u>\$ 5,577,291</u>	<u>10.6%</u>
TOTAL	\$52,355,227	100.00%

The proposed FYE 2013 Capital Fund Budget is \$16,206,802 and the Capital Fund expenditures by category include Capital Outlay, Street Maintenance, Maintenance of Existing Facilities, Other Capital Projects, Salaries and Benefits, Transfers, and Bond Projects.

Since FYE 2009, Staff has updated Council on projects related to intense construction on streets, bridges, signalization, traffic calming, sidewalks, and trails by both the City and Oklahoma Department of Transportation (ODOT). Ms. Price said these projects have a large impact on the public and provided an overview of the status of the 2005 General Obligation (GO) Bond projects as follows:

Proposition 1:

- Duffy Railroad Crossing and Realignment – complete
- Robinson Street Underpass – construction began in June 2010; paving on Robinson Street is close to being completed; paving on Stubbeman Avenue will be done next; and expected completion date is August 2012.

Proposition 2:

- Main Street and 36th Avenue N.W. Signal and Intersection Improvement - complete
- 24th Avenue S.E., Imhoff Road to Lindsey Street widening – complete
- Lindsey Street: Oakhurst Avenue to 24th Avenue S.E. widening – complete
- Main Street: Carter Avenue to 12th Avenue N.E. widening – complete
- Rock Creek Road: Porter Avenue to Queenston Avenue widening – complete
- Jenkins Avenue and Imhoff Road Signal – complete
- Lindsey Street: Jenkins Avenue to Classen Boulevard widening – expected completion date in early summer 2012

Proposition 3:

Rural Road Improvements:

- Post Oak Road: 108th Avenue S.E. to 132nd Avenue S.E. – complete
- 132nd Avenue S.E.: Post Oak Road to Cedar Lane – complete
- Tecumseh Road: 156th Avenue S.E. to 168th Avenue S.E. – complete

Street Maintenance – Urban Asphalt and Urban Concrete:

- Completed

Proposition 4:

- Fire Station 3 relocation – complete

Ms. Price provided a status update for the 2010 G.O. Bond Projects as follows:

Proposition 1:

- Street Maintenance – year one/2011
 - Urban Asphalt Pavement – complete
 - Urban Concrete Pavement – complete
 - Rural Road Reconstruction – complete
 - Road Reconstruction – 35% complete; two remaining locations under contract
- Street Maintenance – year two/2012
 - Urban Asphalt Pavement – 75% complete
 - Urban Concrete Pavement – start construction May 2012
 - Rural Road Reconstruction – 75% complete
 - Road Reconstruction – 50% complete

Proposition 2:

- Outdoor Emergency Warning System – complete

Ms. Price said there are a number of impact projects currently underway and highlighted those projects as follows:

Underway:

- Fire Station No. 9 construction
- Main Street LED Lighting
- Robinson Street Underpass
- Roofs, HVAC and Lighting in Municipal Buildings
- State Highway 9 Pedestrian Signals
- State Highway 9 widening 24th Avenue S.W. to 36th Avenue S.E.
- Lindsey Street: Jenkins Avenue to Classen Boulevard reconstruction
- 60th Avenue N.W.: Tecumseh Road to Indian Hills Road Widening
- Robinson Street: 12th Avenue N.E. Signal and Intersection
- Robinson Street and I-35 N.E. ramp
- Classen Boulevard/Imhoff Street Intersection Improvements and Signalization
- I-35 South – Main Street to Canadian River Bridge (ODOT) – including sound walls
- Porter Avenue: Rock Creek to north of Tecumseh Road gap paving
- Flashing yellow arrow upgrades at 57 intersections

Upcoming:

- Cedar Lane Reconstruction
- Main Street Bridge
- Franklin Road Bridge
- 1-35 Main Street Interchange
- State Highway 9 Widening from 36th Avenue S.E. to 84th Avenue S.E.

Residential area projects include residential street overlay and reconstruction projects; sidewalks; accessibility modifications; new neighborhood park development; and playground equipment upgrades in neighborhood parks. Mr. Shawn O’Leary, Director of Public Works, said 14 sidewalk projects are unfunded; however, Council could designate specific dollars where sidewalks could be added.

Project assumptions included in the FYE 2013 Capital Budget including decreases in costs and postponements are as follows: Use PSST funding for Smalley Center (\$1,056,950); postpone Fire apparatus/equipment storage building (\$730,000); postpone Bridge Replacement at Franklin Road, ½ mile west of 12th Avenue N.W. (\$250,000); postpone Bridge Replacement at Main Street, ½ mile west of 36th Avenue S.W. (\$122,000); postpone Rock Creek Road and 12th Avenue N.E. signal for two years (\$113,600); postpone Classen Boulevard signals for two years (\$200,000); postpone Indian Hills Road signals for 1 year (\$200,000); postpone Creston Way drainage improvements for 2 years (\$15,000); postpone Asphalt Pavement Maintenance on Robinson Street from 24th Avenue N.E. to 60th Avenue N.E. (\$365,000); postpone Asphalt Pavement Maintenance North Base Facility Paving (\$120,000); Split Audio/Visual for Chambers into two years (\$350,000); reduce community/neighborhood improvements (\$50,000); and delete funds for one year for – Traffic Calming (\$100,000), Alley Repair Program (\$190,000), Greenbelt Acquisition (\$50,000), and Concrete Valley Gutter (\$75,000).

Proposed new infrastructure projects include:

- Transportation Master Plan - \$300,000
- Building C Generator/UPS - \$200,000;
- Replacement of Reaves Park Softball Building - \$175,000;
- Downtown Parking Lot - \$100,000;
- Highway 9 utility relocation – 24th Avenue S.E. to 36th Avenue N.W. - \$43,710;
- Highway 9 utility relocation – 36th Avenue N.E. to 72nd Avenue N.E. - \$36,169;
- Replacement of Lightning Detection System at three (3) parks - \$73,000;
- ODOT audit adjustments - \$100,000;
- Replacement of deficient natural gas line at Fleet Division - \$15,000;
- Traffic signalization of Tecumseh Road and 48th Avenue N.W. - \$20,000; and
- Replacement of vent hood and fire suppression system for Westwood Grille - \$10,000

Other projects recommended by the Council Planning and Transportation Committee (CPTC) include: Traffic Calming (non-physical – solar powered speed feedback signs) - \$40,000; Porter Avenue sidewalk from Acres Street to Johnson Street (replace 775 feet; replace six ramps, and add two ramps) - \$50,000; and Porter Avenue/Acres Street Pedestrian Crossing (design only) - \$20,000. Mayor Rosenthal asked if the \$20,000 is for the Porter/Acres Pedestrian Crossing was for design only and Ms. Price said yes in order to determine the best solution and present a proposal for Council consideration. Councilmember Dillingham said the May 1, 2012, Study Session discussions regarding the Porter/Acres Pedestrian Crossing was a little unclear about the projected costs of inverse condemnation for the parking spots and the controlled access. She felt a lot more work would need to be done to figure out what that design might even look like before the costs could be determined, but hoped Council could commit to at least repairing the sidewalks along Porter Avenue from Acres Street to Johnson Street because they are in such terrible condition. Councilmember Kovach felt that doing a design only for the Porter and Acres intersection will hold up the construction until 2014, further delaying a very important project. He asked what the estimate would be for doing not only the design but implementing the crossing at Porter and Acres and Mr. O’Leary said there are basically two concepts. The first concept is a signalized pedestrian crosswalk south of the intersection of Acres costing approximately \$80,000, and this concept would have a number of impacts on adjacent properties such as closing driveways, which has not been factored into the costs. The second concept is a fully signalized intersection at Porter and Acres for \$1 million, also having significant impact on property and/or buildings in the area which would result in property/building acquisitions. Mr. O’Leary said Staff simply does not have information regarding the property impact at this time and felt taking FYE 2013 to properly explore the impact, as well as fine-tuning the costs would be helpful. He said it would also help Staff to gain a sense from the property-owners of their willingness to participate if and when a future project is approved by Council. Councilmember Kovach did not want to spend \$20,000 on a design if it

would never be used and Mr. O'Leary said it is Staff's intention to do a concept analysis such as talking to property owners and doing all the footwork that needs to be completed prior to a set of designed plans. Mr. O'Leary said the scoping and exploration of either option can be done by Staff or an outside contractor and requested direction from Council as to whether or not either concept should be done at all. He said a Porter/Acres signalization project may also be eligible for federal funding, thus changing the City's cost share.

Other additional recommended projects would be an additional \$557,500 cost and include: Aerial Photographs and Mapping; Bridge Maintenance Program; Police Department Fencing for Generator and Property Custody; New Fire Bay Doors for Fire Stations No. 2 and No. 4; Griffin Park Bleachers; Griffin Park Sprinkler System Improvements; Building C Cashier Area Safety Project; and Police Range Lighting.

Other potential projects could include: sidewalks; west side Library Rehabilitation; I-35/Main Street Interchange Enhancements; Norman 2025 Land Use and Transportation Plan Update; Street Sweepers; Park Projects; Demolition of the Granary and 1 West Gray; Storm Water Projects; and repairs to damaged City buildings and facilities from the April 13, 2012, tornado. Ms. Price said the damages from the tornado total approximately \$150,000 to Park facilities and the Municipal Complex.

Other projects included in the Capital Improvements Plan (CIP) include neighborhood park improvements, sidewalk and accessibility projects, and the maintenance of existing facilities, i.e., Police Communications, Council Chambers Audio/Visual Upgrades, HVAC Replacements, Roof Replacements, and Building A Remodel.

Ms. Price highlighted federal funds received between FYE 2007 and 2011, as well as those anticipated for Federal Fiscal Years 2013 through 2016. She said the figures are dependent on the City's readiness points and a lot of budget considerations are dependant upon making sure readiness points are geared up so that the City is able to garner as many federal funds as possible for City projects, thus reducing the City's share.

The GO Bond Funding Proposal, scheduled for a vote on August 28, 2012, has a cost estimate of \$89,066,625 with the City share at \$42,138,945, and if passed would free up \$1,299,500 in FYE 2013. The GO Bond proposal includes many street widening and drainage projects to include:

- 24th Avenue East: Lindsey Street to Robinson Street
- 36th Avenue N.W.: Tecumseh Road to Indian Hills Road
- Cedar Lane: 12th Avenue S.E. – ½ mile east of 24th Avenue S.E.
- 12th Avenue S.E. – Cedar Lane to Highway 9
- Franklin Road Bridge ½ mile west of 12th Avenue N.W.
- Main Street Bridge ½ mile east of 36th Avenue West
- West Lindsey: I-35 to Berry Road roadway and drainage improvements
- Alameda Safety Project

GO Bond funding would provide several advantages, i.e., projects would be supplemented with federal transportation funds, developer fee, and recoupment fee in excess of fifty percent; needs could be met more quickly on major corridors; major storm water improvements could be provided using federal transportation funds; and collaboration with ODOT on I-35 for Lindsey Street project.

Staff said the following projects are on the horizon for Norman:

- State Highway 9 winding from 24th Avenue S.E. to 84th Avenue S.E.
- I-35 ODOT Improvements
- Replacement of waterline on Berry Road from Robinson Street to Lindsey Street
- University North Park transportation projects
- Legacy Park development
- I-35 and Indian Hills interchange
- Pending Storm Water Master Plan projects

Councilmember Dillingham asked Staff whether or not the project assumptions (decreases an/or postponements) would free up monies for other projects and Ms. Price said the projects recommended to be postponed and/or decreased in costs were projects that Staff felt were not as critical and could be easily move out of the 2013 budget. Councilmember Dillingham felt that the City needed to give attention to bridges because they are in terrible shape.

Mayor Rosenthal requested Staff talk more about the potential sidewalk projects and Ms. Price said Staff did not propose a specific dollar amount for sidewalk improvements, but typically funding is depleted every year for the sidewalk improvements program. Mr. O'Leary said in the identified unfunded projects there are currently 14 specific sidewalk projects that various councilmember(s) and/or citizens have requested in excess of \$1 million. He said Council could designate specific dollar(s) and sidewalks and/or accessibility details could be added. Mr. O'Leary said the sidewalks would be 100% City funded and would be installed on missing segments/gaps of sidewalk(s) primarily in the older neighborhoods. Councilmember Kovach asked if one of the unfunded projects included the sidewalk gap on Berry Road from Vine Street to Lindsey Street or on the south side of Main Street across from the Norman High School area. Mr. O'Leary said those two particular locations are not currently on the proposed project list and may need to be further discussed by Council. He said new sidewalks are 100% funded by new developments per requirement and the sidewalk gaps in question were developments built prior to 1970. He said some cities with similar situations have started a 50-50 cost share program with those neighborhoods and could be another consideration for Council. Councilmember Gallagher asked about the Sidewalk Participation Program and Mr. O'Leary said most requests come to the City via the homeowner. Mr. O'Leary said the requests come to Staff from a number of different means, i.e., can be generated due to the homeowner's desire and willingness to have a sidewalk repaired or by the Code Enforcement Division because of potential hazards.

Councilmember Kovach asked if a Property Owners Association (POA) could self fund traffic calming for the speed feedback signs if they so choose and Mr. O'Leary said yes, stating that partial funding is an element of the current Traffic Calming Program.

Councilmember Ezzell asked if Staff was currently working on a list of Storm Water Master Plan (SWMP) projects and Mr. O'Leary said there are 60 SWMP projects ranging from million dollar projects to much smaller projects. He requested Council guidance in reference to what scale of project(s) would be envisioned when moving forward with SWMP project recommendations. Mayor Rosenthal said the SWMP includes a prioritized list of storm water project based on a variety of criteria.

Mayor Rosenthal asked about the West Side Library rehabilitation costs and Mr. Anthony Francisco, Finance Director, said Council approved the proposal in anticipation that a portion of the five (5) to ten (10) year lease payment would include approximately \$500,000 worth of improvements. Councilmember Gallagher asked Staff if there is a breakdown of what the \$500,000 will be used for and Ms. Brenda Hall, City Clerk, said Staff does not have a breakdown at this stage. She said the project team for the West Side

Library Branch has met a couple of times and will meet again on May 22, 2012, with the public forum group in order to gain additional input on the final design. Ms. Hall said the final design should be completed by mid-summer 2012 and Staff will have a better estimate of what the actual cost(s) will be at that time, stating the \$500,000 was a maximum cost.

Mayor Rosenthal asked for an update regarding the I-35 and Main Street interchange enhancements and Mr. O'Leary said ODOT has asked the City of Norman to fund a portion of betterments, which has always been the concept, in the amount of \$350,000, i.e., improved aesthetics, landscaping, retaining walls, etc. He said the total replacement of the entire I-35 and Main Street interchange will go to bid in October 2012 and construction will begin in January 2013. Mr. O'Leary said ODOT will finish a concept design in July 2012, and has given the City a cost estimate for the betterments. He said Staff will bring an ODOT agreement for Council consideration in the near future. Councilmember Ezzell asked whether ODOT made a decision regarding excess acreage resulting in a new design and Mayor Rosenthal said there has been a number of discussions, but to date no decisions. Mr. O'Leary said the new interchange should be a much smaller footprint than the existing/current interchange and each of the four (4) quadrants will have available real estate/land that will not be used for transportation purposes. He said the question has been what the available real estate/land could be used for, i.e., landscaping, release to private parties, etc. Mayor Rosenthal said the long-term expectation is the City of Norman will be maintaining this interchange right-of-way (ROW); therefore, an annual increase for maintenance will be needed. She said the same scenario will present itself when ODOT constructs the I-35 and Lindsey Street interchange, as well as the I-35 and Highway 9 interchange.

Mr. O'Leary said the entire I-35 interchange improvements corridor program will take five (5) or six (6) years and may not affect FYE 2013. He said the I-35 and Main Street interchange is the first of three I-35 interchanges and ODOT is looking to the City for a commitment regarding the betterments as well as the maintenance of those betterments. Mayor Rosenthal said the Norman Convention and Visitors Bureau (NCVB) advised her that they have been in discussions with the State of Oklahoma Department of Tourism and Recreation about the possibility of a visitor's center along the I-35 corridor, to be located at one of Norman's interchanges.

Councilmember Dillingham asked about the cost(s) for the demolition of the granary and 1 West Gray and Ms. Price said it will cost approximately \$125,000 to demolish the granary and \$75,000 to demolish 1 West Gray.

Councilmember Kovach asked whether the proposed street sweepers are additional or replacement equipment and Mr. O'Leary said a proposal for three (3) new street sweepers are included in the CIP, but the operational costs are not; therefore, Staff recommended the operational costs be included in the other potential projects operating budget.

Mayor Rosenthal felt Council needed to give Staff direction regarding the "Other Potential Projects" and Councilmember Dillingham felt very strongly about the Porter and Acres Intersection crossing. Councilmember Dillingham said the neighborhood has asked for improvements at the intersection crossing for a long time and again stated that Council should at least commit to sidewalk improvements in the area as well as moving forward in regard to working with the property owners to determine how complex or straight-forward a future project in the area might be. Councilmember Dillingham felt the SWMP projects, sidewalk improvements within the City, and the Norman 2025 LUP update are also top priorities.

Councilmember Kovach said sidewalks and the Norman 2025 LUP update are priorities. He felt that some of the *minor* SWMP projects needed to be programmed and said if a G.O. Bond program is approved by the voters, the savings from those bond projects should go towards SWMP. Mayor Rosenthal agreed the

savings should go towards SWMP projects and requested Staff prioritize the sidewalks around schools and Americans with Disabilities Act (ADA) issues as well as any gap sidewalk areas.

Councilmember Ezzell did not disagree with prioritizing sidewalks and the SWMP projects, but felt the street sweepers are not a top priority since there are alternatives such as hiring private contractors. He said if the City is expending money on the Granary to keep it properly secured it needed to be demolished sooner than later. Mayor Rosenthal agreed that the Granary needed to be demolished if it is costing the City money. She also added that the April 13, 2012, tornado damage to Andrews and Rotary Parks was significant and felt repairs to both parks should be a priority. Councilmember Ezzell asked Staff whether a replanting plan was part of the repair strategy and Mr. Jud Foster, Director of Parks and Recreation, said the City will apply for a tree grant in the amount of \$25,000, which should replace approximately 75 trees that were lost during the tornado.

Councilmember Gallagher felt the Griffin Park bleachers were in poor condition and needed to be repaired and Mr. Foster said the bleachers were damaged due to a previous storm, but are not a safety issue. Councilmember Griffith asked if the \$58,000 was an accurate figure to repair/replace the Griffin Park bleachers and Staff said yes.

Councilmember Spaulding said he recalled the components of the SWMP kept stressing the pollution coming from the streets and felt the purchase of street sweepers should be a top priority. He also felt the Little Axe Recreation Center should be added to the list of Other Potential Projects because it is need of restrooms, water to disc golf area, and possibly the construction of a pavilion.

Councilmember Lockett agreed the City should take care of what we have and felt the purchase of additional street sweepers, SWMP, and repairs to city buildings, facilities, and parks from the April 13, 2012, tornado should be top priorities. Mayor Rosenthal felt the General Fund is so tight she was not sure whether the purchase of additional street sweepers could and/or should be done at this time. She asked Staff the estimated amount of the damage from the April 13, 2012, tornado, specifically the effect it would have on the Fund Balance and Mr. Francisco said approximately \$380,000 has been taken from City reserves for the tornado related expenses.

Mayor Rosenthal requested Staff bring back a refined list of potential projects to the May 22, 2012, Council Conference, and felt that would give Council a better opportunity to look at the I-35 and Main Street interchange enhancement project(s) and cost(s).

Items submitted for the record

1. PowerPoint presentation entitled, "FYE 2013 Capital Improvements Projects Budget and FYE 2014-2017 Capital Improvements Plan (CIP)"

The meeting adjourned at 6:20 p.m.

ATTEST:

City Clerk

Mayor