

CITY COUNCIL STUDY SESSION

May 22, 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 22nd 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:

CHANGE ORDER NO. ONE TO CONTRACT NO. K-1112-56: WITH RON WALTERS CONSTRUCTION COMPANY INCREASING THE CONTRACT AMOUNT BY \$37,383.80 FOR THE FIREHOUSE ART CENTER IMPROVEMENTS PROJECT AND FINAL ACCEPTANCE OF THE PROJECT.

Mr. Jud Foster, Director of Parks and Recreation, said the Firehouse Art Center Improvement Project included replacing the store front entry on the west side of the building, re-roofing the entire building, and replacing the existing exterior vinyl siding with new Hardie System cement fiberboard siding. Based on previous projects, Staff expected to find water damage, but did not know the extent of that damage. In preparing specifications for the project, an add-alternate was included that called for a per square foot price to repair any water damage to the building framing, sheathing, and/or interior surfaces. Using an add-alternate allowed the flexibility to make necessary repairs based on the agreed upon change in the scope of work with the contractor. As anticipated, water damage was found on all sides of the building and Staff agreed that the Contractor should continue with the project and wait until all the damage had been uncovered before requesting a single payment for additional work. Contract No. K-1112-56 for exterior repairs was awarded to Ron Walters Construction Company in the amount of \$84,942. Change Order No. One covers additional costs due to water damage in the amount of \$37,383.80 for a total contract amount of \$122,326.40.

Items submitted for the record

1. Text File No. K-1112-56, Change Order No. One, dated April 24, 2012, by Suzanne Terry, Program Coordinator
2. Change Order No. One to Contract No. K-1112-56
3. Request for change order from Ron Walters Construction Services, Inc.

Item 2, being:

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

Ms. Linda Price, Revitalization Manager, said Council had requested recommendations from Staff on additional projects for the FYE 2013 Capital Budget not-to-exceed a total cost of \$1,100,000. She said Staff project recommendations are as follows:

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| ▪ Repairs to damaged parks and City buildings from April 13 tornado | \$150,000 |
| ▪ Bridge Maintenance program | \$150,000 |
| ▪ Demolition of Granary north of Acres and west of the railroad tracks | \$125,000 |
| ▪ Aerial photographs (regional fly over every 2-3 years) | \$100,000 |
| ▪ Sidewalks | \$100,000 |

Item 2 continued;

- I-35/Main Street Interchange Enhancements (first year of a three year program) \$100,000
- Parking lot expansion at Griffin Park \$ 85,000
- Griffin park bleacher replacement \$ 58,000
- Replant a portion of landscaping in medians on Highway 77 and Main Street \$ 50,000
- Treasury Area Safety Project \$ 30,000
- Griffin Park Irrigation System Improvements \$ 25,000
- Replace fire bay door for Fire Stations 2 and 4 \$ 12,000
- Installation of a new water fountain at Little Axe \$ 2,500

Ms. Price said proposed sidewalk project locations include 24th Avenue N.W. - Robinson Street to University North Park (UNP) shopping area; Brooks Street from Jenkins Avenue to Classen Boulevard; a gap on 48th Avenue S.W. in front of 535 48th Avenue S.W.; and Elmwood Avenue – Brookside Drive to Pickard Avenue. She said all sidewalk projects would improve connectivity and provide safe access to shopping and/or schools. Councilmember Kovach asked why sidewalks were being considered near the UNP shopping areas and not schools. Ms. Price said the City had agreed to place the Legacy Trail sidewalk on the east side and no sidewalk on the west side; however, there is a bus stop on the west side making it problematic for pedestrians walking and those in wheelchairs traveling from the bus stop to the shopping areas. She said there is money already set aside for school sidewalks and Staff felt these locations where sidewalk gaps exist should be considered. Councilmember Kovach said he would rather spend money on sidewalks near schools rather than on Brooks Street from Jenkins Avenue to Classen Boulevard. He felt having sidewalks for elementary school children is more important for their safety. Councilmember Gallagher said, in the vicinity of elementary schools, some of the sidewalks are so badly deteriorated they cease to be sidewalks and asked how far from the schools Staff looks at sidewalks. He agreed with Councilmember Kovach that the emphasis should be schools. Mr. Shawn O'Leary, Director of Public Works, said there is a program for replacement of existing sidewalks. Councilmember Kovach said he would like more sidewalks rather than replanting landscaping of medians on Highway 77 and Main Street. Mayor Rosenthal felt that Staff had done a good job putting together projects, but was agreeable to Council meeting about sidewalk project priorities if that was the consensus.

Councilmember Ezzell said Mr. Steve Lewis, City Manager, had stated earlier in the meeting that the sidewalk project on 48th Avenue S.W. was removed from the list and replaced with Elmwood Drive from Brookside Drive to Pickard Avenue. He said the property at 535 48th Avenue S.W. has a path worn across the ground because people walk from sidewalk to sidewalk making it look like a cattle path. He said a number of people walk that street and he is concerned that the project was dropped off the list. Councilmember Kovach suggested using half of the landscaping money for the 48th Avenue S.W. project and placing the project back on the list. Mayor Rosenthal suggested Staff look at that option as a possible trade and refine the list.

Councilmember Kovach said he is supportive of Griffin Park improvements, but the City has owned Ruby Grant Park for many years and asked why no money is being put into Ruby Grant. Mr. Jud Foster, Director of Parks and Recreation, said the Griffin Park projects are addressing ongoing, existing problems of immediate need. He said Staff has applied for grant money for trails to begin a trail project in Ruby Grant Park and had planned to open the park once there is a funding stream. Mayor Rosenthal said construction of a trail for the circumference of Ruby Grant Park was estimated at over \$1 million. Mr. James Briggs, Park Planner, said trail grants are usually only a few thousand dollars maximum so trails in Ruby Grant Park will be done a little at a time. Mr. Foster said a trail grant would allow for construction in a small area in the northwest corner of the park as a beginning. Councilmember Kovach said he would like to see some effort made to turn the vacant land into a park.

Item 2 continued;

Councilmember Gallagher asked which part of Highway 77 needed re-landscaping and Mr. Foster said the medians north of Flood Avenue and south of Highway 9. He said this project would fill in the gaps where plants have died, not replant the entire medians. Councilmember Gallagher asked if the City was responsible for maintaining grass along the curb on Highway 77 and Mr. Foster said yes. Councilmember Gallagher felt edging along the curbs would be an improvement as grass is growing onto the roadway.

Councilmember Gallagher asked who would do the aerial photography and who would pay for the service. Ms. Susan Connors, Director of Planning and Community Development, said the City collaborates regionally with other cities to hire a flying consultant every two to three years.

Mr. O'Leary said the Oklahoma Department of Transportation (ODOT) is moving forward with widening of I-35 to six lanes and replacing the existing cloverleaf interchange at I-35 and Main Street with a Single Point Urban Interchange in 2012/2013. He said the proposed \$100,000 put aside in the Capital Budget for portions of the project will not be enough to pay for the project, but Staff wanted to get the project on the list. He said during discussions with ODOT, the City requested interstate enhancements or "betterments" where possible. Some of the betterments include overhead lighting; fencing; sidewalks; trails; and enhanced concrete bridge elements.

Mr. O'Leary said in 2008, Council appointed a citizen committee to work closely with Oklahoma Art in Public Places, a State agency that assists in the public art process throughout the State. He said the committee was tasked with developing a thematic approach to five new bridges and two retrofit bridges in Norman as well as another new bridge at I-35 and Highway 9 West, just south of Norman. He said each bridge was to have a theme that relates to the history and geography of that particular area of Norman with aesthetics consistent with that theme. He said bridge themes include Prairie at I-35/Highway 77 Interchange; Tecumseh and the Shawnee on Tecumseh Road; Horses in Motion on Rock Creek Road; Railroad on Robinson Street; the Oklahoma Land Run of 1889 at Main Street; University of Oklahoma at Lindsey Street; Lake Thunderbird at Highway 9 East; and Agriculture at Highway 9 West.

Mr. O'Leary said "betterments" are better features such as decorative fencing, wider sidewalks, and decorative street lighting. He said betterments cost more, but are more aesthetic and provide better safety features. Councilmember Kovach asked if light emitting diode (LED) lighting will be used for street lights and Mr. O'Leary said yes, that is one of the betterment options. He said ODOT will pay for features on the main structures, but the City will have to pay for upgraded decorative features, landscaping, additional drainage systems, and irrigation systems. He said the I-35/Main Street Interchange Project betterment costs are estimated at \$350,000. He said ODOT is requesting the City maintain the betterments on all of the projects, which is something the City does not normally do as there is usually no landscaping on bridge projects. He said landscaping along interstates is maintained by the State. He said this will be the first time the City of Norman would be entering into such an agreement and maintenance would probably fall under the responsibility of the Parks and Recreation Maintenance Division.

Councilmember Kovach said the City needs to have a policy on xeriscaping. He said the City encourages citizens to use low impact, low maintenance, drought resistant landscaping and the City should follow suit. He said he would like to see that in the contract and Mr. O'Leary said that could be done. Mayor Rosenthal felt the bridge projects are a "front door" of the Norman community and need to have better features than concrete, but agreed that future maintenance costs need to be minimized. She said ODOT has already made some changes at the City's request to save costs. Councilmember Dillingham said this is an opportunity for the City to take the lead in demonstrating to the citizens what xeriscaping can look like and possibly place information on the website regarding what types of plants and trees citizens can plant. Councilmember Kovach said this would be a great opportunity to have a welcome sign as well. Mr. O'Leary said a welcome sign could integrate with the wayfinding process Council will be discussing in tonight's regular Council meeting.

Item 2, continued:

Mr. Terry Floyd, Development Coordinator, said in its May 8th meeting, Council had requested Staff provide a list of sites and costs for a temporary eastside library branch. He said City Staff worked with Pioneer Library Systems Staff and the Norman Public Library Board to develop criteria for a potential eastside location that consisted of benefits and challenges to various sites such as the number of users that could be served; parking; access to a building where limited library programs could be conducted; accessibility for users via public transportation or bicycles; available utilities for the site; and the ability to monitor a 24 hour automated library machine. Mr. Floyd said Pioneer Library Board will discuss purchasing an automated library machine in their May 29th meeting. He said the automated machine would require internet connection and 120 volt power.

Mr. Floyd said potential sites include Irving Recreational Center/Irving Middle School; Fire Station No. 6; storefront at 24th Avenue S.E. and Lindsey Street; and Ronald Reagan Elementary School. He highlighted the benefits and challenges to each site as well as preliminary costs.

Mr. Floyd said the Norman Public Library Board supports Irving Recreation Center as the best possible site and the Norman Public School System is very supportive as well. Councilmember Quinn said he had heard that Irving Recreation Center is the central location for most library cardholders and Mr. Floyd said demographics do confirm that. He said the location also has several established amenities. Councilmember Quinn said traffic patterns at Ronald Reagan have yet to be established and the City would need to make sure a library site at that location would not be an impediment to changes the school system may need to make.

Items submitted for the record

1. Recommended Additional Projects, Proposed Sidewalks, and New Projects
2. Memorandum dated May 17, 2012, from Shawn O'Leary, Director of Public Works, to Honorable Mayor and Councilmembers, with Norman I-35 Corridor Widening Project
3. Memorandum dated May 18, 2012, from Terry Floyd, Development Coordinator, to City Council
4. PowerPoint presentation entitled, "Temporary East Side Library Service Point," Norman City Council Study Session, May 22, 2012
5. E-mail dated May 21, 2012, from Simm Rudnick, Pioneer Library System, to Brenda Hall, City Clerk

The meeting adjourned at 6:28 p.m.

ATTEST:

City Clerk

Mayor