

CITY COUNCIL STUDY SESSION

May 6, 2014

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 Council Chambers on the 6th day of May, 2014, 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 Castleberry, Heiple, Holman, Jungman, Kovach, Miller, Williams, Mayor Rosenthal

ABSENT: Councilmember Griffith

Item 1, being:

DISCUSSION REGARDING THE FYE 2015 CITY OF NORMAN CAPITAL BUDGET.

Ms. Linda Price, Revitalization Manager, said Staff provided the CIP background information for tonight's presentation; however, since the information has already been discussed several times at recent budget meetings Staff proposed to highlight only the *actual* changes that have been made to the CIP at Council's request in order to ease repetition and be more time efficient.

Proposed New Infrastructure Projects

Ms. Price highlighted the changes to the Proposed New Infrastructure Projects to include:

- Wayfinding Signage Pilot Project: (\$40,000) Council requested this project be reduced from \$80,000 to \$40,000 and requested Staff to pursue matching funds with the original Wayfinding Study partners, i.e., Norman Chamber of Commerce (Chamber) and the Norman Convention and Visitors Bureau (NCVB). Councilmember Castleberry asked whether Staff has spoken to other partners and Mr. Shawn O'Leary, Director of Public of Public Works, said staff has spoken with them but has not aggressively pursued it pending further guidance from the Council. Councilmember Castleberry asked if the Chamber and NCVB were receptive to the idea and Mr. O'Leary felt they open to future discussions.
- Griffin Master Plan: (\$125,000) Legislation has been approved to allow the State to sell their property in the vicinity of Robinson Street and 12th Avenue S.E. Mayor Rosenthal said on February 20, 2014, at the Griffin Campus Table Discussions, eight (8) goals for redevelopment of the Griffin Land were discussed. She said this is an opportunity for the City to enter into a long term partnership with the Oklahoma Department of Mental Health and Substance Abuse Services (ODMHSAS). She said ODMHSAS would receive funding to help them with their infrastructure and then the City could have the opportunity to change the long-term lease into ownership of Griffin Park and Sutton Wilderness. Councilmember Castleberry asked if the City were to purchase this land whether the land would be leased and/or sold off for park developments, etc., and Mayor Rosenthal said those questions would be answered by an analysis and/or negotiations with the ODMHSAS. She said until the City identifies what is economically feasible and what is appropriate in terms of land uses the City cannot move forward with negotiations so this will be the first crucial step in understanding what is required in terms of either a sale, long-term lease, whatever the arrangement is going to be. Councilmember Castleberry asked what the current zoning is for this piece of property. Ms. Susan Connors, Director of Planning and Community Development, said the land is not currently zoned since it belongs to the state who are exempt from the City's development guidelines.

Proposed New Infrastructure Projects continued:

- Reaves Park Road Resurfacing: (\$50,000) Reduced from a reconstruction project which was at a much higher cost to a resurfacing project at a lower cost.
- I-35 and Indian Hills Interchange Study: (\$75,000) Oklahoma Department of Transportation (ODOT) will work with three (3) partners - City of Norman, City of Moore, and Cleveland County. This interchange is quite problematic and Norman's share of the Study would be \$75,000. Mr. Shawn O'Leary, Director of Public Works, said the I-35 and Indian Hills Road overpass is 50 years old and is an interchange that is not configured for the type of development that is occurring in this area of Norman. He said ODOT has agreed to work with the City of Norman, City of Moore, and Cleveland County to do a traffic corridor analysis to determine what type of interchange will be needed in this area. Mr. O'Leary anticipated this being an eight to ten year plan that would give direction for the I-35 and Indian Hills Road interchange.
- Sidewalk on Robinson Street: 24th Avenue N.W. – 12th Avenue N.E.: (\$200,000). Adding a sidewalk on the south side of Robinson Street where gaps exist and repairing sidewalk along the north edge of Westwood Golf Course.

Ms. Price said there were changes made to the Room Tax Fund (23) and Parkland Development Fund (52) because they were inadvertently omitted from the preliminary budget. She said the funding is available for Fund 23 and Fund 52 New Projects as follows:

Room Tax Fund (23)

Air-conditioning for three (3) recreation center (\$120,000)
Andrews Park Rental Building Air-conditioning (\$22,000)
Saxon Community Park Development (\$60,000)
Westwood Tennis Youth Courts (\$95,000)
Sports Complex Bleacher Replacements (\$37,500) (50/50 Split with Fund 52)

Parkland and Development Fund (52)

Andrews Park Tot Lot (\$65,000)
Sports Complex Bleacher Replacements (\$37,500) (50/50 Split with Fund 23)

Ms. Price said other projects in the CIP are maintenance of existing buildings to include HVAC and roof replacements; neighborhood park improvements; and sidewalk and accessibility projects. Mayor Rosenthal requested a status report on the improvements made to the neighborhood parks, including Madison School, relative to the Parks Master Plan (PMP), highlighting accomplishments made to the PMP versus accomplishments still needing to be completed. She felt this would be good to know when talking about quality of life initiatives. Mr. Lewis said this budget includes \$420,000 in projects that were identified in the PMP and while Staff continues to work down the list there are still dollars needed to finish all the improvements within the PMP.

Ms. Price said there was a lot of discussion regarding sidewalks in both FYE 2014 and FYE 2015. She said in 2015, three (3) new sidewalk requests were received in the amount of \$276,500; 27 previous sidewalk requests have an amount of \$2,900,000, for 30 currently unfunded total sidewalk requests at a total of \$3,176,500. Ms. Price said Staff recommends continuing to rank those unfunded projects with the criteria established last year and proposed an additional \$210,000 for 2015 sidewalk programs. She said Staff also recommends considering alternative funding for public sidewalk projects, e.g., grants, bonds, assessment districts, etc., as sidewalks have ongoing maintenance needs and there are always more projects than available funds.

Ms. Price highlighted the current engineering FYE 2015 Sidewalk Projects totaling \$810,000 as follows:

- Sidewalk Program for Schools and Arterials: \$80,000 (Pickard Avenue, Lakewood Drive to Fairfield Drive - McKinley Elementary);
- Sidewalk Accessibility Project: \$30,000 Morren Drive, 12th Avenue S.E to Lindsey Street;
- Citywide Sidewalk Project: \$50,000 (citywide 50/50 repair);
- Downtown Area Sidewalk Project: \$200,000;
- Robinson Street Sidewalk Project: \$200,000; and
- ODOT Funded Projects: \$400,000 Boyd Street: Classen Boulevard to Barkley Avenue and McGee Drive: Highway 9 to Cherry Stone Street.

Councilmember Kovach asked whether the \$3,176,500 in the 30 currently unfunded sidewalk projects were inclusive or exclusive of the sidewalks that will be done due to road improvement projects such as Rock Creek Road and 36th Avenue. Mr. O'Leary said Staff tried to accommodate those projects in other areas of the budget program and these sidewalk requests are requested by Councilmembers, neighborhoods, and/or Schools. Councilmember Kovach recommended adoption of a fee in lieu of similar to the park land fees that would help address sidewalk and Mayor Rosenthal said she would also support such an ordinance because it would not only eliminate the sidewalk gaps but it would be much more efficient to construct the entire stretch of sidewalk rather than just portions of sidewalk.

Ms. Price highlighted a chart depicting the federal funds received from Federal Fiscal Years (FFY) 2007 through 2014, as well as those anticipated for Norman for FFY 2015 through 2018. She said project readiness is critical in the scoring of a project and funding of pre-construction activities, e.g., engineering design, right-of-way acquisition, and utility relocations is critical for projects in FFY 2015 and beyond. Councilmember Heiple said he would like a refresher on the Association of Central Oklahoma Governments (ACOG) readiness points process.

Councilmember Holman asked whether the City would need to do anything to coordinate impacts to surrounding infrastructure relative to expansion at the University of Oklahoma (OU) football stadium. Mr. Lewis said Staff has been tracking recent news regarding the expansion; however, the expansion has not been submitted to the OU Board of Regents as of yet so nothing has been approved to date. He said if approved, the improvements appear to be located at the south entrance and work within the suites. Mr. O'Leary said OU hired a firm from Kansas City in the fall of 2013 who approached the City requesting copies of our master planning documents, e.g., Storm Water Master Plan (SWMP), Comprehensive Transportation Plan, and Utilities Plan (Water and Wastewater) so the firm OU hired can incorporate their scope of work into the City's plans. He said the City has not seen final plans for OU's expansion and a project of that scale is anticipated to impact our street, traffic, and water systems; however, Mr. O'Leary felt the City is in good hands with the planning efforts of OU and the firm they have hired.

Councilmember Castleberry asked whether the remodel projects at the fire stations are eligible for Public Safety Sales Tax (PSST) funds and Mr. Anthony Francisco, Finance Director, said Council can certainly choose to do so. Mr. Francisco said the PSST Oversight Committee has had discussions regarding this issue; however, it has not been recommended by the Committee. Councilmember Castleberry felt PSST funding should be used for fire station remodel projects as opposed to using CIP funding. Mayor Rosenthal said she did not disagree; however, Council made some major commitments on the capital side with the PSST renewal funding the first being a new communications system. She said she is a little reluctant to nibble away at the PSST funds until we have a feel for what the design and cost of the communication system will be.

Ms. Joy Hampton, The Norman Transcript, asked for updated costs on the Reaves Park Road Project and Mr. Jud Foster, Director of Parks and Recreation, said the initial full rebuild was \$225,000, which is now reduced to \$50,000. Mr. Greg Hall, Superintendent of Streets, said currently the section of roadway parallel to Jenkins Avenue is still in the funding to be totally reconstructed. The section targeted for resurfacing are the areas coming off Jenkins Avenue on the south side of the park to the Park Maintenance building and back south towards Constitution Street. Mr. Hall said the asphalt work to be done includes some patchwork and overlay and will provide the City an additional five (5) to seven (7) years before considering spending the full amount to reconstruct. Councilmember Holman said he would rather reconstruct but understands funds are limited.

Items submitted for the record

1. PowerPoint presentation entitled, "FYE 2015 Capital Improvement Projects Budget and "FYE 2016 – 2019 Capital Improvements Plan (CIP)," dated May 1, 2014
2. Griffin Campus Table Discussions, Goals for Redevelopment of the Griffin Land, dated Thursday, February 20, 2014

The meeting adjourned at 6:07 p.m.

ATTEST:

City Clerk

Mayor