

## CITY COUNCIL CONFERENCE MINUTES

May 14, 2015

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in a conference at 5:07 p.m. in the Municipal Building Conference Room on the 14th day of May, 2015, 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 Allison, Castleberry, Holman, Jungman, Lang, Miller, Williams, and Mayor Rosenthal

ABSENT: Councilmember Heiple

DISCUSSION REGARDING THE FOLLOWING COMPONENT OF A CITIZENS' QUALITY OF LIFE INITIATIVE ENTITLED "NORMAN FORWARD":

- PROJECT PACKAGING
- FINANCING
- GOVERNANCE AND OVERSIGHT

Mr. Anthony Francisco, Director of Finance, said Norman Forward is a Citizens' Initiative that was presented to the City in several meetings held in April and May. Staff prepared an analysis of how the Norman Forward proposals would be financed with a one-half percent sales tax increase over a 15 year period. The estimated total cost of the projects is \$143,000,000 and if all projects were financed over a 15 year period, assuming a 4% interest rate (which is a little above market rate), \$212,216,025 in sales tax would be needed. He said \$12,880,000 is being estimated in FYE 2017 and that figure would grow by approximately 4% per year generating enough revenue by FYE 2029 to pay for those projects. He said it is important to have contingency and rainy day funding built into these figures. He highlighted projected annual sales tax growth for a 15 year period beginning with \$12,880,000 in FYE 2017 and ending with \$257,903,809 in FYE 2031.

Mr. Francisco said it is important to remember that if, for example, an \$8 million project was removed from the proposed projects the City would not only deduct \$8 million dollars from the project, staff would also have to deduct financing costs.

Mr. Francisco provided a comparison of the sales tax rates of Norman, Broken Arrow, Edmond, Enid, Lawton, Midwest City, Moore, Oklahoma City, Stillwater, and Tulsa. He said Norman is currently at the low end of average and with this proposed sales tax increase Norman would be considered the high end of average. He said this comparison includes Public Safety Sale Tax and the Cleveland County one-quarter percent temporary sales tax for the Cleveland County Jail. Councilmember Castleberry asked when Cleveland County's sales tax would expire and Mr. Francisco said it is set to expire when the bonds for the jail facility are paid off along with the built-in operational costs, but does not know when that will happen. He said more money is being brought in than the County projected and fewer bonds were sold than anticipated, but he could not say when it will definitely be paid off. Councilmember Castleberry asked if the jail would be paid off within the next three years and Mr. Francisco believes the County had discussed that.

Mr. Francisco provided an assumption using General Obligation Bonds (G.O.) as an alternative for paying off some of the projects, but this does not assume which projects. He highlighted the G.O. Bond impact for a home with a \$150,000 market value homestead as follows:

G.O. BOND TAX IMPACT ON  
 \$150,000 MARKET VALUE HOMESTEAD

PROJECT COST	AVERAGE MONTHLY IMPACT	AVERAGE ANNUAL IMPACT
\$ 5,000,000	\$0.57	\$ 6.84
\$10,000,000	\$1.13	\$13.56
\$15,000,000	\$1.70	\$20.40
\$20,000,000	\$2.27	\$27.24
\$25,000,000	\$2.83	\$33.96
\$30,000,000	\$3.40	\$40.80
\$35,000,000	\$3.97	\$47.64
\$40,000,000	\$4.53	\$54.36
\$45,000,000	\$5.10	\$61.20
\$50,000,000	\$5.67	\$68.04
\$55,000,000	\$6.23	\$74.76
\$60,000,000	\$6.80	\$81.60

Mayor Rosenthal said calculating the impact of property taxes is fairly easy but there is never a calculation for the impact of a sales tax increase on different income levels and she wondered if it was possible to get that calculation. Mr. Francisco said the hardest part of calculating sales tax impact is making an individual analysis of consumption habits. He said people with a lower income tend to spend more of their income and the higher the income the more money is spent on consumable items that are subject to sales tax. He said it may be possible to do a sales tax impact analysis based on national trends and national consumption patterns; however, that would be very difficult to measure. A deduction of \$1,000 for sales tax can be taken on income tax returns for low income individuals, but no one knows if that amount is applicable to what an individual's sales tax burden is in a year.

Councilmember Holman asked if \$150,000 is Norman's average household value and Mr. Francisco said the median household value in Norman is \$138,000, which is close.

Councilmember Castleberry said if Norman Forward's proposed projects are financed through property taxes then, basically, only Norman citizens will be paying for the projects, whereas if the projects are paid through sales tax then a portion of those costs will be paid from non-residents. He said attracting tourism will bring in outside dollars and felt there would be less of a burden on Norman's population if projects were financed with sales tax. Also, if a person is over 65 or are within a certain low income bracket, their property tax values are frozen so people that do have lower income needs would not be affected by property tax.

Mr. Francisco provided a comparison of Oklahoma property tax mill levy's that include Norman; Bartlesville; Bixby; Broken Arrow; Del City; Jenks' Lawton; Midwest City; Moore; Mustang; Nichols Hills; Oklahoma City; Sand Springs; Sapulpa; Stillwater; Watonga; Wewoka; and Yukon. He said Norman's mill levy is average compared to other cities and there is a lot of available debt capacity that can be used for G.O. Bond issuance for the Norman Forward proposed projects.

Councilmember Castleberry said if the City raised the tax millage would that affect the school district's ability to sell bonds and Mr. Francisco said no, one does not affect the other. Councilmember Jungman asked about the 3% cap on property tax increases and what the effect would be if the City and school system increased their mill levies. Mr. Francisco said the 3% cap is based on the increase of assessed value so it does impact how much the levy can change, but the amount the City would levy would be based on the City's needs.

Mr. Francisco said the Norman Forward proposals are similar to Oklahoma City's (OKC) MAPS Program. He said the first MAPS proposal for a 1% sales tax pay-as-you-go tax increase for downtown improvement projects in the amount of \$350 million passed in December 1993, by 52%. The Governance of MAPS was done through a 21 member Oversight Committee working with the Council; however, the Oversight Committee had no recommendatory power to the Council. The MAPS tax was extended for six months because they ran out of money for the sports arena, which was the last project. He said the canal/river front projects were underestimated success stories of MAPS.

The second MAPS proposal for public school projects that included OKC, Norman, Little Axe, and Robin Hill Public School Districts (because some voters lived in those school districts) passed in April 2001, by 61%. This was also a 1% sales tax pay-as-you-go proposal in the amount of \$700 million and was overseen by a seven member Oversight Trust that has voting authority equal to the Council and OKC Public School (OCPS) District for those projects.

The third MAPS proposal for arena improvements to bring the arena up to National Basketball Association (NBA) standards to allow the Thunder Basketball Team, previously known as the Sonics, to relocate from Seattle, Washington, to OKC passed in 2008, by 76%. The proposal was a six month, 1% sales tax and the governing body was the same as the first proposal.

The current MAPS 3 proposal for a convention center, park improvements, transit system improvements, sidewalk improvements, and Senior Citizen Center passed in 2010, by 58%. This is a 1% sales tax pay-as-you-go proposal in the amount of \$777 million. Governance is being done by an eleven member advisory board with recommendatory authority to Council.

Mayor Rosenthal said what Norman is proposing for the Norman Forward projects is different from the pay-as-you-go scenario and Mr. Francisco said the difference between pay-as-you-go versus debt financing is basically a matter of timing. OKC had needs that could wait, such as visionary projects to move the City forward, and some of the projects voters approved in 1993, were not completed for twelve to fourteen years. Mayor Rosenthal asked about the difference in the sales tax base of OKC compared to Norman and Mr. Francisco said OKC has a much larger sales tax base and more importantly, OKC was a one percent sales tax proposal while Norman's is one-half percent proposal. Councilmember Castleberry said if Norman decided to do a one percent pay-as-you-go sales tax proposal, the projects could be paid off in five years although that would never happen. Councilmember Holman asked what the total sales tax amount for Norman would be with a one-half percent sales tax increase and Mr. Francisco said 3.75%.

Councilmember Allison asked how long a G.O. Bond needed to be funded and Mr. Francisco said 20 years. Councilmember Allison said funding through sales tax would be a shorter term funding and he is not a fan of property tax increases.

Councilmember Castleberry asked if Mr. Francisco had calculated numbers on annual debt service based on different levels and Mr. Francisco said no, because these are very preliminary estimates. He said once the City knows what the proposed packages will be and what the interest rates will be, the current calculations will change. Councilmember Castleberry asked if the Bond Counsel would go for the City floating a fifteen year bond with a ten year sales tax and Mr. Jeff Bryant, City Attorney, said it would be difficult to sell the bond.

Councilmember Castleberry said all the projects could be completed in five years so there would be no further costs except maintenance costs for some of the parks. He asked if G.O. Bonds can be paid off early and Mr. Francisco said yes. Councilmember Castleberry said if funding was structured over fifteen years the costs would more than likely be paid off in twelve years especially if projects are scaled back, but is that what the City wants to do? He said soft costs are built into the proposals, but the City needs to make sure those costs are covered in the financing.

Councilmember Miller asked about dividing the projects so they could be paid off faster and how that would work financially. Councilmember Castleberry said if projects were divided into five year increments, there would not be enough sales tax generated to pay for the projects in five years. He said the reason for long term financing is to obtain lower payments. Councilmember Miller asked if another concern of phasing projects is that construction costs would increase to the point that projects could not be completed and Councilmember Castleberry felt that was a viable concern. Councilmember Allison is concerned about what could happen if the City divided the projects into phases and the public voted no on any of them. He said it makes no sense to split projects and give voters the opportunity to say no especially since that has happened in the past. He felt citizens would not want to wait years for projects to come into fruition. Councilmember Holman asked if OKC had planned to split their projects and Mr. Francisco said he did not believe so because the people envisioning MAPS were not envisioning a MAPS 2 or 3. Councilmember Holman was concerned that if there was a hiccup or hurdle in the first phase of projects, citizens would be less likely to support more projects.

Mayor Rosenthal said a public survey done by Norman Forward showed that most citizens supported all of the Norman Forward proposed projects. She felt the past election for a new library failed because of the way the ballot language was structured. She said a project can be so big that you start losing your regular municipal voters and only new voters that do not typically go to the polls are supporting the election package.

Councilmember Castleberry said it is important to remember the City cannot proceed with the soccer field proposal until the baseball fields are moved and the City cannot move the baseball fields until the softball fields are moved. Mayor Rosenthal said the City cannot move forward on the soccer field proposal until land has been purchased. Councilmember Castleberry said if projects are divided and citizens do not vote for one park proposal for any reason then the City cannot do any of the park proposals. He said some projects are not contingent on other projects such as a new central library and new Westwood pool; however, the Senior Citizen Center proposal is dependent on construction of a central library. He said in the last election for a new library if the City had packaged them together the City would now have a new library and Senior Citizen Center, but that was not the way the ballot language was structured so the City has neither.

Mayor Rosenthal asked Mr. Steve Lewis, City Manager, about his experiences with temporary sales tax proposals and terms and how palatable that was to voters and Mr. Lewis said usually shorter is better than longer. He has seen five, seven, and 10 year proposals passed by voters, but has not seen a 15 year proposal in the cities where he has worked. Councilmember Castleberry asked the dollar amount of the proposals and Mr. Lewis said \$30 to \$50 million. Mr. Lewis said key factors to a successful election are shorter is better than longer, being in line with voters desires, having citizen oversight, and focusing on capital versus operating. He said a fifth factor is the credibility or track record of the entity building the projects, which improves success for an election.

Councilmember Jungman said he is open to different scenarios that reflect what the citizens want and the City does not know that yet. His concern is the City has a Regional Transportation Plan coming down the line that may require a sales tax proposal and the City needs to leave room for that. He cannot see Norman preventing that from happening or Norman not being connected to that plan, which is unacceptable to him. Mayor Rosenthal said discussion has been about a half-cent sales tax in the urbanized areas of Central Oklahoma so all cities taxes would be going up as well as Norman's.

Mayor Rosenthal said sales tax is what the City operates on so maxing out on sales tax when operations are taking a hit would be mute and that is the danger. Councilmember Castleberry agreed and said asking for a three-quarter percent sales tax increase when the City is spending more than it is taking in would not go over well with citizens. He said citizens have stated these projects are wanted and some projects are in the Parks Master Plan so it is up to the City to communicate which projects were decided on, why they were decided on, and the value of the projects.

Councilmember Holman said the wild card in this discussion is the County jail because if a vote for construction of a new jail does not go forward that may leave room for the Regional Transit Plan, which is planned for a metro-wide vote in the next five years. Councilmember Castleberry said the County would have to come up with a project the citizens would want to pay for first.

Councilmember Holman remembers when the turnpike was built fifty years ago, the tax was supposed to go away and the turnpike would no longer be a turnpike, but that has not happened. Councilmember Jungman said the transit issue makes him more sensitive to longer term taxes because if the terms are shorter there would be room for other things that may come up.

Councilmember Lang said if the City leaves room for transit then that means Council is recommending a transit, sight unseen, and he is not prepared to say at this point he is recommending transit. Everything he has seen so far on transit is not something he would be in favor of so leaving room is basically saying the Council is voting for it.

Mayor Rosenthal said her concern is a fifteen year sales tax would be a hard sale and needs to be included in discussion when there is a package. Councilmember Castleberry said a ten or twelve year sales tax will not be enough to pay for the projects so if the City wants a shorter time period, the City needs to decide which projects need to be cut and that discussion needs to happen. Mayor Rosenthal said operating and maintenance costs need to be addressed as well.

Councilmember Lang wanted to know how long a period the City would be competitive with these projects, i.e., the University of Oklahoma's (OU) Softball Complex was once the best softball complex in the Big Twelve, but is now in the middle of the pack in Big Twelve. He said it will cost OU a lot of money to upgrade to competitive facilities. He asked the effective life of these proposed projects and how often the City will be expected to "pony up" again to remodel to competitive standards.

Ms. Joy Hampton, The Norman Transcript, says the City pays for repairs and maintenance of the current library while the Pioneer Library System (PLS) operates the facility. She said if the City partners with the YMCA for a new facility will the YMCA own the building and the City be responsible for maintenance and repairs? If so, has those costs been calculated into the package financing? She said when the new Animal Welfare building was being constructed there were several unusual issues that were not anticipated regarding utilities and asked if the City is aware of the condition of the North Base facilities being discussed in the proposals and would there be similar issues with those. Mayor Rosenthal said some of those questions may be addressed in an update she requested from Staff regarding those types of questions.

Mr. Bill Hickman, 517 Macy Street, asked if there has been discussion on how the MAPS packages were put together and Mr. Francisco said each package was one vote on one ordinance. He said the projects were listed in the ordinance, but not in the ballot language.

Mr. Jon Woods, Director of Norman Chamber of Commerce, said the first MAPS vote listed every project in the ballot language citizens voted on; however, soon after the State changed the law so ballot language would generally state, "Would you support a one percent sales tax for eight years that would fund all projects as listed in the Resolution." He said the Norman would have to list the projects, but not in the ballot language. The City could include stipulations about what will happen if funding runs out, if project designs are not what was anticipated, negotiations with partners break down, agreements for maintenance and operation cannot be made, etc. The City could also stipulate what will happen with those funds in lieu of that project whether it will end the sales tax early, appropriate funds to a secondary project, etc. Mr. Bryant said the State did change the law to allow ballot language to be more general and allow specific language in a resolution without having to place that in the ballot language itself. He said Staff will discuss stipulations with Bond Counsel once Council has decided how they want to move forward with the election package(s).

Ms. Jayne Crumpley, 423 Elm Avenue, said if the City passes a fifteen year bond or sales tax increase, how will that impact the City when they ask citizens for a stormwater utility, water rate increase, sewer rate increase, etc. Councilmember Allison said, in reality, Council should not have to go to citizens to ask for utility increases as other cities can raise their utility rates without a vote of the people. Councilmember Holman said utilities do not require a sales tax increase and some of the costs are based on consumer use. Councilmember Castleberry said, from an operational standpoint, the City currently spends more than it takes in, but there are so many unknowns it is hard to say what the impact would be. He said the City's charge is to provide certain services to citizens. He said the City does not have to move forward with any of the Norman Forward proposal, but he is supportive of the proposals because most of these things need to be done and this is something that will separate Norman from other cities. He said professors at OU tell the City all the time to invest in the City, invest in infrastructure, and invest in quality of life. If the City does that jobs will come to Norman and this is exactly what Council is trying to accomplish. He said these projects deserve the scrutiny they are being given and he would like to see Council focus on providing leadership on how to get this done as opposed to how not to get it done. Councilmember Allison agreed and said these are projects that have to be done and should have already have been done and are not necessarily visionary projects.

Mayor Rosenthal sensed more of an inclination toward a sales tax increase, but would argue that some of the proposals are not projects typically done with sales tax, such as road improvements, and she has concerns about that. Councilmember Castleberry said Norman Forward's proposals may be a way to finance improvements and keep costs lower. Councilmember Lang did not disagree with Councilmember Castleberry, but felt there were some projects the City should already be providing to its citizens. His biggest fear is making the whole process so complicated that the public will not understand. He is also concerned about telling citizens that what they are voting on may not be completed if funding runs out or there are other unforeseen complications.

Councilmember Allison said if projects were split between bonds and sales tax, would that require two separate ballot questions and Mr. Francisco said yes. Councilmember Allison said that brings him back to his earlier concerns regarding the previous library election.

A Norman citizen said the Senior Citizens Center is a quality of life issue that has been discussed for years and seems to have fallen off the radar in discussions and Mayor Rosenthal said discussion regarding the Senior Citizen Center is still very active.

Another citizen asked the difference between the Norman Forward infrastructure needs versus a developer putting in a new development and Mr. Lewis said Staff has been discussing that issue among themselves and whether or not these projects would be considered new developments requiring traffic impact assessments, review of phasing of improvements, review of phasing of the project, and timing the improvements to service those projects. On the other hand, the City is not subdividing land nor are they building a new residential subdivision, which gives the City flexibility. He said it will be up to Council on how to balance that out.

### **Update On Previous Meeting Questions**

Mayor Rosenthal asked Staff for an update on questions asked in previous meetings regarding Norman Forward proposals.

Mr. Shawn O'Leary, Director of Public Works, said Council asked if the cost estimate of \$6 million was still a viable amount for the extension of James Garner Avenue from Acres Street to Flood Street and confirmed it is still good. He said two other possible amendments to the projects were mentioned that included a concept of a slip lane (a right turn exit off of Robinson Street), which would cost of \$3 million and an extension of the project south of Acres Street to Eufaula Street, which would cost \$4.5 million for a total project cost \$13.5 million. Councilmember Holman asked if the slip lane could be constructed later and Mr. O'Leary said yes.

Council had asked about a traffic signal at the intersection of Alameda Street and the entrance to the proposed east side library branch to be located next to Fire Station No. 9. Mr. O'Leary had originally told Council the project was part of the 2012 Bond Program, but has since learned it is not part of that program. He said the traffic signal would cost \$150,000 and should be included in the costs for an east branch library. He said it is possible the traffic signal could qualify for federal funding in the 2018 Bond Program.

Mr. O'Leary said another question regarded the cost of a multi-modal pedestrian/bicycle path on the Tecumseh Road Bridge. He said this would require a ten foot wide path over the bridge at a cost of \$500,000. He said this cost is a little staggering, but is basically construction of another lane on a bridge. Councilmember Holman said OKC has multi-model lanes parallel to, but not on, some of their bridges and asked if this could be an option. Mr. O'Leary said Staff can review that, but felt it would be within that same cost range.

Another question was asked about traffic impact to Griffin Park if the City purchased Griffin Hospital property for a sports complex and Mr. O'Leary said each Norman Forward proposal will change the traffic behavior of that area. Staff recommends a traffic impact and site analyses be done for the Griffin site, Reaves site, and the North Base site because each of those, as proposed, are changing the site or complex which changes traffic behavior. Councilmember Holman asked if Westwood Park could be included in that analyses since there is a proposal to replace the Westwood pool adding additional amenities and Mr. O'Leary said Staff felt that site will not have a significant change in traffic behavior; however, access to the pool from the south, 24th Avenue N.W. and Boardwalk, needs to be discussed because there are traffic issues in that area. Mr. Jud Foster, Director of Parks and Recreation, said the Parks Department is anticipating additional use of the pool as well as additional parking, but that has been included in cost estimates. Mr. O'Leary said the analyses would cost approximately \$40,000 per site and the analyses should drive the infrastructure needs, not guessing what is needed.

Mr. O'Leary said costs for improvements to Lexington Street from Flood Street to a proposed North Base Aquatics/Indoor Sports Court Facility had been requested. He said, again, Staff believes an analysis is needed for access points on Berry Road and Lexington Street. He said all North Base infrastructure is owned by OU and the City does now own, operate, or maintain any of that infrastructure nor does the City have right-of-way so the City should be discussing improvements with OU or at least asking them to dedicate the roads to the City. He said Lexington Street is in poor condition and improvements would cost approximately \$1 million. A traffic signal at Lexington Street and Flood Street would most likely be necessary and would cost \$150,000. There are also major stormwater issues in this portion of Norman and Staff has identified \$450,000 in stormwater improvements needed. He said Berry Road does not connect to Lexington Street and Staff believes that as part of the project, a connection should be created bringing the total estimated project costs to approximately \$2 million.

Councilmember Castleberry asked if the stormwater issues are only on North Base and Mr. O'Leary said Staff estimated the costs from east of the YMCA Facility to Flood Avenue, which is only a small portion. The current system has been in place for 50 years and is inadequate, but a site analysis is really needed. Mr. Lewis said proponents of Norman Forward have indicated funds for infrastructure has been imbedded within their figures so the City needs to sort that out.

Ms. Hampton asked if sidewalk improvements on the south side of Robinson Street have been approved to make Westwood Park more pedestrian/bicycle accessible and Mr. O'Leary said the City is currently making improvements to sidewalk gaps and tripping hazards.

**Update On Previous Meeting Questions, continued:**

Councilmember Miller asked who owns the property where the YMCA and hanger building used by the Optimist Club are located and Mr. Lewis said OU owns the property and those facilities have leases with OU. Councilmember Castleberry asked how those leases differ from the City's lease with the State for Griffin Park property and Mr. Bryant said Staff would have to review the leases, however, OU owns the North Base property and has control over what happens on that property. He said the State wants to have a smaller footprint at the Griffin property and is looking to sell some of the property. Griffin Hospital has been advised by their legal counsel that the long term leases with the City are not viable and they can no longer enter into long term leases with other entities. Councilmember Castleberry said the City should not be planning to build facilities on land they do not own or may not be able to lease long term and Mr. Lewis said OU is very receptive to discussions regarding use of North Base property.

Mr. Foster said the Senior Citizen Center is not off the radar and the City is looking forward to the possibility of providing a refurbished facility at the current library location. He said questions were raised relative to the kitchen facility moving to the new site or remaining at the current location. There were also questions raised by senior citizens on whether the Senior Citizen Center should be located at the current library site or the proposed central library site and if there is enough land at the proposed central library site to accommodate a new Senior Citizen Center building. He said a space study was completed by McKinney Partnership to restructure the current library for a Senior Citizen Center as well as accommodating some City Staff offices. No decisions have been made at this time regarding design of the new Center or whether the kitchen would be moved or the parking lot reconfigured for better access for senior citizens. Those answers will come later in the process starting with revisiting the space study taking into consideration the parking issues that have been brought up by senior citizens. Staff is also discussing gathering or refreshing a survey and those questions would be included in that process. Senior citizens also questioned the square footage for the Senior Citizen Center as the original space study designated 12,000 square feet and some seniors do not believe that is not enough space. He said this would be readdressed in the new or revised space study. Seniors have also requested an entrance on Gray Street for the facility so the project would need to include funding for addressing these issues.

Councilmember Lang said if the City decides to propose a newly designed Senior Citizen Center in a location where a majority of seniors want it, would the last vote of the people preclude the City from using the current library site for anything else and Mr. Foster said yes. Councilmember Lang asked if a new facility would have to be part of the Norman Forward bonding package and Mr. Bryant said yes, the 2008 bond authorization is specific to the proposal voters approved so those things specified would have to be done within that proposal; however, if Council or citizens want to do something other than that proposal they can certainly make a different proposal and put that to a new vote. Councilmember Lang asked if voters authorized a new library and new Senior Citizen Center, could the City use the current library for City Staff offices and Mr. Bryant said yes. Mayor Rosenthal said voters want to know the location of facilities they are voting on so not having a location is problematic.

Councilmember Holman said the City owns 1.7 acres where the central library is proposed to be built, but 7 acres is needed. He asked if there is a way to obtain a rough estimate of how much additional land is needed in order to build a new Senior Citizen Center at that site. Mr. Terry Floyd, Development Coordinator, said he discussed this with Meyer, Scherer and Rockcastle (MSR) Design, the consultant for the Library Master Plan update, and they believe in order to construct a library and Senior Citizen Center at that site, a parking garage would be needed due to the tight space. Mayor Rosenthal said generally, people do not like parking garages.

**Update On Previous Meeting Questions, continued:**

Mr. Foster said a question was raised regarding the Westwood Pool Project and additional attendance. According to the consultant, approximately 800 persons per day are projected to attend and the current attendance is 500 persons per day. He said \$500,000 in revenues is projected to be generated per season, which would cover operating costs for that facility.

Another question was raised regarding the Indoor Soccer Complex, and how that would be programmed. He said the Soccer Association has indicated a commitment to make the facility available for public use and different types of use and would also manage the activities.

The Sports Court Facility's projected operation costs are estimated at \$300,000 to \$350,000 per year and that cost would be borne by the YMCA if they were the operator of the complex; however, the YMCA believes revenues will more than cover operating expenses.

Mr. Foster a question came up about the number of tournaments anticipated and although that is a difficult question to answer, a reasonable number in the metro area would be 20 to 30 per year. Councilmember Castleberry asked if that number included all sports tournaments and Mr. Foster said yes.

Mr. Foster said in terms of staffing for all of the park projects and trail projects, Staff is proposing a five person crew to be responsible for that maintenance, which would be salary and benefit costs of approximately \$270,000 per year initially and \$250,000 for equipment such as mowers, trucks, etc.

Mr. Floyd said Council requested information on the difference in square footage costs of an east side branch library versus a central branch. He said square footage costs for each library include land acquisition, bonding, and insurance for construction. The central library branch was projected to \$477 per square foot while the east side branch is projected to be \$408 per square foot so they are close in costs.

Mr. Floyd said there had been a question regarding an impact study on projected tournaments to see where people are going after the tournament, where they are coming from, and how they travel back and forth. He said Staff reviewed the 2013 Ripkin Design Feasibility Study, a study on all the sport complex projects. That study reviewed local markets, primary markets, and regional market drive times. There was also a question regarding the number of tournaments that competing facilities may host and said there were a number of these addressed in the Ripkin Report, i.e., Moore holds about 26 baseball tournaments per year, Edmond's soccer complexes can hold two large tournaments or more, OKC holds 18 to 21 baseball and softball tournaments combined, Bixby and Broken Arrow hold as many as 18 baseball tournaments per year and 8 to 10 softball tournaments. Regional competitors included Mansfield and McKinney, Texas that hold 40 to 50 baseball/softball tournaments per year.

An additional question asked for information on an economic impact study on the Indoor Sports Complex. He said some of those numbers were found in the Ripkin Report and the first year's impact is projected to be \$5.7 million and five years estimates reached \$9.5 million.

Mayor Rosenthal said Norman Forward is expecting the \$143 million worth of projects to be completed in five to seven years. What is Staff's opinion on managing that number of projects? Mr. Lewis said Staff is making the assumption that all projects will have consulting engineers or architects inspecting projects as they are being constructed; however, it would helpful to have additional Staff for construction management and coordination of projects. He felt it would be a permitted use if written into the sales tax referendum. Councilmember Castleberry asked how much additional Staff is needed and Mr. Lewis said two to three, but he would like to investigate that further before nailing down a number. Councilmember Holman asked if the

**Update On Previous Meeting Questions, continued:**

City would hire people not currently working for the City and Mr. Lewis said yes, for a definitive period of time to represent the City in facilitating the projects.

Mayor Rosenthal said Council has to be realistic about what it takes to get the projects done so the City does not overpromise on things that cannot be delivered. Councilmember Allison said Council does not have all the details on the projects yet so the City does not need to promise the voters specific number of lanes in the pool, or a certain number of courts for sport events, etc.

Councilmember Miller said \$5 million has been earmarked for Griffin land acquisition; however, the City has no sense of how much land will need to be purchased or the cost. When is the City going to adjust costs for Sutton Wilderness Park, Griffin soccer fields, and any other land that may be needed in that area? Mayor Rosenthal said Staff has requested appraisals and department leadership is interested in negotiating those numbers with representatives of Griffin Hospital. Councilmember Miller asked if the City will have more information when public meetings are held and Mayor Rosenthal said the best the City can do is give a very general, high-level overview about what is proposed, what is known, as well as the unknowns then allow public comment. Councilmember Allison had hoped to have more information for the public meetings.

Mayor Rosenthal asked Council how many public meeting should be held and Councilmembers said the City told Norman Forward representatives that three public meeting would be held and should stick to that number. There was consensus to hold the public meetings on Tuesday, May 26th, Wednesday, May 27th, and Thursday, May 28th.

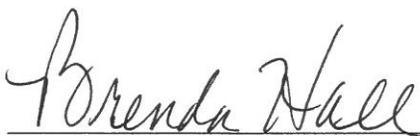
Items submitted for the record

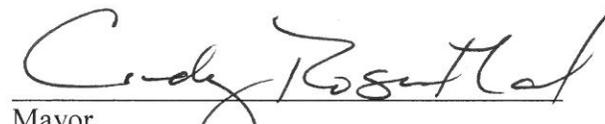
1. PowerPoint presentation entitled, "Norman Forward Financing Presentation," dated May 14, 2015
2. Public Input and Comments: James Garner Avenue Extension, Central and East Branch Libraries, and Senior Citizens Center

\* \* \* \* \*

The meeting adjourned at 7:14 p.m.

ATTEST:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor

