
AMENDED MINUTES

Norman Forward Senior Center
Ad Hoc Advisory Group
January 5, 2016

The Norman Forward Senior Center Ad Hoc Advisory Group of the City of Norman, Cleveland County, State of Oklahoma, met in the Multi-Purpose Room on the 5th day of January, 2016 at 1:30 p.m. and notice and agenda of the meeting were posted at 201 West Gray Street, 24 hours prior to the beginning of the meeting.

ITEM 1, being:

WELCOME AND INTRODUCTIONS

Mayor Rosenthal thanked the members of the Ad Hoc committee for stepping forward and helping with the process and thanked those in attendance to hear the presentation.

David Hopper, Chairman introduced members of the Ad Hoc committee; Mary Bonner, Marvin Terry, Art Breipohl and Nadine Jewell

ITEM 2, being:

OVERVIEW OF COMMITTEE CHARGE

Jeff Bryant, City of Norman Attorney outlined the Charge of the Committee which is primarily helping with recommendations regarding location, conceptual design, final design, helping with public meetings and reporting on the progress of the construction and most importantly help with the Grand Opening. Once the Senior Center is open, this committee's work will be done.

ITEM 3, being:

ORGANIZATIONAL AND GOVERNANCE ITEMS

Jeff Bryant addressed governance items regarding quorum and attendance per City Code. The committee is urged to attend all meetings. Quorum is the whole number equal to or exceeding the simple majority of those individuals authorized or 3. Voting is the majority of those in attendance. If you absence yourself from 3 consecutive meetings then you are subject to removal. The group is an advisory committee which means recommendations go to City Council. City Council will be the final decision maker on the recommendations. Roberts Rules of Order will be in effect for the meetings. All meetings are public meetings and are subject to the Open Meetings Act and are required to be ~~to be~~ posted. Minutes will be recorded as summary minutes and will be brought back to the next meeting for approval. He covered requirements of the Open Meetings Act and also the Open Records Act.

A member of the Financial Oversight Committee, the City Manager and a member of the Parks Board will be ex-officio members of this committee. Member Briepohl stated he would like to have a member of the Library Committee as an ex-officio member and vice versa also since some of the projects will be related. Mr. Bryant said he would pass the information on to the Library Committee.

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Chairman Hopper asked for volunteers or nominations for a Vice-Chair of the Committee.

Member Jewell made the motion and Member Terry seconded to nominate Art Briepohl as the Vice-Chair of the Committee. The vote was taken with the following results:

YEAH: Chairman Hopper and Members Bonner, Breipohl, Jewell and Terry

NAY: None

ITEM 4, being:

PRESENTATION BY MSR DESIGN REGARDING ANALYSIS OF LOCATION OPTIONS FOR A NEW SENIOR CITIZENS CENTER.

Mayor Rosenthal explained why Jeffrey Scherer with MSR Design has been asked to make this evaluation of 6 options. MSR has a much larger contract with the City to design the Central and East Branches of the Library projects which are part of Norman Forward. There was a provision in his contract to specifically evaluate sites in and around the designated sites of the Central Library.

Jeffrey Scherer stated it was difficult to make this presentation as his group did not prepare two of the options. One was done by McKinney Partnership Architects and the other prepared by another group.

A legal issue that needs to be resolved is whether or not the funding from the 2008 approval bond vote can or cannot be applied to all six options. In each option the square footage is the same except for a multi level center which will require more square footage because of the elevator. Option EL is the Existing Library, Option AP is Andrews Park which places the senior center about 100 steps to the front door of the proposed library. Option L1 was presented by a citizens group which includes a 3-story Senior Center, a parking garage, surface parking and a rethink of the way James Garner Avenue works. L2 is a free standing Center on the North with parking between the two. Option L3 places the Senior Center adjacent to the library with a parking garage. Option L4 buys additional land, vacates the apartment building and could be a 1 or 2 story building depending on parking. The study does not provide functional designs, detailed cost estimates or engineering and transportation analysis. The recommendation for the Senior Center is 100 cars and the recommendation for the Library is 345 cars. At the minimum, if the facilities are co-located the recommendation is parking for 400 cars. If they are separate, the full 445 spaces will be needed.

In order for the library to proceed on schedule, it is important that a decision on the viability of options L1, L2 and L3 be made no later than January 15, 2016 in order to meet the schedule and budget limits of the library project. Project Option L4 may require money to be taken from other Norman Forward projects to cover the cost of land acquisition, the apartment building and relocation costs for the tenants and removal from the tax base.

A brief summary of the options as presented follows: Option EL meets all program requirements, requires an additional \$651k and its schedule for renovation is dependent on the current library vacating. Option AP meets all program requirements, maintains a proximate location to the Central Branch library, requires an additional \$6.1M to \$10.5M depending on availability of the 2008 General Obligation bond funds and has the earliest potential opening date for a Senior Center. Option L1 requires 3-story Senior Center, library parking access is too remote, requires structured parking, service deliveries are very compromised, no Senior Center outdoor spaces as required by program, requires an additional \$13.65M and will delay the Library project by at least one year at an estimated minimum inflation impact to the

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cost of the library at \$1.875M. It also eliminates the ability for the library to expand in the future. Option L2 requires 2 possibly 3 stories, has direct access to parking, requires additional \$9.76M, will require long walking distance to library, library can proceed on schedule and no additional land will be required. Options L3 requires 1 to 3 floors, requires parking structure with senior center being located on top of parking structure, library parking access too remote and problematic, no land acquisition required, requires an additional \$12.54M and library project will be delayed. Options L4 requires 1-2 stories, direct access to parking, requires additional \$9.0M plus additional land cost TBD, library can proceed on schedule, requires additional land and removes taxable housing from the city.

Mr. Scherer ended his presentation with the recommendation that Option EL, Option AP and Option L4 continue forward as possibilities, and Option L1, L2 and L3 be eliminated from further considerations.

Member Briepohl questioned the criteria used to determine what the seniors wanted. Mr. Scherer replied they had received a compilation of criteria from meetings held with various senior groups. Mr. Briepohl stated the City Council was planning on putting the seniors in the old library that was undesirable to the seniors and, prior to the Norman Forward vote, they amended the language to allow for a new stand alone facility for the seniors. He stated a survey was conducted of the present people using the center, 81% preferred a new stand alone center, 8% preferred moving to the current library and 11% checked it did not make any difference. This group is called Citizens for a 21st Century Senior Center. He stated he felt the desire is unchanged. Member Jewell stated her major objection is parking and felt the need for covered parking. Mr. McKinney stated covered parking was never a criteria and was not part of his design, but it could certainly be added. Member Terry asked if the bigger issue is covered parking or location to the new library. Mr. Briepohl stated that of the 81% there were different answers. He also stated that a number of the responses indicated close proximity to City Hall would create an undesirable interaction between City staff and the seniors. In addition the City is going to need expansion space and feel in the future they will take more space from the seniors.

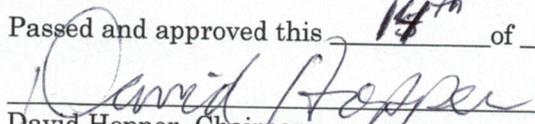
Chairman Hopper questioned if the access across Acres would be more secure for crossing. Mr. Scherer stated it would be redesigned as a civic zone, change in pavement etc, with the possibility the road could be closed for special events, but not permanently closed to traffic.

Chairman Hopper summarized the meeting and timeline. Mr. Scherer stated Member Jewell had told him there were about 20,000 seniors in Norman. Member Jewell replied there was not enough parking at the current facility so not very many attend the senior center. Mr. Briepohl was questioned about how many seniors made up his survey. He stated he thought 60.

Mr. Scherer was asked a question from the audience to discuss the existing library renovation timeline. Mr. Scherer stated the central library will be available in 3 years, which means the existing library option would be about 4 years out before it would be ready. On a standalone facility in Andrews Park, the quickest would be 2 years. Member Briepohl stated Option L1 was done by Montgomery Johnson and he would like to give him a chance to present his design.

Chairman Hopper stated the next meeting is scheduled for Thursday, January 14th at 1:30 PM.

Passed and approved this 14th of January 2016



David Hopper, Chairperson

Chairman Hopper recommended that a copy of the MSR design be attached to the minutes.