

Norman Forward
Reaves Park
Ad Hoc Advisory Group
September 11, 2019

The Norman Forward Reaves Park Ad Hoc Advisory Group of the City of Norman, Cleveland County, State of Oklahoma, met in the Conference Room on the 11th day of September, 2019 at 4:00 p.m. and notice and agenda of the meeting were posted at 201 West Gray Street, 48 hours prior to the beginning of the meeting.

ITEM 1, being:

ROLL CALL

Present: Chairman Armstrong and Members Eckart, Parker, and Wells

Absent: Member Murry

Tardy: Ex-Officio Reiger

City Officials

Present: James Briggs, Park Planner
Jud Foster, Director of Parks and Recreation
Jason Olsen, Recreation Superintendent
Wade Thompson, Park Superintendent
Karla Sitton, Administrative Technician IV

ITEM 2, being:

APPROVAL OF THE AGENDA

Member Wells made the motion and Member Eckart seconded to approve the agenda. The vote was taken with the following results:

YEAH: Chairman Armstrong and Members Eckart, Parker, and Wells

NAY: None

ITEM 3, being:

APPROVAL OF THE DECEMBER 6, 2018 MEETING MINUTES

Member Parker made the motion and Member Wells seconded to approve the minutes. The vote was taken with the following results:

YEAH: Chairman Armstrong and Members Eckart, Parker, and Wells

NAY: None

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ITEM 4, being:

PROJECT UPDATE

Mr. Nate Clair, Halff Associates, highlighted the adopted Reaves Park Master Plan and the initial primary priorities the Ad Hoc approved for the project. He stated the available construction budget is \$6,685,340 and after Flintco Construction was hired as the Construction Manager at Risk (CMaR, their estimated project costs came back at \$13 million. Mr. Clair said today's meeting is to discuss proposed modification/recommendations in order to get the project back into budget.

Mr. Jud Foster, Director of Parks and Recreation, said Staff and the design team looked back to the three main concepts discussed early in the process to include: Around the Horn, Just Outside the Box, and Realigned Drive. He said the Ad Hoc Group selected Concept 2: Realigned Drive – which included playing fields organized around central park space that is visionary and unique; blurs boundary of parks/sports; multi-use facility beyond sports which enhances event space(s); access and circulation; parking distribution; preserves newest concession building; and 1,360 parking spaces. Constraints include minimal reuse of infrastructure; no reuse of fields and lighting; and removal of existing pine trees. Input received: be respectful of Veterans Memorial and look at alternative locations for inclusive fields; include batting cages for each age group; eliminate central even lawn/maintain existing trees in picnic area; maintain existing service road along east boundary; flip 13-14U and 9-12U fields to have 5-8U fields adjacent to the 9-12U fields; increase flexibility of softball by sizing for adult use (300 feet); preserve trees; and include an iconic gateway feature at corner of Jenkins Avenue and Constitution Street. Mr. Foster said the Ad Hoc Group was adamant about keeping the “loop drive” therefore, modifying the fields was discussed in order to get the project into budget.

Mr. Clair distributed a proposed modification drawing that depicted the following:

- Fields A: new construction: four (4) fields for 5-8u baseball fields and pond excavation - \$2,576,025;
 - Fields B1: two (2) enhanced softball fields for 8-16U - \$449,166;
 - Fields B2: two (2) enhanced softball fields for 8-16U (included in B1);
 - Fields C: four (4) enhanced baseball fields for 9-12U - \$527,653;
 - Fields D: three (3) enhanced baseball fields for 13014U - \$182,233; and
 - E: new drive and parking : \$1,652,233
- ❖ TOTAL PROPOSED BUDGET - \$6,160,012

Mr. Clair said proposals for Fields B1, B2, C and D include rehabbing and improving the existing fields as follows: aerating, topdressing, install sod where needed, and reshaping/regrading infields. He said Fields D will also include converting fields to baseball diamond and regrading. Mr. Clair said a proposal to modify existing fencing includes replacing with black vinyl coated chainlink and secure netting and re-tension cables. Additional proposals for field lighting include replacing and relocating light poles to new outfield fence locations (Fields B1); replace and relocate light poles to new outfield fence locations (Fields B2); and relocate and replace two light poles at NE field quadplex (Fields C). Mr. Clair said additional savings can be gained with replacing dugout shade structures with shade sails; adding bleacher shade sails; and repair concession/restroom fixtures and equipment as needed via allowance(s).

Chairman Armstrong said his biggest concern is the drainage issues on the current fields and Mr. Clair said the fields will be aerated and top dressed. Chairman Armstrong asked whether the fields will be raised and Mr. Clair said no. Member Parker felt removing the parking near Fields B2 will not allow for adequate parking and therefore, the park will not function properly. Mr. Clair said the new parking proposal will still allow for 807 parking spaces as well as 34 acres for Medieval Fair use.

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Chairman Armstrong asked what the cost will be for the new Maintenance Facility and Mr. Foster said it is currently being designed and is estimated to be \$3 million. Mr. Foster said the facility was initially estimated to be \$2 million; however, the facility will now include for the transportation buses.

Ex-Officio Rieger joined the meeting at 4:45 p.m.

Mr. Marion Hutcheson, concerned citizen, said the community was told they would get 14 fields with the Reaves Park Plan and Mr. Clair said the proposed modifications include 14 fields - 4 *new* fields (2 T-ball fields and 2 coach pitch fields) and *renovating* the existing 10 fields.

Mr. Scott Martin, concerned citizen, asked what enhanced meant and Mr. Clair said using the existing fields and renovating/enhancing their use. Mr. Martin asked if the bleachers will be new and Mr. Clair said no, they will be reused. He asked what the total budget is for the Reaves Park Master Plan and Staff said it is \$17 million. Mr. Hutchison asked if the bleachers will be covered and Mr. Clair said not in this proposal; however they can be added. Mr. Hutchison asked whether bullpens are included for Fields D and Mr. Clair said no; however, options are available and can be added to the plan since the budget is under \$350,000.

Mr. Hutchison asked whether new scoreboards are included and Staff said no, because the City is currently in discussions with a group that may be providing scoreboards.

Chairman Armstrong asked Staff if they had a concept of what the park will look like when the new Senior Center is constructed and Mr. Foster said not at this time.

Mr. Clair highlighted the schedule and timeline stating the construction documents will be revised and finalized by December 1, 2019 and the project will go out to bid January 6, 2020.

Mr. Clair asked for input on the project priorities. Mr. Hutchison asked whether the City or a contractor would run the baseball/softball program. He felt a contractor will need to run the tournaments in order to the program to be successful and he wanted to make sure the new facility attracts people. Mr. Hutchison felt league fees alone will not cover the field maintenance. Chairman Armstrong said having 14 fields that are the best functional have always be discussed and promised to the community. Member Wells agreed stating the fields should be first priority over the new restroom/concession area under Fields C and suggested making the fields better and/or raising the fields. Mr. Martin said shading is needed at the field areas and Mr. Clair said bleacher shade structures are approximately \$12,000 for small and \$18,000 for large. Chairman Armstrong asked whether the excavation of the pond for Fields A can be used for Fields C and Member Eckart asked what would happen if the soil from the excavation was not usable. Mr. Clair said soil testing has already been conducted and the soil will be usable. Chairman Armstrong said he is hesitant to spend a lot of money at this time for Fields C and felt bringing in gravel and sand to help with the drainage is priority before a new restroom/concession is constructed. Member Eckart wondered if french drains would help with the drainage issue and Mr. Clair said he will explore grading areas between the fields and fencing to help with those issues. Member Wells asked whether the 2021 Spring baseball/softball programs will be at Reaves Park and Staff said yes.

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Mr. Foster requested guidance from the Ad Hoc Group so Half Associates can get bids and price estimates and come back to the Group with a list that can be discussed and prioritized. The Ad Hoc Group discussed and decided the following motion:

- Parking Lot: leave existing so there will be more parking for Fields C;
- Fields C: renovate needs to include improving the drainage before building new restroom/concession area; and
- Grading: initial grading should include grading beyond fencing near Fields C;

Member Parker made the motion and Member Wells seconded to approve the motion. The vote was taken with the following results:

YEAH: Chairman Armstrong and Members Eckart, Parker, and Wells

NAY: None

ITEM 5: being:

ADJOURNMENT

Member Eckart made the motion and Member Wells seconded to adjourn the meeting. The vote was taken with the following results:

YEAH: Chairman Armstrong and Members Eckart, Parker, and Wells

NAY: None

Passed and approved this _____ of _____ 2020.

Garry Armstrong, Chairperson