

UNIVERSITY NORTH PARK BUSINESS IMPROVEMENT DISTRICT
ADVISORY BOARD MINUTES

January 19, 2018

The University North Park Business Improvement District Advisory Board met at 10:00 a.m. in the John Q. Hammons Boardroom at the Embassy Suites Hotel & Conference Center on the 19th day of January, 2018, and notice and agenda of the meeting were posted in the Municipal Building at 201 West Gray Street 48 hours prior to the beginning of the meeting.

PRESENT: Bill Nemeth
Brad Goodwin
Dan Quinn
Matt Clouse
Mike Thompson
Christopher Pope
Austin Goodwin

ABSENT: Rex Amsler
Guy Patton
Jennifer Alexander
Mandy Haws

STAFF PRESENT: Jud Foster, Director of Parks and Recreation
Matt Hendren, Parks Superintendent
Jason Olsen, Recreation Superintendent
Kathryn Walker, Assistant City Attorney
Sarah Encinias, Legal Admin Tech

1. APPROVAL OF THE SEPTEMBER 29, 2017, MEETING MINUTES

After review, motion was made by Matt Clouse and seconded by Mike Thompson to accept the Minutes from the September 29, 2017, meeting as submitted. The vote was unanimous to accept the Minutes as submitted.

2. UPDATE ON LEGACY PARK EVENTS AND RESERVATIONS

Matt Hendren said park reservations for October and December 2017 event festivities were very successful as over 1,000 people were in attendance. Jud Foster then spoke and said Jason Olsen, Recreation Superintendent of the Parks Department, planned last year's winter festival and will now be in charge of special events. Mr. Foster would also like to create an events committee to help put together planned events in the future and Mr. Olsen elaborated by stating that ideally, this group would consist of a Parks Board member, a sound specialist, Bold-Multimedia for a media outlet, someone to organize music, a Norman Arts Board member and a representative from Republic Bank. The committee would be tasked with compiling ideas for events to have on consistent basis throughout the year. Mr. Foster said he would also like to have sponsors to help

with the cost if possible and Mr. Olsen said approximately \$5,000 would be needed for each event.

3. UPDATE ON BID COLLECTIONS

Ms. Walker said invoices were sent out for assessments due at the end of March 2018 and that there are a few liens from last year's unpaid assessments. The biggest issue for non-payment appears to be confusion between tenant and owner as to who pays. This mainly consists of smaller businesses because larger businesses usually pay assessments without delay.

4. UPDATE REGARDING ROBINSON STREET ENTRANCE PROJECT

Ms. Walker said Goppold Architecture is close to project completion and the designs match the rendering. The project budget was negotiated to get closer to the lowest bid of \$373,820 and a design modification reduced the bid by \$38,000, which brought the project within the appropriated budget. Matt Clouse asked if the \$196,000 contribution covered the additional expense and Ms. Walker confirmed that it did. Ms. Walker also mentioned the newly built apartment building wouldn't be assessed until next year but that when it is assessed, it will make a big impact in the amount of assessments other properties in the area will pay.

5. UPDATE REGARDING THE UNIVERSITY NORTH PARK MASTER PLAN

Ms. Walker said City Council heard presentations of the plan this past autumn and further presentations were held throughout the community. Bill Nemeth asked for an update on times for construction to begin. Ms. Walker said the process to amend the TIF takes about 4-6 months and OU had hoped to begin construction soon after any TIF amendments were approved.

6. TOPICS FOR FUTURE DISCUSSION

Mr. Foster began by discussing capitol repairs and improvements needed at Legacy Park. There have been problems with surges in the past and he would like to have the electrical components located in the underground vaults (buried electrical boxes) protected.

Mr. Foster also said the LED lighting fixtures on the fountains have aged, are in poor condition and need to be replaced. He explained that a Texas company came out to Legacy Park and estimated the cost of replacement at \$35,000. Also, the water cannons are in need of replacement and repositioning in order to drop them out of sight due to the complaints received from members of the public. This would be an additional cost of \$30,000. After installation, ongoing maintenance service recommended for the newly installed LED lights is expected to cost an additional \$30,000. This brings the total estimated cost of upgrades to Legacy Park to \$100,000.

Mr. Quinn asked if cost saving measures were maximized. Mr. Foster acknowledged this and said if the LED lights and the water cannons are replaced at the same time it would be at a lower

cost than if these were replaced separately. Matt Hendren explained this would result in savings of about \$5,000 to \$10,000.

Matt Clouse asked if the lights would need to be on a regular replacement schedule. Mr. Hendren said the repairs would have a two (2) year part warranty, a one (1) year labor warranty and the new lights are made well enough that they should be considered a permanent fix barring the usual age and update issues generally experienced in the technology. Ms. Walker suggested the creation of a budget for these expenses and wishes to submit this recommendation in March 2018.

7. DISCUSSION ABOUT DATE, TIME AND LOCATION FOR THE NEXT MEETING

The next meeting is scheduled for Friday, March 9, 2018, beginning at 10:00 am at Embassy Suites.

8. MISCELLANANEOUS DISCUSSION.

Bill Nemeth said he is aware of a recent situation where a sign was built without prior approval of the Architectural Review Board (ARB) and the City. Austin Goodwin said he is to receive these requests for review and forwards them to the ARB for consideration. He said he will help to ensure these guidelines are adhered to. Mr. Nemeth said Jim Ward approves signs but that he himself serves as the contact person for the ARB should any questions or issues arise in the future.

Brad Goodwin said residents located next to Holiday Inn have closed and are permitted to begin work. Home 2 and PDQ stores have begun construction, and an upscale nail salon and spa is also in the works. It was also mentioned that the tire store was leaving temporary signs outside and piling tires on berm near the street. Ms. Walker stated that she would contact Code Enforcement to check on this.

9. ADJOURNMENT

Members unanimously voted to adjourn the meeting and it was adjourned at 10:35 am.