

Norman Forward Senior Center  
Ad Hoc Advisory Group  
September 4, 2019

The Norman Forward Senior Center Ad Hoc Advisory Group of the City of Norman, Cleveland County, State of Oklahoma, met in the Municipal Building City Council Chambers on the 4th day of September, 2019 at 5:04 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:

CALL TO ORDER AND ROLL CALL

Present: Chairperson Hobson and Members Jewell, Terry, Vaughn and Ex-Officio Wright

Absent: Members Bailey, Bonner, and Knudsen

Others Present: Art Chapman, Kim Cory, Jim Griffith, Montgomery Johnston, and Bette Maffucci

Staff Present: Mayor Breea Clark, Jud Foster, Director of Parks and Recreation, Jason Olsen, Recreation Superintendent, Sandi Lasseter Senior Center Supervisor, Randy Hill, ADG, John Semtner, FSB, Fred Schmidt, FSB, and Karla Sitton, Administrative Technician IV

---

ITEM 2, being:

REVIEW OF MINUTES JULY 24, 2019 MEETING

Member Terry made the motion seconded by Member Jewell to approve the minutes. The vote was taken with the following results:

YEAH: Chairperson Hobson and Members Jewell, Terry, and Vaughn

NAY: None

---

ITEM 3, being:

SUB-COMMITTEE REPORT

Member Terry said he worked with Ms. Krystin Richardson, Bold Multi-Media and Mr. Jason Olsen, Recreation Superintendent, to develop a brochure to hand out to the public when speaking to them about the new Senior Center. He said the Sub-Committee met August 16, 2019, at Chairperson Hobson's office and those present included: Chairperson Gale Hobson; Member Vaughn; concerned citizens, Dave Boeck and Montgomery Johnston; and himself.

NF Senior Citizen Ad Hoc  
September 4, 2019

Member Terry said the Sub-Committee discussed and came up with several points when going out and speaking to the community to include:

- Developed talking points:
  - Five to eight talking points
  - Discuss City Survey
  - Discuss Current Status on Senior Center
  - Provide Points of Contact
  - Develop Presentation Guide
- Develop Flyer/Poster
- Two-Three Senior Center Ad Hoc Members Will Contact Organization Groups
- Work with FSB to Put a Schedule Together
- Work with FSB & City Staff to Promote Senior Center Updates & Public Meetings

Member Terry requested assistance from the Ad Hoc Group as well as to those in attendance to get him (or any of the Members) group names and contacts information that the Sub-Committee can reach out to.

---

ITEM 4, being:

DISCUSSION WITH FRANKFURT, SHORT, AND BRUZA (FSB), DESIGN  
CONSULTANTS FOR SENIOR CITIZEN CENTER

Mr. Foster introduced Mr. Fred Schmidt and Mr. John Semtner with Frankfurt, Short, and Bruza (FSB) to the Ad Hoc Group. He thanked the Ad Hoc Group for all their hard work to date and requested they now turn their efforts towards working together with FSB so that everyone can be coordinated.

Mr. Semtner said FSB will listen and gather information and comments regarding what has happened during past Senior Center discussions as well as cast a larger net to gain more input so FSB can bring options to the Ad Hoc Group. Mr. Schmidt agreed, stating many Senior Center meetings have been held over the years; however, this is the first step/meeting for FSB. He said FSB will digest previous discussions and comments.

Mr. Schmidt asked to go around the table and each Member state some of the outcomes they envision for the Senior Center. Chairperson Hobson said it was important to her that the Senior Center be very inclusive not only for seniors but for the 50 + citizens as well. Member Terry felt that obtaining what people would like to see in a facility, as well as support, was more important than the "fluff" items that might not be supported or utilized by the majority. He said another issue is finding out what people are prepared to pay and that monthly fees as well as scholarships needed to be defined early in the process. Mr. Jud Foster, Director of Parks and Recreation, agreed and said Staff has given FSB notes from previous Senior Center meetings and the recent Senior Visioning Session that was held in March, 2019, where several types of components and fees were discussed.

Mayor Breea Clark said she has received several comments from the community stating they would like to have a pickleball court, game room, art and ceramics room, and an industrial kitchen. Member Jewell said the size of center/rooms the seniors are wanting will need to be determined, but seniors also need to be asked if they will utilize the center after it is built. Mr. Semtner said FSB works with a consultant from Colorado who is very good at predicting costs of a facility according to square footage and maintenance of the facility. He said many variables will need to be determined before costs can be predicted; for example, if a gym is wanted will it be an NBA type gym or a regular school size gym; swimming pool, size, and salt water or chlorine;

NF Senior Citizen Ad Hoc  
September 4, 2019

etc. Mr. Schmidt said once a list of needs is determined, FSB can make “cards” of those needs that will reflect size, options, and costs that are very useful in making the best informed decision and to prioritize those needs.

Mr. Montgomery Johnston said in order to reach a goal, the wellness center needs to be the best facility and he is looking to FSB to come up with options that will attract people to come and use the facility.

Member Vaughn said she works for Aging Services and there are several (Aging Services) sites that serves 3,000 to 4,000 meals per day to the community. She said the current Senior Center has an industrial kitchen that Aging Services utilizes; however, she felt it was important to determine if the community wanted to build a new industrial kitchen at the new Senior Center Facility or continue at the current location. Member Vaughn said Aging Services wants to keep a relationship with the City of Norman and said not only does Aging Services provide food to seniors, but the social interaction is a huge factor as well. She said whatever is built, the Senior Center needs to be all-inclusive.

Member Terry said the Senior Center needed to be a flexible design and did not think it should have programs that would conflict with the Cleveland County YMCA. He felt the YMCA needs to know that the Ad Hoc Group supports their facility. Mr. Schmidt said it is important to maximize and use every square foot of a new Senior Center facility. Chairperson Hobson agreed and said the facility will need to be flexible enough for future growth for possible partnerships with clinics, pharmacies, physical therapists, or hospitals. Member Terry echoed Chairperson Hobson’s statement and said future growth is imperative. Mr. Foster said the University of Oklahoma (OU) is interested in the realignment of Constitution Street and Imhoff Road which will allow for the possibility of future expansions to the South.

Mayor Clark said the County is proposing to build a Cleveland County Wellness Center that will have a multi-health room in their future facility. Member Vaughn said having all the components of wellness in one place is very important, whether it is a County or City facility.

Mr. Schmidt asked the Ad Hoc Group what their goals were for the Senior Center and Member Vaughn felt the rural citizens need to be included and felt more welcomed at the new Senior Center. She said most rural citizens do not feel like it will be “their” facility. Member Terry said this is the very reason clubs and organizations need to be defined and spoke to and felt doing so will ease fears and speculations because everyone is welcomed to participate in public discussion and eventually visit the Senior Center.

Mayor Clark said she recently spoke to Councilmember Patrone who suggested the survey be a paper survey rather than an online survey since some seniors do not have computer access. Mr. Semtner said the City will conduct a paper survey which can be picked up at City Hall, at the current Senior Center, public meetings, and to other clubs and organizations that are spoken too. Member Jewell asked whether the surveys can be included in the City water bills and Mr. Foster said that is an option; however, the survey still needs to be designed and designed in time to go out in the monthly billing. Mayor Clark said Councilmember Patrone also suggested putting the survey in The Norman Transcript, similar to the “vote your best of the best.” Member Vaughn said Meals on Wheels and Aging Services would be happy to pass out surveys to the seniors they deliver food too. Chairperson Hobson said all these are great ideas!

Ms. Kim Cory, concerned citizen, said presentations and/or public meetings need to be held at the Little Axe Community Center to gain input from the rural community/seniors. Chairperson Hobson asked whether FSB or the Ad Hoc Group would conduct those presentations and Mr. Semtner said FSB would reply on the Ad Hoc Group to give presentations to clubs, churches, and/or organizations and FSB will conduct the public meetings etc., at City Hall.

NF Senior Citizen Ad Hoc  
September 4, 2019

Ms. Bette Maffucci, concerned citizen, said the comment made earlier stating the new senior center programs should not compete with the YMCA is upsetting. She felt that it is not up to the seniors to save the YMCA's business and/or programs. Ms. Maffucci said the new senior facility will also be limited by the \$6 million budget and Mr. Art Chapman, concerned citizen, said some have said there is a \$7.6 million budget while others have said there is a \$6 million budget. He asked why/what is the discrepancy. Mr. Foster said the \$7.6 million is the total project budget including design fees, soft cost, testing and furniture, fixtures, and equipment. He said the \$6 million is the construction budget for the facility. Mr. Foster said \$6 million will allow for a great Senior Center Project and future expansions will also help obtain all the components wanted at the Senior Center. He said that may mean the project will need to be phased which is not uncommon.

Member Jewell asked what the plans for the current Senior Center are and Mr. Foster said that has not been determined yet. He said some discussions have begun regarding whether or not Aging Services will stay in the current building, but no decisions have been made yet. Mr. Foster said the current facility has a commercial kitchen and it might make sense to include a commercial kitchen at the new facility in Phase II rather than in Phase I. Member Jewell asked how the size and scope of rooms are determined. She wondered how to make sure the rooms/facility are utilized once they are built. Mr. Schmidt said those issues will be discussed and determined when gathering public input, i.e., how many citizens want an art room, quilt room, and/or billiard room versus how many citizens plan to utilize them if they are constructed.

Ex-Officio Wright said a multi-functional and flexible building will need adequate storage in order to function the way it should. She suggested not pigeon-holing any one space or activity room. Mr. Semtner agreed and said multi-purpose rooms must have storage space, i.e., if art room one day and music room the next there must be a storage area to accommodate the art supplies/canvases as well as the musical instruments.

Mr. Semtner highlighted the first draft timeline as follows:

- Tuesday, September 17<sup>th</sup> at 6:00 p.m. – Workshop 1 (Ad Hoc Committee): Programming Exercise (Card Game – “rough” ranking of programming); Site Discussion; and Community Culture Discussion
- Wednesday, September 18<sup>th</sup> at 6:00 p.m. to 8:00 p.m. – **Public Meeting:** Senior Center Trends/Program Options; Question and Answers; Program Preference Activity (what is most important and rank/prioritize items); and Begin Public Online Survey
- Wednesday, October 9<sup>th</sup> - Online Survey Closes (3 weeks) FSB will compile results to Workshop 2
- Tuesday, October 15<sup>th</sup> at 6:00 p.m. – Workshop 2 (Ad Hoc Committee): Review Survey Results; Initial Floor Plan Options; and Initial Site Plan Options to include FSB to sketch out floor plans as it will set on the site
- Wednesday, November 13<sup>th</sup> at 6:00 p.m. – Workshop 3 (Ad Hoc Commission) FSB will bring Final Floor Plans, Final Site Plans, Elevations, and Budget Review to the Ad Hoc Group
- Thursday, December 5<sup>th</sup> at 5:30 p.m. – Public Meeting/Presentation to the Park Board
- Friday, December 13<sup>th</sup> – FSB will have Preliminary Phase Drawing Completed to include SD Book, Budget Confirmation, and Begin Review
- Tuesday, December 17<sup>th</sup> – Public Presentation at City Council Study Session
- Tuesday, January 14<sup>th</sup> – Public Presentation at City Council Meeting
- July 2020 – Construction Documents Completed
- August 2020 – Bids
- February 2022 Construction of Senior Center Completed

NF Senior Citizen Ad Hoc  
September 4, 2019

Mr. Semtner said this an enthusiastic schedule but felt the community is more than ready to begin (and finish) a new Senior Center Facility.

---

ITEM 5, being:

MISCELLANEOUS

Mr. Foster asked FSB to include the following in the public survey: Monthly fees; components of a facility; and frequent use of a facility (now and future).

---

Member Vaughn left the meeting at 6:00 p.m.

---

Chairperson Hobson asked the Ad Hoc Group as well as others present today to get with Member Terry after the meeting if they wanted to assist with gathering contact information and organizations/clubs that the Ad Hoc Group will give presentations to. Mr. Art Chapman, Concerned Citizen, asked if the Ad Hoc Group or City Staff has spoken to seniors who frequent the current Senior Center and Chairperson Hobson suggested and requested that Mr. Chapman spearhead that group/conversations since he frequents the senior center a lot.

---

ITEM 6, being:

ADJOURNMENT

Member Terry made the motion seconded by Member Jewell to adjourn. The vote was taken with the following results:

YEAH: Chairperson Hobson and Members Jewell, and Terry

NAY: None

Passed and approved this 17<sup>th</sup> of September 2019

Gale Hobson  
Gale Hobson, Chairperson