

Norman Board of Parks Commissioners
SPECIAL MEETING
November 3, 2022

The Norman Board of Parks Commissioners of the City of Norman, Cleveland County, State of Oklahoma, met on November 3, 2022, at 5:35 p.m., and notice and agenda of the meeting was posted at 201 West Gray Street, 24 hours prior to the beginning of the meeting.

ITEM 1, being:

ROLL CALL

Present: Chair Wright and Commissioners Davison, Favors, Isacksen, May, Moxley, Sallee and Salmond

Absent: Commissioner Ross

City Officials

Present: Jason Olsen, Director of Parks and Recreation
James Briggs, Park Development Manager
Karla Sitton, Administrative Technician IV

ITEM 2, being:

APPROVAL OF THE SEPTEMBER 29, 2022, SPECIAL PARK BOARD MINUTES

Chair Wright moved the approval of the September 29, 2022, Special Park Board Minutes to the December 1, 2022, Park Board Meeting.

ITEM 3, being:

APPROVAL OF THE AGENDA

Commissioner Salmond made the motion, and Commissioner Moxley seconded to approve the agenda. The vote was taken with the following results:

YEAH: Chair Wright and Commissioners Davison, Favors, Isacksen, May, Moxley, Sallee, and Salmond

NAY: None

Mr. Jason Olsen, Director of Parks and Recreation, requested the Board move to Item #6 to allow pertinent Staff, who had not arrived at the meeting due to traveling from an out-of-town conference, to make the presentation.

ITEM 6, being:

NORMAN FORWARD UPDATE

Mr. Jason Olsen, Director of Parks and Recreation, provided a Norman Forward Update to the Board.

Reaves Park

Work is continuing at the park on the new 4-plex of T-ball fields. Crews laid the hybrid "Tahoma-31" field turf last month, ahead of the winter dormancy period. Common Bermuda grass sod was also installed around the fields, parking lots, and lake. Commissioner Moxley asked who would maintain the fields/turf,

and Mr. Jason Olsen, Director of Parks and Recreation, said it would be a joint effort between Ball Clubs of Norman, the baseball/softball program operator, and Park Maintenance Staff. Mr. Olsen said a new irrigation system was installed, which will help the new grass survive and keep it from dying during the summer heat. He suggested the Park Board tour the park early next year to see all the park improvements. The project has a planned completion and dedication scheduled for this winter before next spring's baseball season.

Griffin Park

The contractors are working on Phase 6, moving dirt and pouring parking lot additions. Phase 6 includes eight fields, two concession/restroom buildings, one restroom-only building, and a new entry into the complex. Additional work at Griffin Park will consist of new traffic lights, one at 12th Avenue and High Meadows and another on Robinson Street and State Drive, along with "entrance only" and "exit only" signage, which will help with traffic going into and out of the park/parking lots. The new street work on Robinson Street is a Public Works project and will go out to bid soon. The Griffin Park project is scheduled to be completed in the Spring of 2023.

YFAC

Progress continues at the Young Family Athletic Center (YFAC). The roof has been constructed, and most of the concrete has been poured, except for the competition pool area. Mr. Olsen said the pool depth was recently changed to a six-meter depth so it could be more competition-focused. The YFAC is scheduled to be completed by the end of 2023.

Senior Wellness Center

Progress continues at the Senior Wellness Center. Building C at the NRH Porter Campus was recently demolished, and concrete footings are being installed. Mr. Olsen said steel is beginning to go up, and a Steel Top Out Ceremony is scheduled for November 30th. He said Staff would send out an email to the Board with specific details as the date gets closer. The Senior Wellness Center project should be finished in the Summer of 2023.

Chair Wright said she had a constituent ask her about a recent article in the newspaper and requested Staff clarify whether or not the City intended to sell the current Senior Center Facility once the new Senior Wellness Center is open. Mr. Jason Olsen, Director of Parks and Recreation, said no, there had not been any discussions to sell the current Senior Center. He said the City acquired 718 N. Porter Avenue in a land exchange with NRH, and the property was valued at approximately \$1.2 million. He said Cleveland County has started discussing expanding its Health Department and would like to purchase 718 N. Porter Avenue. Mr. Olsen said this process had taken a little longer than expected, but the \$1.2 million from the sale of the city-owned land will be used to cover a shortfall on the Senior Wellness Center project.

Cherry Creek Park

Most of the new playground has been installed, and turf will be installed soon. Staff said a dedication/ribbon-cutting ceremony would be scheduled at the end of the year. This neighborhood park upgrade was made possible by city voters through the Norman Forward initiative. Commissioner Moxely commended Staff for working with the residents on this project.

ITEM 7, being:

DIVISIONAL UPDATES

Mr. Jason Olsen, Director of Parks and Recreation, said most Staff is attending the annual ORPS Conference, and there are no new divisional updates.

Item 8, being:

MISCELLANEOUS COMMENTS

Commissioner Sallee asked if the City was discussing selling the Irving and Whittier Recreation Centers to Norman Public Schools (NPS), and Mr. Olsen said yes. He said NPS would like to plan a future bond proposal to pay for projects on the two buildings; however, to do so, they must own the buildings. Mr. Olsen said the two buildings are currently being appraised.

The Community's Annual Veterans Day Parade and Ceremony to honor veterans will take place on November 13th. The parade will leave from the OU Stephenson Research Technology Center at 2 p.m. and finish at Reaves Park. The Ceremony at Reaves Park will begin at 3 p.m. and feature words from U.S. Marine Major Andrew Manaois centered around "Honoring our Past into the Future" – this year's theme. The parade route includes a procession north on Jenkins Avenue to Reaves Park and ends at the Cleveland County Veterans Memorial.

Mr. Olsen said the Ugly Sweater 3K Event will be on December 3rd, beginning at Andrews Park at 4 p.m. Participants would weave through downtown Norman and finish along the annual Christmas rade route. Participants are encouraged to wear their ugly sweaters, and the best ugly sweater award will be given to Best Individual and Best Team or Family. Participation costs \$22 (untimed) or \$30 (timed) and includes a long-sleeved event shirt and medal while supplies last.

The Andrews Park Community Tree Lighting begins at 5:30 p.m. on December 9th in partnership with the Pioneer Library System. This free event will start at the Andrews Park Amphitheater (201 W. Daws Street) with holiday music by Sooner Theatre Studio students, Artsy Learning Center students, and a visit from Santa, who will help light the tree! Around 6 p.m., participants will carol from Andrews Park to the Norman Public Library Central (103 W. Acres) and enjoy hot cocoa, treats, crafts, and photos with Sant and Frosty.

The Sixth Annual Winterfest at Legacy Park begins at 5:30 p.m. on December 10th to celebrate the holidays with Santa, Frosty, live music, hot drinks, adult beverages, crafts, and a special appearance from a green-haired Who. This is a free event, and festivities include Jazz renditions from Adam Aguilar & the Steve Pruitt Jazz Band. The evening will culminate with a fireworks show over Legacy Park at 7 p.m. Beanstalk Coffee and Sno will provide hot cocoa to keep you warm through the winter night. Vendors such as Some Like It Tot, 405 Brewing Co., Equity Brewing Company, and Canadian River Winery will also be on-site with food and adult beverages.

Staff arrived at the meeting, and the Board went back to Item # 4

ITEM 4, being:

CONSIDERATION OF LAND OR FEE IN LIEU OF PARK LAND FOR THE REDLANDS ADDITION PUD (2022)

Mr. James Briggs, Park Development Manager, said the Redlands Addition PUD is north of Indian Hills Road, between 36th Avenue and 48th Avenue NW. He said in 2010, and the Redlands Addition was platted with a total of 288 single-family lots. The developer requested to pursue a public park decision, setting aside 1.89 acres to be dedicated park land in the northeast corner of the addition, which connected to the linear park land in the adjacent addition to the east. The Board accepted a park land decision for the Redlands Addition PUD in 2010.

Mr. Briggs said the original preliminary plat of the Redlands has expired and is now being presented again as a revised preliminary plat of the same tract of land. In this new plat, the Redlands PUD contains a mix of single-family, duplex, apartment, and commercial development. All combined, the total of the residential units will yield a park land dedication of 2.5057 acres. The Staff has worked with the developer to ensure they keep the designated public park in the exact northeast location, with the connection to the other neighborhoods intact. The land is still adjacent to one of the detention ponds in addition, which will belong to the HOA. The park is also located within the single-family residential portion of Redlands, which is preferred. When completed, Redlands Addition's building permits will generate \$39,300 in Neighborhood Park Development Fees and the same amount in Community Park Development Fees.

Staff recommends that the Board make a land decision for the revised preliminary plat of Redlands Addition PUD.

Commissioner Moxley made the motion, and Commissioner May seconded to accept park land dedication requirements for Redlands Addition PUD (2022). The vote was taken with the following results:

YEAH: Chair Wright and Commissioners Davison, Favors, Isacksen, May, Moxley, Sallee, and Salmond

NAY: None

ITEM 5, being:

CONSIDERATION OF LAND OR FEE IN LIEU OF PARK LAND FOR THE VERVE NORMAN PUD

Mr. James Briggs, Park Development Manager, said the Verve Norman PUD Addition is located at the northwest corner of the intersection of Classen Boulevard and 12th Avenue SE. The addition includes a proposal to tear down the old OU Motel and Blue Eagle Academy buildings on Classen Boulevard and replace them with student housing and open space. It will contain a maximum of 350 units of apartment housing. At that unit count, the development would generate a public park land dedication of 1.5488 acres or a private park dedication of twice that amount (3.098 acres). This development will also yield \$26,250 in Neighborhood Park Development Fees and the same in Community Park Development Fees once all building permits have been issued.

The development runs parallel to the railroad tracks and includes a large amount of land in the floodplain south of the existing buildings to be demolished, down to the 7-11 on 12th Avenue. The City of Norman owns the land between this addition and Classen Boulevard, where it curves to meet 12th Avenue as street Right-of-Way. The plat shows most of the land south of the proposed student housing as recreational space, with a dog park for residents and an area for hammocks, slack lines, and walking trails. However, due to the location in the floodplain and the topography of the area, this land cannot be counted as public or private park land according to the Park Land Dedication Ordinance. The developer still intends to provide these amenities and understands that they are also required to satisfy the requirement of our ordinance and has indicated a desire for a Fee-in-Lieu of land decision. This Fee-in-Lieu, plus all of the building fees collected at the final build-out, can be used to help continue development at the closest public park. In this case, Staff is proposing to use the fees at Oak Tree South Park, located less than a half mile from the development. Staff will use these fees, plus any Norman Forward Neighborhood Park Improvements Project funds set aside for Oak Tree South Park in the future, to improve the playground, trails, and site amenities located in the park.

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Staff recommends the Board accept a Fee-in-Lieu of park land decision for The Verve Norman PUD.

Commissioner Salmond asked whether the railroad crossing on Constitution Street, just west of Oak Tree Avenue, would be repaired, and Mr. Briggs said yes, BNSF would make the repairs. Mr. Briggs said the City is building a multi-modal trail from Jenkins Avenue to Classen Boulevard that will go along the OU Golf Course, cross the railroad tracks and go up to the intersection at the 7-Eleven Convenience Store. Chair Wright asked if pedestrians would need to cross the railroad tracks at Classen and Constitution to get to Oak Tree South Park and Mr. Briggs said that is correct since there is no crosswalk at Oak Tree Avenue. Mr. Briggs said Staff considered Woodslawn and Faculty Heights Parks, but they were much further than the Oak Tree South Park.

Commissioner Moxley asked how many stories The Verve Norman apartments have, and Staff said it would be a five-story building.

Commissioner May made the motion, and Commissioner Moxley seconded to accept the Fee-in-Lieu of park land for The Verve Norman PUD and dedicate the fees to Oak Tree South Park. The vote was taken with the following results:

YEAH: Chair Wright and Commissioners Davison, Favors, Isacksen, May, Moxley, Sallee, and Salmond

NAY: None

Commissioner Sallee asked when the OU Motel and Blue Eagle Academy will be demolished and Mr. Briggs said he does not know the specific date; however, The Verve Norman is a 1 ½ year project.

ITEM 9, being:

ADJOURNMENT

Chair Wright adjourned the meeting at 6:19 p.m.

Passed and approved this 5th of JANUARY 2023



Kristi Wright, Chair