

CITY COUNCIL CONFERENCE MINUTES

October 26, 2021

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in a conference at 5:00 p.m. in the Municipal Building Executive Conference room on the 26th day of October, 2021, and notice and agenda of the meeting were posted at the Municipal Building at 201 West Gray 24 hours prior to the beginning of the meeting.

PRESENT:

Councilmembers Foreman, Hall, Holman, Lynn, Peacock, Schueler, Studley, Tortorello, Mayor Clark

ABSENT:

None

Item 1, being:

UPDATE FROM A REPRESENTATIVE OF THE NORMAN REGIONAL HEALTH SYSTEM ON THE HEALTH VILLAGE PROJECT ON THE PORTER CAMPUS.

Mr. Richie Splitt, Chief Executive Officer (CEO) of Norman Regional Health System (NRHS), said the \$280 million in bold, transformational NRHS projects include Healthplex expansion; Ambulatory Pavilion and Cancer Center; free standing Emergency Department; Porter Health Village; and Behavioral Health Center. He said this significant investment would transform Norman's health care system as well as modernize delivery of care, improve access to care, expand services, and keep quality care as a top priority. He said this project will more than double the size of the Healthplex Campus to include a parking garage and large decorative pond.

The NRHS State Highway 9 project (NR 9) will consist of a freestanding emergency facility that will include an emergency department, primary care, specialty care, physical therapy, etc., with room for expansion. He anticipates construction to be completed in approximately eleven months.

The Porter Health Village and Behavioral Health Center is NRHS's Legacy Campus with 75 years of life saving care. Mr. Splitt said NRHS is planning to repurpose Legacy Campus into the Health Village and will only retain the existing Education Center and North Tower buildings. He said NRHS initiated a Memorandum of Understanding (MOU) with the City of Norman for purchase of property that could include an asset swap as well. Initially, NRHS had an appraisal done for the nearly 30 acres of the Porter site; however, as part of that appraisal some unknown elements came to light, e.g., streets not vacated through proper channels, pockets of City owned property within the Porter Campus (12.2 acres), etc. He said NRHS Staff wants to move away from that chaos and in doing so hired experts in titling and civil engineering. He said there would be room for growth in the future.

Mr. Splitt said the purpose of the Health Village is to improve access to healthcare by integrating various health related services including urgent care, preventative care (inpatient and outpatient), behavioral health services, retail, health education, and independent senior living located nearby.

Item 1, continued:

Mr. Splitt said after the MOU was approved, NRHS partnered with Oceans Healthcare to build and operate a freestanding Behavioral Health Center to expand behavioral health services in south central Oklahoma. He said the 48 bed hospital will be named Behavioral Health Porter Village and will more than double NRHS's current inpatient capacity for behavioral health patients and add new services, including an intensive outpatient program and a dedicated geriatric behavioral health unit. The Behavioral Health Center will be one of the first facilities constructed on the new Porter Health Village Campus and will augment a broad range of health and wellness services planned for that location including the addition of a Senior Wellness Center.

Councilmembers asked if public art would be a portion of the NRHS projects and Mr. Splitt said definitely and although NRHS has not drilled down into what that would look like, it will be art that honors healthcare and healthcare workers (healers), particularly recognizing healthcare workers' important roles throughout the COVID battle.

Items submitted for the record

1. PowerPoint presentation entitled, "NRHS Inspire Health City Council Update," dated October 26, 2021

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Item 2, being:

SENIOR WELLNESS CENTER PROJECT UPDATE.

Mr. Jason Olsen, Director of Parks and Recreation, presented renderings of the proposed Senior Wellness Center and said Staff and the Ad-Hoc Committee are debating naming the Center the Adult Wellness Center because the word "senior" has negative connotations especially among younger senior adults. He said the goal target age for the facility is adults 50 years and over. He said the Senior Wellness Center will sit on 4.7 acres within the NRHS Porter Health Village with entrance on North Findley Avenue and will accommodate parking for 97 vehicles (including 20 Americans with Disabilities Act (ADA) parking spaces). The facility will include large restroom/locker areas; warm water pool with deck and open cabanas; fitness area; multi-purpose area (cooking demonstrations, special events, concerts, etc.); arts/crafts area; social gathering lounge; wellness rooms; game room; storage areas; covered outdoor patio; open grass recreation area; landscaping; and Staff office space. He said the wellness rooms could be used for almost anything, including medical exams, salon (massages), vaccination pods, first aid, etc. He said there would be room for future growth as well.

Mr. Olsen said the total funding sources include NORMAN FORWARD - \$8,500,000 and CARES Act - \$3,900,000 for a total of \$12,400,000. Total project budget includes architecture/engineering costs - \$722,000; Administrative Permit Fees/Construction Testing - \$416,699.38; owner contingency - \$468,787; and Furniture/Fixtures/Other Equipment - \$375,029.44. Total projected construction costs will be \$10,417,484.39.

Item 2, continued:

Mr. Olsen highlighted a tentative timeline that as MOU negotiation with City (approved in August 2021); filing of preliminary plat and land use applications in November 2021; Planning Commission approval in December 2021; City Council approval in January 2022; title cure actions in January thru April 2022; closings in February 2022; final plat process in April 2022; and groundbreaking/construction in April 2022.

Councilmembers said this project has been a long time coming and they are pleased with the design and location, as many locations have been discussed over the years. They said the senior community has been actively advocating for a 21st Century facility for many years and believe the adult community will be very happy with the facility. They thanked Staff and the Ad-Hoc Committee for their hard work.

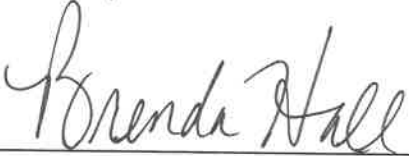
Items submitted for the record

1. PowerPoint presentation entitled, "NORMAN FORWARD Adult Wellness Center," presented by Jason Olsen, Director of Parks and Recreation

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The meeting was adjourned at 5:55 p.m.

ATTEST:



City Clerk



Mayor

