

## CITY COUNCIL CONFERENCE MINUTES

July 23, 2019

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in a conference at 5:30 p.m. in the Municipal Building Conference Room on the 23rd day of July, 2019, and notice and agenda of the meeting were posted at the Municipal Building at 201 West Gray and the Norman Public Library at 225 North Webster 48 hours prior to the beginning of the meeting.

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| PRESENT: | Councilmembers Bierman, Carter, Clark, Hickman, Holman, Scanlon, Scott, Wilson, Mayor Clark |
| ABSENT:  | None                                                                                        |

Item 1, being:

PRESENTATION BY REPRESENTATIVES FROM CLEVELAND COUNTY REGARDING THEIR HEALTHY LIVING BLOCK PROJECT LOCATED IN THE CENTER CITY TAX INCREMENT FINANCE DISTRICT AREA.

Mayor Clark introduced Ms. Melody Bays, Executive Director of the Cleveland County Wellness Square, and Ms. Tara Douglas, Director of Community Engagement for Cleveland County, who will be speaking tonight about the Cleveland County Healthy Living Block (Wellness Square).

Ms. Bays highlighted the Cleveland County Master Plan, which includes creating a welcoming sense of place for Cleveland County residents, creating a gateway between downtown Norman and Campus Corner, finding ways to meet the needs of the growing community, and providing walkability, health, and engagement within the community. She said all these goals include economic development and job growth. She said the Master Plan began with a kickoff design workshop in December 2016 with the final Master Plan completed in September 2017 and adopted by the Cleveland County Commissioners in November 2017. She said community presentations are ongoing as well as building design and construction with the County's project partner ADG, Inc. She said the construction timeline will consist of 1) Wellness Square, 2) a parking garage, and 3) the Courthouse remodel.

Wellness Square will consist of a 16,000 square foot two story Administration Program Building (rebranded from Healthy Living Building) and a 4,800 square foot multi-use pavilion that can be used for a Farmers Market that can accommodate up to 57 vendors (inside and outside). She said the Farmer's Market is expected to begin operating in 2022. The Administration Program Building will include a lobby with information desk; public restrooms; administrative offices; meeting rooms; multi-purpose classrooms; event spaces; storage areas; children's play area; commercial/demonstration kitchen; greenspace for outdoor activities; and community rooms.

Mayor Clark asked if landscaping will include fruit trees that would be free to the public to promote healthy living and County Commissioner Darry Stacy said no, fruit trees are seasonal and difficult

to maintain. He said the landscaping will include native/drought resistant plants, bushes, and trees. Ms. Bays said there are plans for an herb garden to teach people about growing and cooking with herbs because herbs can be grown in pots inside of apartments if people do not have land. She said sustainability is important and the goal is to have the highest amount of impact for the lowest ongoing maintenance.

Ms. Douglas said funding for the project will come from local ad valorem revenue already earmarked for public health. The County's goal for the project is to maintain a true mission of public health and quality of life when serving residents from the programs provided to after hour events. She said Wellness Square will touch all demographics as well as entire lifespans.

Ms. Douglas said the Wellness Square Program will consist of

**Healthy Eating:** demonstration garden; cooking classes; chronic disease self-management; total wellness program; mobile farmer's market; and summer feeding programs/sites.

**Active Living:** open streets; community fitness classes; Run the Streets Program for the Office of Juvenile Affairs (OJA); and bike share/trike share hubs.

**Health Promotion/Access to Care:** clinic co-op; child vision program; dental care; tobacco cessation classes; immunization clinics; and health screenings

**Promotional Events:** block parties and summer concert series.

**Veteran Services:** computer lounge and healthy aging programs for seniors.

**Community Forums/Education:** legislative forums and emerging health trends.

**Child Health:** car seat check events; teen dating violence/healthy relationships programs; and Little Sprouts Program.

**Social Determinants:** literacy classes; financial health classes; and resume nights.

Councilmember Scanlon said there are two veteran services in Norman so how will those services relate to Wellness Square and Mr. Stacy said Mr. Mark Braley, Veteran Service Coordinator for Wellness Square, will really connect the dots to provide a one-stop service for veterans that will give them guidance on available services and how to obtain those services.

Councilmember Scanlon asked if there will be homeless services and Ms. Bays said definitely, Wellness Square will provide services to everyone in Cleveland County and just like the veterans, Wellness Square will work closely with agencies that provide services to the homeless population of Cleveland County.

Wellness Square potential partners include Cleveland County Health Department; local non-profit agencies; United Way of Norman partner agencies; Norman, Lexington, Moore, Slaughterville, and Noble municipalities; Norman Chamber of Commerce; local YMCA; Moore Food and Resource Center; civic clubs (e.g., Lion's, Rotary, Kiwanis); Pioneer Library System; Norman Regional Health System; and Moore/Norman Technology Center.

The next steps include launch design development phase, naming and branding, and continued stakeholder meetings.

Commissioner Stacy said the County is offering the City an opportunity to partner in Wellness Square. He said many things are happening in Norman, e.g., James Garner Avenue improvements, a new Central Library, the Healthy Living Block, the County Master Plan, and the Center City Vision (City Center Form Based Code CCFBC) to connect downtown Norman to Campus Corner. He said this is truly an opportunity to be the beginning of all the ideas envisioned for the downtown area. He said the County would love to be the first project within the CC Tax Increment Finance District (CCTIF) and would love to have the City as a partner. He would like Council to consider a Memorandum of Understanding (MOU) stating the City will give serious consideration to partnering with the County on Wellness Square. He said this project could be the first project in the CCTIF Project Plan.

Councilmember Scott asked if the County would be willing to consider a commitment for solar energy or Leadership in Energy and Environmental Design (LEED) if the City moves forward with a MOU and Commission Stacy said that would depend on how much money the City is willing to put into the project. He said solar and LEED are extremely expensive and cost prohibitive so that is the reason the County did not plan to do that, but if the City is willing to help with those costs then the County would reconsider.

Councilmember Wilson said she likes the idea of a commercial kitchen that could be used as a business incubator to help small home kitchen businesses grow.

Councilmember Wilson suggested a healthy stop station for the homeless population that would give them an opportunity to shower.

Councilmember Hickman said Wellness Square supports the vision for Center City and what the (CCFBC) intended for projects. He suggested the City and County collaborate on the design of James Garner Boulevard to maximize the project goals. He supports using CCTIF funds for the project because the City has a Johnson and Associates Study that details block by block infrastructure in Center City that needs to be done, i.e., streetscapes, sidewalks, waterlines, sewer lines, etc. He said although he understands Councilmember Scott's environmental concerns, he does not believe CCTIF funds can be spent on solar or LEED, but Council could try to find another revenue source to help fund that.

Commissioner Stacy said he was not sure the Johnson Study envisioned this project at the location it will be constructed so that portion of the study may need to be revisited to ensure infrastructure will be properly addressed.

Councilmember Carter asked the timeline of the proposed projects and Mr. Stacy said the County is hoping to break ground for Wellness Square in March or April 2020 and construction is expected to take one year. He said the parking garage is expected to be constructed at the same time as Wellness Square so the County is hoping to get both projects started next year.

Councilmember Wilson said this is the type of project the CCTIF funding mechanism should be used for so she supports this project. She asked what will happen with the Farmer's Market currently held at the Cleveland County Fairgrounds and Commissioner Stacy said the Farmer's

Market will move to Wellness Square; however, other events will take place at the fairgrounds. He said the County Fair will be held in September and urged everyone to attend.

Councilmember Holman said the CCTIF was intended to improve infrastructure in Center City and alleyways are a big priority as well as block by block curb and gutter, sidewalks, drainage, etc. He would like to have an idea of how much money would be used for those issues. He does agree CCTIF funds can be used for the Wellness Square Project and would support that.

Items submitted for the record

1. PowerPoint presentation entitled, "Cleveland County Wellness Square, a project of Cleveland County" dated July 23, 2019

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The meeting was adjourned at 6:25 p.m.

ATTEST:



City Clerk



Mayor

