



# CITY OF NORMAN, OK CITY COUNCIL STUDY SESSION MEETING

Municipal Building, Executive Conference Room, 201 West Gray, Norman,  
OK 73069

Tuesday, November 19, 2024 at 5:30 PM

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## AGENDA

The City Council Study Session of the City of Norman, Cleveland County, State of Oklahoma, will meet in Regular Session in the Executive Conference Room in the Municipal Building, on Tuesday, November 19, 2024 at 5:30 PM, and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

*It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

### CALL TO ORDER

### AGENDA ITEMS

1. DISCUSSION REGARDING STATUS OF THE FYE 2025 CAPITAL IMPROVEMENTS PROGRAM BUDGET AND PREPARATION OF FYE 2026 CAPITAL IMPROVEMENTS PROGRAM BUDGET.
2. PRESENTATION FROM NORMAN ARTS COUNCIL REGARDING THE ECONOMIC AND SOCIAL IMPACT OF NORMAN'S NON-PROFIT ARTS AND CULTURE SECTOR.
3. DISCUSSION REGARDING THE OPERATION OF THE EMERGENCY SHELTER.

### ADJOURNMENT

**FYE 2025 Capital Improvement Program  
Update;  
Preparation of FYE 2026 C.I.P.;  
Preparation of FYE 2027 – 2030  
Capital Improvements Plan**

# Capital Budget Calendar for Preparation of the FYE 2026 C.I.P.

- November 19, 2024
  - Update/Review of FYE 25 CIP & discussion of Council priorities for FYE 26 CIP
- March 4, 2025
  - Discussion on proposed new projects
- May 6, 2025
  - Review of final proposed plan for FYE 2026

# What is a Capital Project?

- A project which generally costs more than \$100,000;
- Is relatively fixed or permanent in nature;
- Asset with an expected life of more than five years;
- Usually consists of the construction of a new, expanded or improved tangible asset;
- Often takes more than one fiscal year to complete;
- Contracted services for design, land acquisition and utility relocations may be required in advance of construction.

# Capital Projects Sources

- Purpose of CIP is to support services of municipal government.
- Projects are identified in Long Range Master Plans that are reviewed by citizens and adopted by City Council (Land Use, Transportation, Parks, Water, Wastewater, Greenways, Stormwater, etc.).
- Priorities are set by Council (short range, long range). The short range needs go into a one-year adopted capital budget; The long range needs go into a 5-year Capital Plan with proposed schedules of implementation and available funding sources.
- Emergencies and high priority unanticipated project needs can be added through re-allocation or appropriation of funds by Council.
- Sources of funding include voter-approved general obligation bond proceeds, (0.7%) Capital Sales Tax, (0.5%) Norman Forward Sales Tax and Public Safety Sales Tax, UNP TIF revenues, enterprise revenues, intergovernmental grants, Room Tax, private funds, and others.

# All Funds Included in C.I.P. Budget

## SPECIAL PURPOSE CAPITAL FUNDS

- Public Safety Sales Tax Fund
- CDBG Fund
- Special Grants Fund
- Room Tax Fund
- Public Transportation and Parking Fund
- Capital Fund (Pay-As-You-Go, or “PAYGO”)
- Capital Fund (General Obligation Bonds)
- Norman Forward Sales Tax Fund
- Park Land & Development Fund
- University North Park Tax Increment Finance District Fund
- Center City Tax Increment Finance District Fund
- Arterial Road Recoupment Fund

# Funds Included in C.I.P. Budget (Cont.)

## ENTERPRISE FUNDS

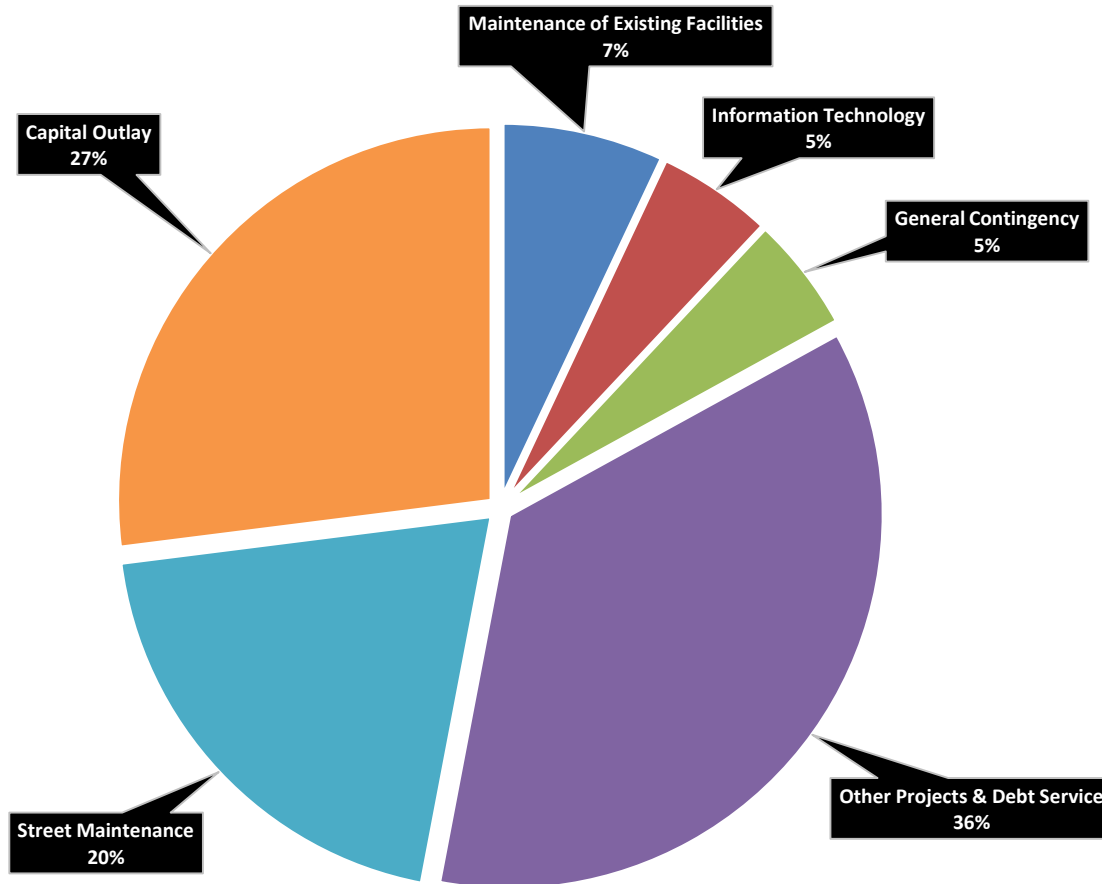
- Water Fund
- Water Reclamation Fund
- Sanitation Fund
- Sewer Maintenance Fund
- New Development Excise Tax Fund

# What is the Capital Improvements Fund?

- The Capital Improvements Fund was established in 1976 to account for capital projects funded by capital sales tax receipts, general obligation bond issues or specific matching funds (i.e., private & reimbursements).
- These projects support services that do not have dedicated special revenues, such as enterprise funds.
- Those projects relating to enterprise funds, funded with fees and charges, or special revenue sources are accounted for in their respective enterprise funds.
- Funded by seventy percent (70%) of one percent (0.7%) of sales tax that was set aside for capital improvements by referendum.



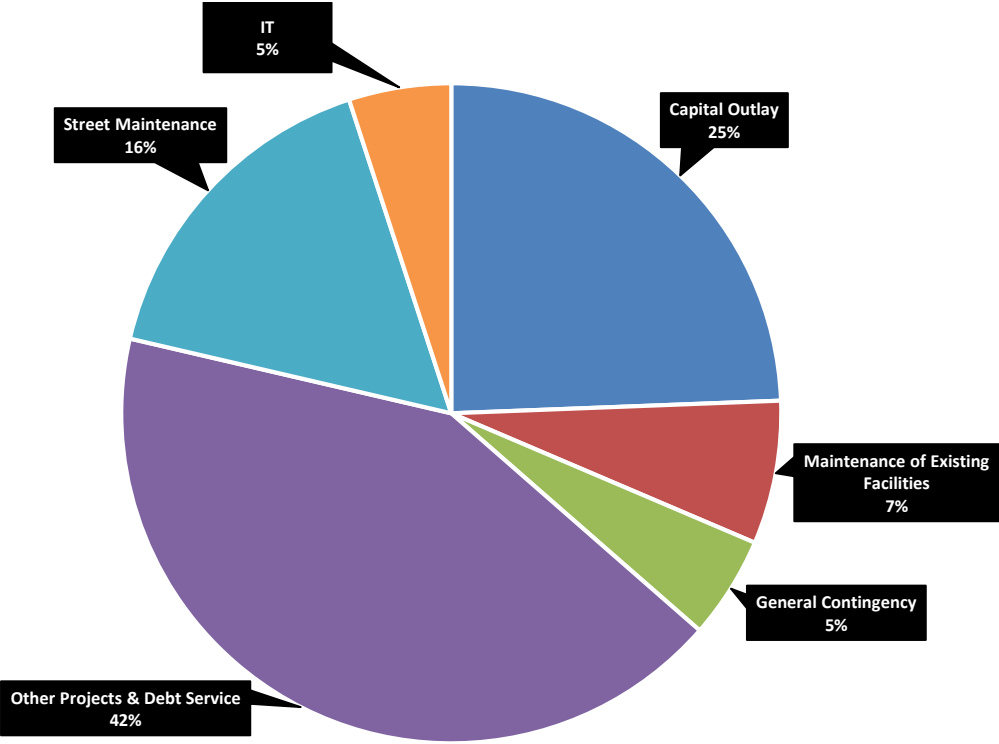
# Capital Sales Tax Guidelines to Allocate New Revenue



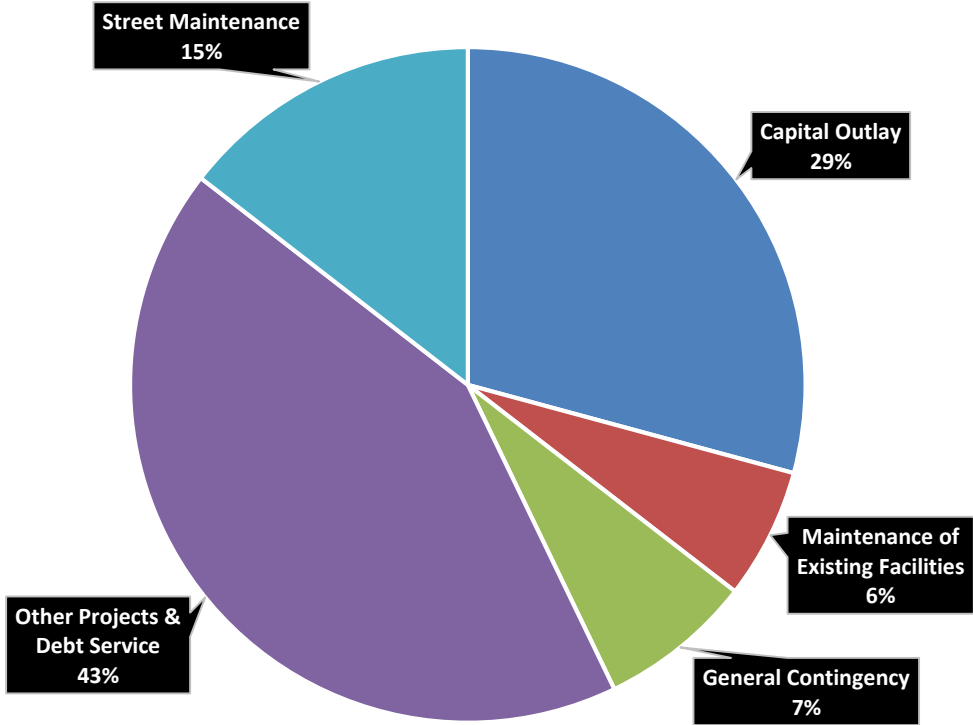
- Allocation of 5% of Capital Sales Tax designated for critical IT infrastructure projects starting in FYE 25.
- In FYE 24, Contingency was reduced from 7% to 5% and Maintenance of Existing Facilities was increased to 7% from 5% due to the increase in square footage of City facilities (YFAC, AWE, ECOC).

# Adopted Budget vs. Guidelines

FYE 25 Adopted Budget



FYE 24 Adopted Budget



# Status of Capital Fund

- Capital Fund “PayGo” as of 11/2024
  - a. FYE26 estimated available for new projects is **-\$7,630,536.**
  - b. FYE27 projected available for new projects is **-\$1,780,847.**
  - c. FYE28 projected available for new projects is **\$4,832,698.**

# Significant Projects Completed FYE 25

- 12<sup>th</sup> Avenue NE and High Meadows Intersection Project (\$1,895,693)
- Constitution Street Multi-Modal Path (\$1,145,459)
- James Garner Phase II – Acres to Flood (\$9,500,000)
- Municipal Complex Renovations (\$9,971,465)
- Emergency Communications & Operations Center (\$17.1 Million)
- Lake Thunderbird TMDL Data Analysis and Plan Update for Years 1-5 (\$270,531)
- Vehicle Wash Facility – North Base (\$2.5 million)
- New Bus Stops – Long Range Plan (\$160,000)
- Young Family Athletic Center (\$44 million)
- Adult Wellness & Education Center (\$14 million)
- Griffin Community Park (\$9 million)

# Significant Projects Underway FYE 25

- TMDL Compliance & Monitoring Plan Implementation, Year 9 (\$300,000)
- Lower Imhoff Channel Stabilization Phase 1 (\$4,145,832)
- Lower Imhoff Channel Stabilization Phase 2 Design (\$5,337,790)
- FYE 25 Sidewalk Projects (\$500,000)
- Gray Street 2-Way Conversion (\$5,454,701)
- James Garner Phase III – Duffy St. to Acres St. (\$6.7 million)
- Flood Multimodal Path (\$2,000,000)
- 60<sup>th</sup> Ave NE Bridge Replacement (\$2.9 million)
- ECOC Vehicle Storage Facility (\$975,000)
- Stormwater Park Development—Alameda & Carter intersection (\$1.2 million)
- Reaves Park - new restroom building and new sports field maintenance building (\$560,000)
- Boyd Street Stormwater Pipe Replacement (\$1.1 million)
- Jenkins Avenue Widening Project – Imhoff Road to Lindsey Street (\$15.5 million)

# FYE 2021-2026 Street Maintenance Bond Program

## 5-year \$27 Million

### (April 6, 2021 Voter Approved)

**Street Maintenance [Year 1] FYE 2022**

- Urban Asphalt Pavement [Complete]
- Urban Concrete Pavement [Complete]
- Rural Road Rehabilitation [Complete]
- Urban Road Reconstruction [Complete]
- Preventive Maintenance [Complete]

**Street Maintenance [Year 2] FYE 2023**

- Urban Asphalt Pavement [Complete]
- Urban Concrete Pavement [Complete]
- Rural Road Rehabilitation [Complete]
- Urban Road Reconstruction [Complete]
- Preventive Maintenance [Complete]

**Street Maintenance [Year 3] FYE 2024**

- Urban Asphalt Pavement [Complete]
- Urban Concrete Pavement [Complete]
- Rural Road Rehabilitation [Complete]
- Urban Road Reconstruction [Bid Preparation]
- Preventive Maintenance [Complete]

**Street Maintenance [Year 4] FYE 2025**

- Urban Asphalt Pavement [Bid Preparation]
- Urban Concrete Pavement [Under Construction]
- Rural Road Rehabilitation [Bid Preparation]
- Urban Road Reconstruction [Bid Preparation]
- Preventive Maintenance [Complete]



**Street Maintenance [Year 5] FYE 2026**

- Urban Asphalt Pavement
- Urban Concrete Pavement
- Rural Road Rehabilitation
- Urban Road Reconstruction
- Preventive Maintenance

# 2019 TRANSPORTATION BOND TIMELINE

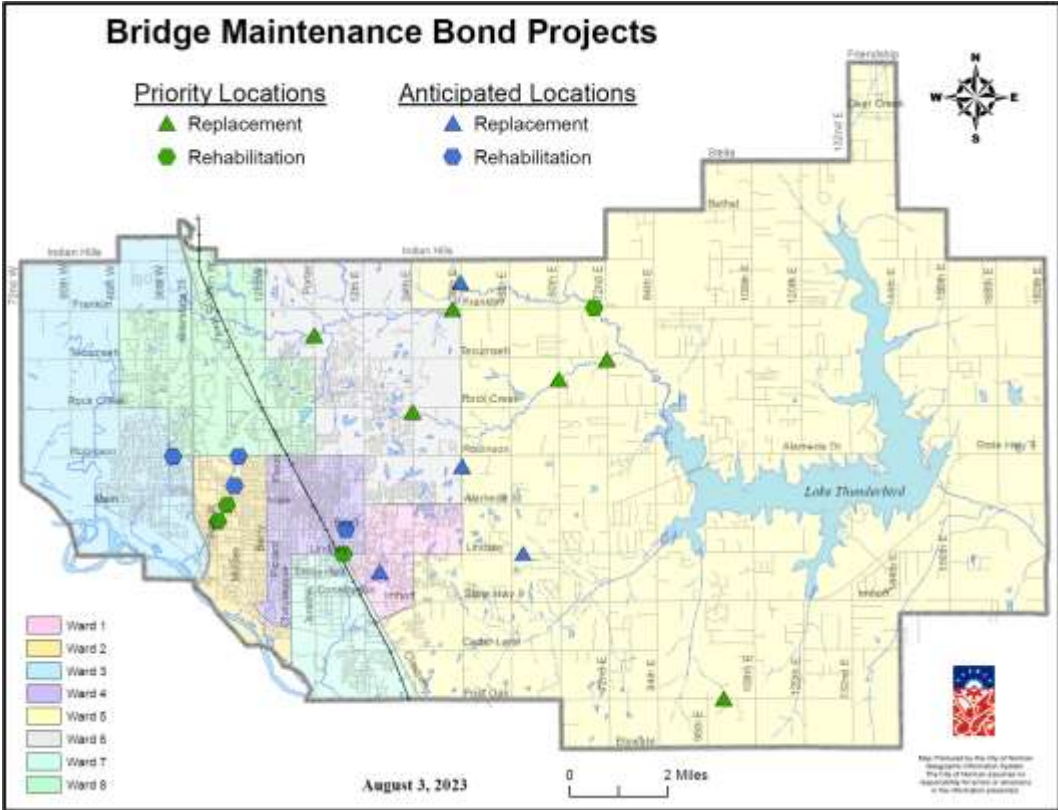
- Current Schedule:  
11 projects under construction / complete by 2027
- Original Schedule:  
13 projects under construction / complete by 2027
- ACOG funds, grants, and other funding sources will be pursued for the remaining projects

Original Construction Year	Planned Construction Year	Project Name / Location
COMPLETE		Porter Avenue and Acres Street
COMPLETE		Porter Avenue Streetscape
UNDERWAY		Gray Street Two-Way Conversion
2022	2025	James Garner Avenue - Acres to Duffy
2024	2024	Traffic Management Center
2021	2025	Jenkins Avenue (Imhoff Road to Lindsey Street)
2023	2026	Cedar Lane Road - East of 24th Ave. SE to 36th Ave. SE
2023	2026	Constitution Street - Jenkins to Classen
2029	2026	Lindsey St. Special Corridor (Pickard Ave. to Elm Ave.)
2025	2027	36th Ave. SE - Cedar Lane Rd. to SH-9
2027	2027	Lindsey Street Special Corridor (Elm Ave. to Jenkins Ave.)

-  Federal Funding locked
-  Bond funds utilized

# Bridge Maintenance Bond Program

- 10 Year program
- Funded by voter approved Bridge Maintenance Bond
- Estimated Cost: \$50 million
- Initial project construction began Summer 2024
- Absentee Shawnee Tribe partnership awarded \$13.8 million dollar construction grant for Porter Avenue project



Note: Grant funding may provide additional bond program project locations.

### 10 Year Program

- 60<sup>th</sup> Avenue NE replacement – Under Construction
- Lindsey Street Rehabilitation – Bid Preparation
- E. Post Oak Replacement – In Design
- Main street Rehabilitation – In Design
- Franklin Road Replacement – In Design
- 24<sup>th</sup> Avenue SW Rehabilitation – In Design
- N. Porter Avenue Replacement – In Design
- Franklin Road Rehabilitation
- 24<sup>th</sup> Avenue NE Replacement
- 72<sup>nd</sup> Avenue NE Replacement
- Creekside Drive Replacement
- Iowa Street Rehabilitation
- Lindsey Street Replacement
- Boyd Street Rehabilitation
- 36<sup>th</sup> Avenue NE Replacement
- W. Robinson Street Rehabilitation
- 36<sup>th</sup> Avenue NE Replacement
- Robinson Street Rehabilitation



# 2012 Transportation/Stormwater Bond Program

<u>Project</u>	<u>Bond Budget</u>	<u>Actual Cost</u>	<u>City Share</u>
<b>Cedar Lane Road: 12<sup>th</sup> Ave. – ½ Mile East of 24<sup>th</sup> Ave. SE</b> <ul style="list-style-type: none"> <li>Completed July 2015</li> </ul>	<b>\$9,846,790</b>	<b>\$10,048,310</b>	<b>\$3,516,000*</b>
<b>Franklin Road Bridge: ½ Mile West of 12<sup>th</sup> Avenue NW</b> <ul style="list-style-type: none"> <li>Completed August 2017</li> </ul>	<b>\$4,520,830</b>	<b>\$4,219,680</b>	<b>\$1,219,680</b>
<b>Lindsey Street: 24<sup>th</sup> Avenue SW to Berry Road</b> <ul style="list-style-type: none"> <li>Completed July 2018</li> </ul>	<b>\$32,945,120</b>	<b>\$42,135,770</b>	<b>\$27,428,320</b>
<b>12<sup>th</sup> Avenue SE: SH-9 to Cedar Lane Road</b> <ul style="list-style-type: none"> <li>Completed November 2018</li> </ul>	<b>\$3,181,020</b>	<b>\$3,393,780</b>	<b>\$1,158,060</b>
<b>Main Street Bridge: ½ Mile West of 36<sup>th</sup> Avenue SW</b> <ul style="list-style-type: none"> <li>Completed June 2019</li> </ul>	<b>\$4,138,410</b>	<b>\$7,038,000</b>	<b>\$2,125,160*</b>
<b>24<sup>th</sup> Avenue East: Lindsey Street – Robinson Street</b> <ul style="list-style-type: none"> <li>Completed April 2021</li> </ul>	<b>\$13,007,510</b>	<b>\$14,938,870</b>	<b>\$7,518,000</b>
<b>Alameda S.: 1/2 Mile East of 24<sup>th</sup> Ave. SE – 48<sup>th</sup> Ave. SE</b> <ul style="list-style-type: none"> <li>Completed August 2023</li> </ul>	<b>\$4,942,510</b>	<b>\$3,616,910</b>	<b>\$1,085,000</b>
<b>36<sup>th</sup> Avenue NW: Tecumseh Road – Indian Hills Road</b> <ul style="list-style-type: none"> <li>Pending federal transportation grant funding</li> </ul>	<b>\$16,920,510</b>	<b>TBD</b>	<b>TBD</b>
<b>Total</b>	<b>\$89,502,700</b>	<b>\$85,391,320</b>	<b>\$44,050,220 (52%)</b>

**Total Federal Funds Received on 2012 Bond Program: \$41,341,100 (48%)**

# ARPA Funding Obligations

- Emergency Communications and Operations Center (\$10,925,723)
  - Lower Imhoff Creek Bank Stabilization (\$ 2,031,117)
  - Affordable Housing (\$ 6,212,978)
  - Non-Profit Support and Administration (\$ 1,893,160)
  - Business Incubator Programs – NEDC (\$ 1,000,000)
  - Covid Vaccine Incentives (\$ 57,564)
  - Norman Music Alliance (\$ 25,000)
  - Norman Arts Council (\$ 100,000)
- TOTAL (\$22,245,542)**

# Upcoming Challenges and Impacts

- Rock Creek Entertainment District
- OTA ACCESS Oklahoma Turnpike Project
- Central Library Remediation and Repairs
- Public Safety Study and Recommendations
- Area and Infrastructure Master Plan Update
- Center City TIF
- Griffin and Sutton Parks; Griffin Hospital Campus project
- Failing Stormwater Infrastructure
- Police Department Building B Improvements
- Grant Status of Flood Warning System
- Fleet Facility Renovation Phase II & Phase III
- Fleet Fueling Facility
- Fleet Vehicle Replacement

# Council Priorities?

# QUESTIONS COMMENTS PROJECT REQUESTS

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[Jacob.Huckabaa@NormanOK.gov](mailto:Jacob.Huckabaa@NormanOK.gov)

More Info at:  
[www.NormanOK.gov](http://www.NormanOK.gov)

# Emergency Shelter Update

November 19, 2024



# Proposed New Operator: City Care Inc.

Item 3.

- Since 2021, City Care has operated permanent low-barrier night shelter in OKC
- The City Care model has been recognized as example of best practice for several years
- Also operates 112 units of permanent, supportive housing
- Strong expertise in housing case management and support services



# Agreement with City Care

- Reimbursement Contract similar to draft proposed for Food & Shelter
- Contract period for remainder of fiscal year
  - Transition Period: Jan. 1 – Jan. 14
  - Full Operation: Jan. 15 – June 30
- Small improvements to facility based on City Care feedback of approximately ~\$20,000.00, including:
  - Defibrillators
  - Walkthrough metal detector
  - Dedicated office space for case management
  - Fencing
  - Camera system
  - Air purification

Majority of improvements will be transferable to permanent location





# Shelter Budget

- New: City Care contract includes one full-time and one part-time Housing Navigator position (housing case management)
- Majority of costs are attributable to staffing
- For comparison, previous monthly budget with Food & Shelter was \$54,832.40
- Will be utilizing \$119,000.00 in excess ARPA funding leftover from affordable housing project; rest will likely come from general fund

2025 Norman Shelter Budget	Monthly Cost
Expenses	\$15,985.34
Wages, taxes, Wrk Comp	\$40,999.53
Total	\$56,984.87
Admin Fee 10%	\$5,698.49
<b>Total Operating</b>	<b>\$62,683.36</b>



# Griffin Property Update

Item 3.

- Weekly conversations continue with Oklahoma Office of Management & Enterprise Services (OMES)
- OMES surveying property to get legal descriptions for sale
- Council gave green light in 11/07/2024 Business & Community Affairs Committee Meeting (BACA) to move forward with TIF district for property; OMES will be applicant
- OMES obtaining appraisal of soccer complex and Sutton Wilderness: expect results in early December
- Red Rock Behavioral Health Services also working towards purchase of 10 acre parcel for new facility and interested in possibly partnering for a sobering center



# Next Steps

Item 3.

- Contract with City Care Inc. on next week's agenda for Council consideration and action
- Termination of Food & Shelter contract will be timed specifically to allow for transition period without shelter closure
- Upon approval of funding and contract approval, will begin acquiring additional equipment for facility and installation
- Continued shelter operations will be included in FY26 budget discussions



# QUESTIONS?

NormanOK.gov

