



CITY OF NORMAN, OK NORMAN FORWARD SALES TAX CITIZEN FINANCIAL OVERSIGHT BOARD MEETING

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

Friday, April 12, 2024 at 3:30 PM

MINUTES

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 405-366-5446, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

ROLL CALL

PRESENT

Chairman Andy Rieger
Board Member Alva Brockus
Board Member Andy Sherrer
Board Member Cindy Rogers
Board Member Erik Paulson
Board Member Linda Price
Board Member Saidy Orellana
Board Member Misty Grantham
Board Member Zachary Simpson

ABSENT

None.

OTHER

Anthony Francisco, Director of Finance
Jason Olsen, Director of Parks & Recreation
Scott Sturtz, Interim Director of Public Works
Dannielle Risenhoover, Administrative Tech. IV

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF MINUTES FROM FEBRUARY 23, 2024

Member Price made a motion to approve the minutes from the February 23, 2024 meeting. Member Brockus duly seconded the motion. The motion passed unanimously.

Items submitted for the record:

Norman Forward Citizens Financial Oversight Board Minutes from February 23, 2024.

REPORTS & ACTION ITEMS

2. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF FINANCIAL REPORTS

Anthony Francisco gave the report. "We are closing the gap from the original (combined sales and use tax revenue) projection. We are 2.86% below the original projection and 1.86% above the fiscal year projection," Francisco stated. There was nothing new to report on the expenditure side, except that Francisco highlighted the Norman Forward debt service payments. Francisco passed out an amortization schedule for all of the outstanding debt that Norman Forward has. "Working with the finance advisors, they did a really good job to make sure that the total debt service payments were kind of back loaded. As we get further into the 15 year Norman Forward period, debt service will be the only expenditure in those last two or three years. The projects, even the pay-as-you-go projects, will be done but we'll still have debt service to pay," Francisco said. In the event of a Norman Forward 2 being approved, new debt, separate from the Norman Municipal Authority (NMA) 2015B, NMA 2017, and NMA 2020 notes, may be incurred.

Member Brockus made a motion to approve the Financial Reports and Member Simpson duly seconded the motion. The motion passed unanimously.

Items submitted for the record:

Norman Forward Citizens Financial Oversight Board Financial Reports

NMA/Norman Forward Amortization Schedule

3. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF NORMAN FORWARD IMPLEMENTATION PLAN

The Board was given an updated Norman Forward Implementation Plan to review. "The biggest changes are the closeouts of the Adult Wellness and Education Center and the Young Family Athletic Center projects - that are either complete or near completion, so we discuss that in this update," Francisco said.

Member Rogers had a question regarding why the appropriated funds total for Saxon Park didn't match the financial reports from the Saxon Park Ad Hoc meeting. Jason Olsen replied, "We didn't have the right amount of funding for the multimodal trail project going in off Flood Avenue and the Saxon project hasn't started, but all that money was appropriated; so, what we did through a Council action item was basically borrow from the Saxon Fund and give it to the Trails (project). We had a project (Trails) ready to go, we needed funding to match a grant, so we moved it from the Saxon Park account to the Trails account. As that funding comes in when we collect taxes this year, we'll transfer it back." This will not delay the Saxon Park project.

Chair Rieger asked, "Would it not be appropriate to put anything in (the Implementation Plan) about the trouble at the Central Library?" Francisco replied, "You could choose to do that; now remember that Norman Forward built the building. The building has been built and the project is closed out. Any remediation or repair work that has to be done because of problems with the building is not Norman Forward's responsibility."

Member Rogers said, "What I feel like this Board should do is review the process and make sure that we did our due diligence."

Member Orellana agreed with making sure citizens are updated regarding the Central Library funds and repairs, "I think that's the best approach at the moment because we're not going to be overseeing those (repair) funds."

Jason Olsen reminded the Board that all reports and updates pertaining to the Central Library are uploaded on the City's website so citizens have access to this information.

Member Price made a motion to postpone approval of the updated, Norman Forward Implementation Plan until the next meeting and Member Brockus duly seconded the motion. The motion passed unanimously.

Items submitted for the record:

Norman Forward (Updated) Implementation Plan

4. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF THE GRIFFIN LAND LEASE LETTER TO COUNCIL

Member Sherrer stated, "I've noticed that we've used some of our (Norman Forward) funds to make lease payments for the Griffin complex. My suggestion is to try to maybe retain or keep the dollars that I believe are intended for the capital allocation purchase of that land - potentially from the state at some point; so, my suggestion was to communicate to Council that we'd like the actual dollar amount that's there now, available for a purchase and the lease funds come from the General Fund vs. eroding the original funds designated for the Griffin complex. That is the thought process behind this recommendation."

Francisco stated, "The (Norman Forward) project has always been to secure the land by lease or by purchase. The lease/purchase agreement that we have right now has kind of a balloon payment in 15 years. That would be the full \$2.4 million that is in the project allocation right now." It is contractual that all of the Griffin lease payments will go toward the purchase price of the property. If the State of Oklahoma declines to sell the City of Norman this property, Francisco states that the City would try to get back the cost of any improvements they have made to the Griffin property, but he doesn't believe this is contractual.

Member Simpson made a motion to approve that the Griffin Land Lease recommendation letter be sent to Council. The motion was duly seconded by Member Brockus. The motion passed unanimously.

Items submitted for the record:

Griffin Land Lease Recommendation Letter

5. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF PREVIOUSLY APPROVED COUNCIL ACTIONS

Member Brockus made a motion to approve the previously approved Council action and Member Paulson duly seconded the motion. The motion passed unanimously.

Items submitted for the record:

March 12, 2024 Council Action Items 13 and 14

6. AD HOC COMMITTEE LIAISON REPORTS

Member Rogers gave the report. Saxon Park had their first Ad Hoc Committee meeting on April 12, 2024. The Committee reviewed the original plans for the park and considered revisions that would be appropriate.

Member Brockus reported that the Norman Forward Indoor Aquatic and Multi-Sports Facility Ad Hoc Advisory Group that she was a member of has concluded.

7. PROJECT MANAGER REPORTS

Scott Sturtz reported on the James Garner Project. Sturtz said that the City was effective in getting federal funding to help in the cost of this project. Once the west half of the round-a-bout, two bridge approaches, fencing and railing are up, the major pieces of this project will be complete. This is expected to occur in June 2024.

Jason Olsen reported on the Adult Wellness and Education Center. This facility's pool has been closed temporarily for an air duct repair and minor paint repairs. Olsen says the City is closing out this project and any construction issues will now fall under warranty work. This facility has grown to 2600 members.

The Young Family Athletic Center (YFAC) pools are open and water events are being held. The contractor is now focused on completing punch list items that should take approximately one month to finish. After these items are addressed, the City will start closing out this project. The Bean Stalk coffee shop is open in the YFAC. Bean Stalk reported that they made more money in three days at the YFAC than they do in three busy weeks at their west side store.

Playground equipment has been ordered for several Norman parks. It will take approximately 90 to 120 days for the equipment to be installed.

The envelope consulting firm from Texas has issued their report regarding their investigation into the mold breakout at the City of Norman Central Library. "It's not really up to us to say if it's a contractor or design flaw. At this point, we have handed that over to the City Attorney's Office and we're going to see what comes out of that, but there are definitely weatherproofing flaws in the building that's causing the mold," Olsen said. "Repairs will probably be pretty extensive. It's all speculation, but we think it will be nine to 12 months just to fix the building. The best way to put it is, 'The weatherproofing of the building is flawed.'"

Olsen informed the Committee that Recreation Manager, Veronica Tracy, resigned and that Mitchell Richardson is the Interim Recreation Manager.

MISCELLANEOUS COMMENTS

8. ESTABLISHMENT OF FUTURE MEETING TIME(S)

The Board determined that the next meeting will be June 5, 2024 at 3:30 PM.

ADJOURNMENT

Member Simpson made a motion to adjourn the meeting which was duly seconded by Member Price. The motion passed unanimously. The meeting adjourned at approximately 4:30 PM.

Andy Rieger, Chair
Norman Forward Sales Tax Citizen Financial Oversight Board