



Legislation Details (With Text)

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Title:	RESOLUTION R-2021-105: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, APPROPRIATING \$280,407 FROM THE COMMUNITY PARK LAND FUND BALANCE AND \$62,000 FROM THE ROOM TAX FUND BALANCE TO BE USED FOR CONSTRUCTION OF A PARKING LOT AT RUBY GRANT PARK.				

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Attachments: 1. City Council Staff Report, 2. R-2021-105, 3. Proposed parking lot

Date	Ver.	Action By	Action	Result
3/23/2021	1	City Council		

RESOLUTION R-2021-105: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, APPROPRIATING \$280,407 FROM THE COMMUNITY PARK LAND FUND BALANCE AND \$62,000 FROM THE ROOM TAX FUND BALANCE TO BE USED FOR CONSTRUCTION OF A PARKING LOT AT RUBY GRANT PARK.

BACKGROUND: In 1994, the City of Norman began collecting park development fees in the amount of \$150 for every new residential building permit. The \$150 fee is apportioned \$75 to community park development and \$75 to neighborhood park development. The neighborhood park portion of the fees must be spent on the neighborhood park in the area from which they were collected. The community park portion may be expended only at any of the six community parks (Andrews, Griffin, Reaves, Sutton, Saxon and Ruby Grant). There is a current balance of \$294,086 in the Community Park Development account that is available for allocation at this time.

Also, in 1980, the City of Norman began collecting a 4% Hotel/Motel Room Tax. Approximately 25% of the Room Tax Revenues are to be used specifically for capital improvements to City park facilities. In April, 2013, voters authorized increasing the Room Tax rate to 5%. These funds are often programmed in each budget cycle to fund facilities and projects that can help generate potential overnight stays, which is the source of the Room Tax. Recent projects have included improvements to the Sooner Theatre, the Firehouse Art Center, multiple improvements to our recreation centers, funding the construction of Creekside Bike Park, and projects at Westwood Tennis Center and Golf Course. There is a current balance of \$108,349 in the Room Tax Fund account that is available for projects.

On October 13, 2015, Norman citizens passed the Norman Forward Initiative; which will fund various projects through a ½ % sales tax increase over 15 years. Included in the Norman Forward Initiative is a project to design and construct the first phase of Ruby Grant Community Park. The design services were awarded to Howell & VanCuren, Landscape Architects (Howell); and the construction

management was awarded to Crossland Construction (Crossland). The park was opened for public use in December, 2020. The park has been heavily used on weekends, and increased use is anticipated as warmer weather approaches. One of the most heavily used areas is the new championship-caliber disc golf course in the southeast part of the park. There is a 36-car parking lot in that area which serves the disc golf course, as well as the new dog park. Both areas see heavy daily use, often overloading the parking lot along the I-35 service road that is used to access that part of the park. The Ruby Grant Park Master Plan included a second parking lot in this area, to be added in the future; however, it is apparent that the parking lot is needed now.

Crossland is currently working on the second phase of NORMAN FORWARD construction at the park -building the improvements associated with creating youth football practice fields and additional parking and restroom facilities in the northwest part of the park. For that work, they have current line-item bids for the work necessary to build a parking lot. Based on those bids, they have estimated a cost to also build the second parking area in the southeast part of the park, to serve the dog park and disc golf patrons. The total estimated cost for this parking lot is \$342,407, including all pre-construction, insurance, project requirements and construction costs.

DISCUSSION: At this time, staff is recommending the appropriation of Community Park Land Development funds, and the appropriation of Room Tax Funds in order to fund the construction of a second parking lot along the I-35 frontage road at the southeast part of Ruby Grant Park. The work would be able to commence immediately, upon final design drawing completion by Howell (part of the preconstruction cost). Staff of the City of Norman will pay all costs directly to the vendors, based on their unit prices, as we have done with all other work on the project.

RECOMMENDATION: It is recommended that the City Council approve Resolution R-2021-105, appropriating \$62,000 from the Room Tax Fund Balance; and \$280,407 from the Community Park Land Fund Balance for construction of the expanded parking lot in the southeast corner of Ruby Grant Park, as described above.

Appropriation of: \$62,000 from the Room Tax Fund Balance (23-29000)

Appropriation of: \$280,407 from the Community Park Land Development Fund Balance (52-29000)

Appropriate to: Ruby Grant Community Park Development, Construction (Account 23794442-46101; Project PR0172) - \$62,000

Appropriate to: Ruby Grant Community Park Development, Construction (Account 52794442-46101; Project PR0172) - \$280,407