



To: Chairman and Trustees
Oklahoma City Riverfront Redevelopment Authority

From: Melinda McMillan-Miller, CPRP, Director
Parks and Recreation Department

Subject: Parks and Recreation Department Director's Report—August 2024

- On July 31, 2024, staff were advised of a proposed development of single- and multi-family homes to be constructed on private property just south of the Oklahoma River, west of Portland Avenue. We noted no areas of concern with the proposed development and confirmed that no action by OCRRA was required. However, since new residential construction along the river is still relatively uncommon, and since the developer is working with CEC, our new OCRRA on-call engineer, staff requested an update on the project. That presentation is scheduled for the September 24, 2024, OCRRA meeting.
- On August 5, 2024, I sent welcome letters to the new Ward 6 Youth Council members for the 2024-2025 school year who are assigned to learn about OCRRA. On August 23, 2024, staff met with them to provide an overview of the OCRRA Trust and its roles and responsibilities to manage the park property leaseholds. The trust specialist will email the Ward 6 youth councilors the OCRRA agenda packet each month. We will also be available throughout the school year to provide them with related information, as needed.
- To follow up on a previous item, on August 12, 2024, staff contacted the Oklahoma Corporation Commission ("OCC") for a status update on an oil and gas wellsite on OCRRA property south of the Oklahoma River, near Central Avenue. OCC confirmed that the wellsite has been "plugged to abandon." It will return to open park space.
- On August 13, 2024, the Riversport Foundation ("Riversport") advised us that a vendor oversight has been corrected, and the General Services Department will now automatically receive monthly reports on whitewater center maintenance, as generated by Riversport's reporting software.
- On August 14, 2024, staff from multiple City departments met with representatives of a local property management firm to discuss land-use restrictions on property near Northeast 10th Street and Sunnyslane Road. The firm is exploring development and use options for 64 acres of private property adjacent to OCRRA land. The firm will contact us if they have a specific proposal for developing the property—alone or in conjunction with OCRRA land. We will provide updates as warranted.
- On August 14, 2024, I approved an administrative right-of-entry permit ("Permit") with Phillips 66. The Permit provides temporary access to 0.5 acres of OCRRA property near Northeast 10th Street and Sunnyslane Road to facilitate a pipeline installation. (On OCRRA's recommendation, the City Council granted Phillips 66 a related easement earlier this year.) Phillips 66 paid OCRRA \$5,000 for the Permit.

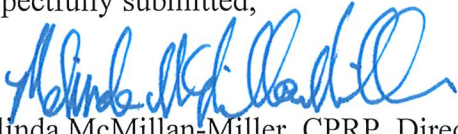
- On August 15, 2024, the Fire Department conducted the second of several planned helicopter water-rescue training sessions at Prairie Park Lake. The training, a joint exercise between Fire and the Oklahoma Army National Guard, was authorized under a revocable permit approved earlier this year. On August 20, 2024, Fire reported that the training was successful, and all related equipment has been removed from Prairie Park.
- On August 15, 2024, I sent a letter to the proprietor of EPIC Paintball Park, LLC, (“EPIC Paintball”) approving his request, under specific conditions, to conduct initial site work on OCRRA property near Northwest 10th Street and Council Road. EPIC Paintball has a preliminary agreement for future development of a paintball facility at the site, and this work is needed to begin preparing the entryway and parking areas. A related update is scheduled to be included on this month’s OCRRA agenda.
- To follow up on a previous item, last month, a private vehicle crashed through the pipe rail fence on OCRRA property near Southwest 8th Street and May Avenue. About 20 feet of pipe rail was damaged, and staff repaired it at a cost of \$476.38. Staff who were nearby at the time of the accident were able to obtain the driver’s information. On August 15, 2024, the Municipal Counselor’s Office sent a notice to his insurance provider seeking reimbursement. We will provide updates as warranted.
- On August 16, 2024, staff noted that vandals had damaged the gate at the entrance to the wetlands area near the Oklahoma River and S. Walker Avenue. A workorder was requested to secure the gate. As I reported last month, staff also worked with the Municipal Counselor’s Office to draft updated ordinance language for new signage advising visitors of the park hours and that motorized vehicles and camping are prohibited at the site. This may aid in enforcement of such violations. The signs have been fabricated and will be installed soon.
- On August 19, 2024, staff met with Lost Lakes, LLC, to discuss a proposed large-scale, two-day country music festival to be held at the Lost Lakes Complex in late September 2025. Lost Lakes is in preliminary discussions with the event promotor. The festival would require temporary modifications to the Lost Lakes Complex, which is located near Northeast 10th Street and Sooner Road. If planning moves forward, next steps include a meeting with Police and Fire, Public Works, and EMSA to discuss event-related logistics and safety. We will provide updates as warranted.
- Staff are working with the Oklahoma Department of Transportation (“ODOT”) to finalize a new project agreement. It would allow ODOT to continue light detection and ranging (“LIDAR”) testing on the Oklahoma River. The project, part of a larger, state-wide initiative, uses specialized cameras and sensors to detect objects in waterways. These tests will help ODOT calibrate its equipment, with the goal of allowing ODOT to protect bridge piers by accurately identifying debris and other hazards moving upon waterways throughout Oklahoma. The current agreement has expired. Although ODOT planned to complete the testing by now, extenuating circumstances caused delays. Staff are working on a new agreement to give ODOT additional time to finish the project. That document is under final review. We plan to present it for OCRRA action in September 2024.
- Multiple Riversport whitewater center repair projects are underway or were completed recently. (See below.) The projects likely qualify for reimbursement under Riversport’s management agreement. Qualifying reimbursements will be made using City contingency funds:

1. **Mass Flow Filtration/Recirculation Pump**—In recent months, the contractor had to repeatedly pull, repair, and reinstall this pump due to faulty materials or associated failures beyond Riversport’s control. The most recent “fault warning” required a pump tear-down and inspection that took longer than anticipated. In addition, needed replacement parts were backordered from Sweden. The contractor still expects to repair and reinstall the pump by August 31, 2024. Riversport will not be charged for this extra work.
2. **Mass Flow Pump #1 Impeller**—As reported previously, the impeller needs replacing. Because parts must be shipped from Europe, the project has a long lead time. It is still scheduled for completion by November 30, 2024. The estimated cost is \$135,000.
3. **River Irrigation System Repairs**—The first phase of this project involved removal, inspection, and replacement of the system’s main water pump. That was completed earlier this summer. Phase II calls for inspecting and replacing broken components throughout the system. Work should be completed by September 30, 2024. The estimated cost is \$70,000.
4. **Main Whitewater Pump Filter Media Replacement**—This was an emergency repair completed in mid-July 2024 at a cost of \$37,866.31. Heavy sludge in the system caused the filter media to be compacted so that it threatened to do significant damage to the pumps. On August 15, 2024, Riversport submitted this expense for reimbursement.
5. **Hardware and Freight for Conveyor Belt Replacement**—This is a follow-up to Riversport’s project to replace the raft conveyor system belt and sprockets, which was completed in May 2024. After being reimbursed for that work, Riversport received a subsequent invoice, totaling \$7,202.97, for associated freight and hardware. These charges were part of the original project, but the vendor invoiced them separately. On August 15, 2024, Riversport submitted this expense for reimbursement.
6. **Racecourse Electrical Repairs**—Vandals damaged a race meter marker located under the I-35 bridge and stole its copper wire. The repair cost was \$19,276.13. Work was completed on July 19, 2024. On August 15, 2024, Riversport submitted this expense for reimbursement.
7. **Phase II of Roof Replacements**—Phase I of this project was completed earlier this summer. It involved replacing roofs on the Riversport playground area, the youth pavilion, and Rotary Point within the whitewater center. Phase II, consisting of related painting, guttering, trim work, and equipment rental, was completed on August 9, 2024. The cost of Phase II was \$83,415.20. On August 15, 2024, Riversport submitted this expense for reimbursement.
8. **Replacement of Three Additional CPUs for Whitewater Center Pump Controls**—Last year, Riversport replaced three of the six central processing units (“CPU’s”) on the whitewater center main pumps. After speaking with a consultant, Riversport ordered three additional CPUs to have on hand when the older units need replacing—likely in the near term. The new CPUs should arrive by October 31, 2024, and cost approximately \$65,000. This will save money in the long run, since the older CPUs could fail with minimal warning. The cost for emergency fabrication and shipping of new CPUs would roughly double.

If you have questions, please call David Burch, OCRRA Trust Specialist, at (405) 297-2212 (office), or at (405) 823-0341 (cell), or email him at david.burch@okc.gov.

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Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Melinda McMillan-Miller", written in a cursive style.

Melinda McMillan-Miller, CPRP, Director
Parks and Recreation Department