



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: E-1920-4**

**File ID:** E-1920-4

**Type:** Easement

**Status:** Consent Item

**Version:** 1

**Reference:** Item 12

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:** \$229,700.00

**File Created:** 08/06/2019

**File Name:** Permanent Roadway, Drainage & Utility Easement for  
36th Avenue Right-of-Way Project

**Final Action:**

**Title:** EASEMENT E-1920-4: CONSIDERATION OF ACCEPTANCE OF A PERMANENT ROADWAY, DRAINAGE AND UTILITY EASEMENT FROM CARROLL FAMILY, L.L.C. IN THE AMOUNT OF \$229,700 FOR THE 36TH AVENUE RIGHT-OF-WAY PROJECT.

**Notes:** ACTION NEEDED: Motion to accept or reject Easement E-1920-4; and, if accepted, direct the filing thereof with the Cleveland County Clerk and payment in the amount of \$229,700 to Carroll Family, L.L.C.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 08/27/2019

**Agenda Number:** 12

**Attachments:** E-1920-4 Parcel 5.0, Easement Table, List of Easements, Project Location Map, E-1920-4 Requisition

**Project Manager:** Paul D'Andrea, Capital Projects Engineer

**Entered by:** rachel.warila@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File E-1920-4

Body

**BACKGROUND:** On August 28, 2012, the citizens of Norman voted in favor of a Bond Issue to finance the local share of eight transportation/stormwater improvement projects. One of the eight 2012 bond projects is the 36th Avenue NW Bond Project between Tecumseh Road and Indian Hills Road. Please see the attached location map showing the project boundaries.

On November 22, 2011, the Norman City Council approved Programming Resolution R-1112-64, requesting federal funds for the 36th Avenue NW Bond Project. This resolution

states the City's commitment to adhere to the terms and conditions of a federally funded project including engineering design, acquisition of all necessary rights-of-way and relocation of utilities and encroachments at 100% the City's cost. In return, the Association of Central Oklahoma Governments (ACOG), through the Oklahoma Department of Transportation (ODOT), agrees to provide 80% of the construction cost, estimated at \$11,500,000, and administration of the construction with the matching share from the City of Norman.

On March 12, 2013, City Council approved engineering services Contract K-1213-170 with the engineering firm of CP&Y in the amount of \$703,878.50 to design 36th Avenue NW Bond project from Tecumseh Road to Indian Hills Road.

On June 26, 2018, City Council approved Resolution R-1819-12 declaring the 36th Avenue NW Project a recoupment project.

Proposed improvements for the 36th Avenue NW Bond Project include:

1. Widen two miles of roadway from two lanes to four lanes
2. New traffic signals at 36th Avenue NW and Franklin Road and 36th Avenue NW and Indian Hills Road
3. Interconnect signals between Tecumseh Road and Indian Hills Road
4. Dedicated left turn lanes at All Saints Catholic School
5. Fifth lane north of Indian Hills Road to Market Place
6. Storm water improvements
7. Continuous sidewalks along both sides of the roadway with the 10 foot wide legacy trail from Tecumseh Road to Franklin Road on the east side
8. Bicycling facilities as listed in the Norman Bike Plan

On February 26, 2019, City Council approved Authorization for Expenditure No. One to Contract K-1314-102 with Smith-Roberts Land Services, Inc., for the 36th Avenue NW Bond Project - Phase 1, in the amount of \$54,324.00, for right of way acquisition services.

On May 28, 2019, City Council approved Amendment no. One to Contract K-1213-170 for engineering design of the 36th Avenue NW Widening Bond Project from Tecumseh Road to Market Place, with CP&Y, Inc., in the amount of \$193,895.00.

**DISCUSSION:** The City must acquire right-of-way and/or easements from ten (10) parcels along 36th Avenue NW from Tecumseh Road to just north of Franklin Road for the construction of Phase 1 of the 36th Avenue NW Widening Bond Project. These easements vary in size and type. To date, five (5) parcels with nine (9) easements have been secured. Staff requested donations prior to making any offers of fair market value. Easements E-1819-22 and E-1819-23 for Parcel 1.0 and 1.1, respectively were previously accepted by City Council. This agenda item addresses permanent and temporary easements for Parcels 5, 7, 9, and 10. The three (3) temporary driveway easements were donated and the owners accepted compensation of appraised values for the four (4) permanent easements. The attached table provides the details of each easement. Also, a Right-of-Way Acquisition Sheet is attached providing the location of each easement necessary for the project. Funds are available within the 36th Avenue NW Widening Bond Project BP0197, Account 050-9552-431.60-01, to pay for

these easements.

**RECOMMENDATION:** Staff recommends the above described easements be accepted, and that payment be authorized, where appropriate, and the filing be directed thereof.