



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: E-1819-39**

**File ID:** E-1819-39

**Type:** Easement

**Status:** Consent Item

**Version:** 1

**Reference:** Item 12

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:** \$2,140.00

**File Created:** 10/10/2018

**File Name:** Easement for 24th East Bond Project

**Final Action:**

**Title:** EASEMENT E-1819-39: CONSIDERATION OF ACCEPTANCE OF A PERMANENT PUBLIC ROADWAY, DRAINAGE, AND UTILITY EASEMENT FROM ALAMEDA LAND COMPANY, L.L.C., IN THE AMOUNT OF \$2,140 FOR THE 24TH AVENUE EAST BOND PROJECT FROM LINDSEY STREET TO ROBINSON STREET.

**Notes:** ACTION NEEDED: Motion to accept or reject Easement E-1819-39; and, if accepted, direct the filing thereof with the Cleveland County Clerk and payment in the amount of \$2,140.00 to Alameda Land Company, L.L.C.

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

**Agenda Date:** 10/23/2018

**Agenda Number:** 12

**Attachments:** Text File, Easement E-1819-39, Easement Table,  
ROW Acq Map, Requisition- Alameda Land

**Project Manager:** Tim Miles, 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:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File E-1819-39

Body

**BACKGROUND:** On November 22, 2011, the Norman City Council approved Programming Resolution R-1112-62, requesting federal funds for the 24th Avenue East 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 \$7,831,000, and administration of the construction with the matching share from the City of Norman.

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 24th Avenue East

Bond Project. Please see the attached location map showing the project boundaries. The total estimated project cost including design, utility relocations, right-of-way, construction and construction management is \$13,008,000. The City's share is estimated to be \$5,177,000.

Proposed improvements for the 24th Avenue East Bond Project include:

- Widen two miles of roadway from two lanes to four lanes
- New traffic signal at 24th Avenue East and Meadowood Boulevard
- Intersection improvements at 24th Avenue East/Meadowood Boulevard and 24th Avenue East /Robinson Street
- Interconnect traffic signals on 24th Avenue East from Lindsey Street to Robinson Street
- Continuous sidewalks and accessibility
- Stormwater improvements
- On-street bike lanes

On March 12, 2013, City Council approved engineering services Contract K-1213-169 with Atkins North America, Inc., for the design of the 24th Avenue East Bond Project between Lindsey Street and Robinson Street in the amount of \$875,266.50.

On January 23, 2018, City Council approved Contract K-1718-63 in the amount of \$45,413 with Oklahoma Natural Gas (ONG) for Phase 1 (Lindsey to Alameda) utility relocations within private easements. At the same meeting the allocation of \$74,200 for acquisition services under On-Call Contract K-1314-103 with Pinnacle Consulting Management Group was approved.

On February 27, 2018, City Council approved Amendment No. 1 to Contract K-1213-169 with Atkins North America in the amount of \$133,455 for additional engineering design services.

On April 10, 2018, City Council approved Resolution R-1718-102 creating a Recoupment District for the 24th Avenue East Bond Project.

On June 26th, City Council accepted eight (8) easements from six (6) parcels along the 24th Avenue East Project and one more easement was accepted on September 11th.

The anticipated remaining project schedule is as follows:

- Continue Utility Relocations and Easement Acquisitions thru fall of 2018
- ODOT Bid opening for Phase 1 (Lindsey to Alameda) in February 2019
- Phase 1 Construction to begin May 2019
- ODOT Bid opening for Phase 2 (Alameda to Robinson) in May 2019
- Phase 2 Construction to begin July 2019

**DISCUSSION:** The City must acquire right-of-way (warranty deed) and/or easements from eighteen (18) parcels along 24th Avenue East between Lindsey Street and Robinson Street for the construction of the 24th Avenue East Bond Project. These easements vary in size and type. To date, seven (7) parcels with nine (9) easements have been accepted by City Council. Twelve (12) new easements/warranty deeds from four (4) parcels have been recently secured and are being brought to Council on this agenda for acceptance. Staff requested donations prior to making any offers of fair market value. Seven (7) of the easements/warranty deeds were donated and the other five (5) easements/warranty deeds accepted compensation for appraised value. The attached table provides the details of these easements. Also, a Right-of-Way Acquisition Sheet is attached providing the location of each easement necessary for the project. Funds are available within the 24th Avenue East Bond Project BP0192, Account 050-9552-431.60-01, to pay for these easements.

**RECOMMENDATION:** Staff recommends that Easement E-1819-39 be accepted, the filing with the Cleveland County Clerk and payment for damages in the amount of \$2,140 be directed.

