



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/14/2026

REQUESTER: Joseph Taylor, Staff Engineer

PRESENTER: Scott Sturtz, Public Works Director

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASEMENT E-2526-36 THROUGH E-2526-56 AND E-2526-58 THROUGH E-2526-60: TEMPORARY DRIVEWAY EASEMENTS E-2526-38, E-2526-40, E-2526-41, E-2526-42, E-2526-45, E-2526-47, E-2526-48, E-2526-50, E-2526-51, E-2526-54, E-2526-56, E-2526-58, E-2526-59 AND E-2526-60; TEMPORARY CONSTRUCTION EASEMENTS E-2526-37, E-2526-39, E-2526-43, E-2526-46, E-2526-53 AND E-2526-55; PERMANENT EASEMENTS E-2526-36, E-2526-44, E-2526-49, AND E-2526-52; AND THE FILING THEREOF IN THE AMOUNT OF \$19,900.00 FOR THE LINDSEY STREET SPECIAL CORRIDOR PROJECT FROM PICKARD AVENUE TO ELM AVENUE AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

On April 2, 2019, the citizens of Norman voted in favor of a \$72 million transportation bond issue, which includes nineteen (19) projects. With the anticipated \$67 million in federal dollars being leveraged for these projects, approximately \$139 million is budgeted for the nineteen (19) projects. One of the nineteen 2019 bond projects is the Lindsey Street Special Corridor Project from Pickard Avenue to Elm Avenue. The Lindsey Street Special Corridor Project located from Pickard Avenue to Elm Avenue is approximately 0.4 miles in length. The design of this project will improve this segment of Lindsey Street to include the following:

- Reconstruction of the 2-lane roadway
- Add left-turn lanes at intersections
- On-street bike lanes
- Reconstruct sidewalks on both sides of the street
- Add curb and gutter for improved drainage
- New storm sewer system
- Traffic signal replacements
- Adding side street center left-turn lanes for existing signalized intersections

The Lindsey Street Special Corridor Project - Pickard Avenue to Elm Avenue has been approved to receive federal funds to aid in the construction costs and is anticipated to be out for bid in October of 2026 pending right of way and utility relocations and Oklahoma Department of Transportation (ODOT) environmental review.

On January 9, 2024, the Norman City Council approved contract No. K-2324-116 in the amount of \$313,775 with MacArthur Associated Consultants, LLC, for the design of the Lindsey Street Special Corridor Project - Pickard Avenue to Elm Avenue.

On November 25, 2025, the Norman City Council approved Work Order No. PW1 for Right-of-Way acquisition services on the Lindsey Street Special Corridor Project – Pickard Avenue to Elm Avenue to Pinnacle Consulting Group, Inc. (Pinnacle) of Oklahoma City in the amount of \$241,350.00.

On May 26, 2026, the Norman City Council accepted the first fourteen (14) easements from ten (10) properties on the project in the amount of \$11,785.

The City's current construction cost estimate for the project is \$6,448,000 plus 6% Construction Engineering (\$386,880) and 15% contingency (\$967,200) for a total of \$7,802,080. Based on this amount, City 2019 Bond Funds will pay \$3,623,501 or 46.4% and federal funds will pay \$4,178,579 (federal capped amount) or 53.6% of construction and construction management costs. Federal funds have been secured for FFY2026, which means ODOT can take bids for the project as soon as right-of-way acquisition, utility relocations and the NEPA environmental document are complete. City staff anticipate a Fall 2026 bid opening with construction starting in Spring of 2027.

DISCUSSION:

Right-of-way necessary for the Lindsey Street Special Corridor Project from Pickard Avenue to Elm Avenue consists of seventy-nine (79) separate easements on forty-one (41) parcels. Pinnacle Management Group, LLC (Pinnacle) determined the land value and damages associated with each parcel and assisted City staff in the preparation of offer letters to each property owner affected. These easements are typically small and have minimal impact on the existing property. The easements are generally needed to improve intersections, construct driveways and complete final grading adjacent to the project.

The offer letters were sent on March 6, 2026, and contained information identifying the required easements and encouraged each property owner to consider donation of the property. City staff and Pinnacle have met with the affected property owners and have answered questions and aided them in understanding the right-of-way acquisition process, as well as the effect it will have on their properties.

This project has been approved for federal funding for FYE 2026. To meet the project schedule to secure the federal funds, the City is striving to acquire all associated parcels by July 2026. To encourage prompt responses to the City's offers, each offer letter stated that they have 30 days to respond to the offer. That set the required response date to April 5, 2026, to avoid the necessity of filing for eminent domain proceedings.

This item is for the acceptance of twelve (12) parcels successfully negotiated, consisting of twenty-four (24) easements, totaling \$19,900.00. The secured easements are for parcels 3, 11, 12, 13, 15, 16, 18, 20, 35, 38, 42 and 43. Funds for right-of-way acquisition are available in the Lindsey Street Special Corridor Project – Pickard Avenue to Elm Avenue 2019 Bond Project Land (Account No. 50594019-46001, Project No. BP0432).

For land acquisition of this nature, City policy requires compliance with the Federal Acquisition and Relocation Act. Property owners are provided with ample opportunities to negotiate the sale of land to be used for public right-of-way. Property owners may donate their property, or they may be compensated for fair market value. Council must approve and accept all land acquisitions.

The next twenty-four (24) easements for the Lindsey Street Special Corridor Project – Pickard Avenue to Elm Avenue are being brought to City Council tonight for consideration of approval on parcels 3, 11, 12, 13, 15, 16, 18, 20, 35, 38, 42 and 43.

Easement No.	Parcel No.	Grantors	Document	Cost
E-2526-37	3.1	Paradoxx Ent L.L.C.	Temporary Construction Easement- 77.16 sq. ft.	\$405.00
E-2526-38	3.2	Paradoxx Ent L.L.C.	Temporary Driveway Easement- 77.69 sq. ft.	Donated
E-2526-39	11.1	Timothy Patrick Calonkey	Temporary Construction Easement- 233.12 sq. ft.	\$1,225.00
E-2526-40	11.2	Timothy Patrick Calonkey	Temporary Driveway Easement- 76.52 sq. ft.	Donated
E-2526-41	12.1	Timothy Patrick Calonkey	Temporary Driveway Easement- 660.00 sq. ft.	Donated
E-2526-42	13.1	Timothy Patrick Calonkey	Temporary Driveway Easement- 115.48 sq. ft.	Donated
E-2526-43	13.2	Timothy Patrick Calonkey	Temporary Construction Easement- 77.00 sq. ft.	\$500.00
E-2526-45	15.1	Timothy Patrick Calonkey	Temporary Driveway Easement- 251.36 sq. ft.	Donated
E-2526-46	16.1	Timothy Patrick Calonkey	Temporary Construction Easement- 61.01 sq. ft.	\$500.00
E-2526-47	16.2	Timothy Patrick Calonkey	Temporary Driveway Easement- 254.36 sq. ft.	Donated
E-2526-48	18.1	1985 - 2 L.L.C.	Temporary Driveway Easement- 75.00 sq. ft.	Donated
E-2526-50	20.1	Paul Daniel Calonkey Bones and Bradlin Bones	Temporary Driveway Easement- 162.97 sq. ft.	Donated
E-2526-51	20.2	Paul Daniel Calonkey Bones and Bradlin Bones	Temporary Driveway Easement- 110.00 sq. ft.	Donated
E-2526-53	35.1	1996 - 1 L.L.C.	Temporary Construction Easement- 385.95 sq. ft.	\$2,030.00
E-2526-54	35.2	1996 - 1 L.L.C.	Temporary Driveway Easement- 336.00 sq. ft.	Donated
E-2526-55	35.3	1996 - 1 L.L.C.	Temporary Construction Easement- 79.15 sq. ft.	\$420.00
E-2526-56	35.4	1996 - 1 L.L.C.	Temporary Driveway Easement- 110.00 sq. ft.	Donated
E-2526-58	38.1	Bonnie Amspacher	Temporary Driveway Easement- 143.73 sq. ft.	Donated
E-2526-59	42.1	Ronald L. Wallace and Terry Williams	Temporary Driveway Easement- 180.04 sq. ft.	Donated
E-2526-60	43.1	Banana Patch Company L.L.C.	Temporary Driveway Easement- 120.00 sq. ft.	Donated
			Sub-Total	\$5,080.00
E-2526-36	3	Paradoxx Ent L.L.C.	Right-of-Way Easement- 24.50 sq. ft.	\$895.00
E-2526-44	15	Timothy Patrick Calonkey	Right-of-Way Easement- 171.00 sq. ft.	\$4,500.00
E-2526-49	20	Paul Daniel Calonkey Bones and Bradlin Bones	Right-of-Way Easement- 190.00 sq. ft.	\$5,000.00
E-2526-52	35	1996 - 1 L.L.C.	Right-of-Way Easement- 168.00 sq. ft.	\$4,425.00
			Sub-Total	\$14,820.00

Funds are available to pay for these easements in the Lindsey Street Special Corridor Project – Pickard Avenue to Elm Avenue Land (Account No. 50594019-46001, Project No. BP0432).

RECOMMENDATION:

Staff recommends the above-described easements be accepted, and that payment be authorized, where appropriate, and the filing of permanent right-of-way or easements be directed thereof.