



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/27/2026

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-2627-32, E-2627-33, E-2627-38; TEMPORARY DRIVEWAY EASEMENT E-2627-33; PERMANENT EASEMENTS E-2627-32 AND E-2627-38; AND THE FILING THEREOF IN THE AMOUNT OF \$92,341.00 FOR THE FRANKLIN ROAD BRIDGE OVER LITTLE RIVER BOND PROJECT AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

On October 10, 2023, the citizens of Norman voted in favor of a \$50 million bridge replacement and rehabilitation bond issue. The projects listed in the bond are intended to be completed with bond funds. However, federal funds will be pursued at every opportunity. Please see the attached project list and map showing the project locations.

On October 11, 2023, City staff advertised Request for Proposal RFP 2324-29 to solicit Consulting Engineering Services for the bond projects still requiring design. The selection committee consisting of three (3) City staff (Joseph Hill – Streets Program Manager, Jeff Fordice – Capital Projects Engineer, and Brandon Brooks – Capital Projects Engineer) and two (2) citizens (Mike Zorba and Tyler McManaman), shortlisted eight (8) consultant teams for interviews held on January 18, 2024. Also present at the interviews were the acting City Engineer and the City Auditor. The five (5) consultant teams selected after interviews to complete the design on these projects are:

- Garver, Norman
- H.W. Lochner, Oklahoma City
- MKEC, Oklahoma City
- Aguirre & Fields, Oklahoma City
- CEC, Oklahoma City

These consultants are being assigned the various projects by City staff based on capacity, performance during the interview process, and capabilities of their firm to complete a specific project.

On April 9, 2024, City Council awarded the contract for design of the Franklin Road Bridge over Little River located 0.1 miles west of 36th Avenue Northeast to H.W. Lochner.

DISCUSSION:

Right-of-way necessary for the Franklin Road Bridge over Little River Bond Project consists of three (3) separate easements on two (2) parcels. Pinnacle Management Group, LLC (Pinnacle) oversaw and reviewed the appraisal of each parcel and assisted the City staff in the preparation of offer letters to each property owner affected, based on the appraised values and damages. The easements are needed to properly relocate utilities, complete grading, and construct driveways.

The offer letters were sent on February 4, 2026, and contained information identifying the required easements and encouraged each property owner to consider donating the property. City staff and Pinnacle have met with the affected property owners to answer questions and aid them in understanding the right-of-way acquisition process, as well as the effect it will have on their properties.

This item is for the acceptance of two (2) parcels consisting of three (3) easements, totaling \$92,341. The secured easements are for Parcel 1 and Parcel 2. Of the \$84,541 for the permanent easement on Parcel 1, \$73,141 is payment for any and all damages to the acquired land. Funds for right-of-way acquisition are available in the Franklin Road Bridge over Litter River Bond Project (Account No. 50595367-46001, Project No. BP0613-Land).

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 three (3) easements for the Franklin Road Bridge over Little River Bond Project are being brought to City Council tonight for consideration of approval on Parcel 1 and Parcel 2.

Easement No.	Grantors	Document	Cost
E-2627-33	The Estate of Toby Keith Covell and Patricia Anne Covell	Temporary Driveway Easement- 850.01 sq. ft.	Donated
		Sub-Total	\$0.00
E-2627-32	The Estate of Toby Keith Covell and Patricia Anne Covell	Right-of-Way Easement- 33,300 sq. ft.	\$84,541.00
E-2627-38	Franklin Road Farms, LLC	Right-of-Way Easement- 22,500 sq. ft.	\$7,800.00
		Sub-Total	\$92,341.00

RECOMMENDATION:

Staff recommend the above-described easements be accepted, and that payments be authorized and the filing be directed thereof, where appropriate.