



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 06/25/2024

**REQUESTER:** Beth Muckala, Assistant City Attorney

**PRESENTER:** Beth Muckala, Assistant City Attorney

**ITEM TITLE:** CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONSENT TO ENCROACH EN-2324-4: FOR LOT 2, BLOCK 1, TSTB ADDITION, SECTION 1, FOR A POLE SIGN IN THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA. (609 12th Avenue NE)

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### **BACKGROUND:**

An encroachment request has been filed in the office of the City Clerk by property owner(s), Murphy Oil USA, Inc., requesting a Consent to Encroach into a utility easement at the above-described property.

### **DISCUSSION:**

The application for the Consent to Encroach concerns the encroachment upon a City of Norman and Norman Utilities Authority (NUA) utility easement for a proposed pole sign. The owner(s) are requesting that the proposed pole sign be allowed to encroach upon the existing utility easement located across the west side of the property.

A platted 34.52-foot utility easement exists along the west property line and will be encroached upon for the proposed pole sign. This structure will encroach the easement by approximately 10-feet.

The applicants have obtained a response from Oklahoma Natural Gas and Oklahoma Gas and Electric Company who have indicated that they have facilities located in the easement however they are not opposed to the encroachment so long as the owner abides by the certain requirements as indicated in #6-8 below. AT&T Oklahoma, Cox Communications and Oklahoma Electric Cooperative were notified of this request but did not respond.

Staff has reviewed the application and the “hold harmless” clauses. From a legal perspective, it protects the City’s and the NUA’s concerns with respect to damage to the property owners’ property should the City and the NUA or other authorized entity be required to perform work within its easement. There are some conditions applied to this Consent to Encroachment as listed below:

1. The property owner(s), and property owners' heirs, successors, or assigns (hereafter collectively the "Owner Parties") will be responsible for the cost to repair any damages to the City's utilities or infrastructure caused by any excavation, piercing or other construction activities conducted by the Owner Parties or their agents;
2. The Owner Parties will be required to apply for and receive any applicable permits prior to commencing work;
3. The Owner Parties will be responsible for the cost the City and the NUA incurs to remove any pole sign, driveway, structure, paving, curb, retaining wall, landscaping, and/or any other item if needed to maintain or repair NUA facilities;
4. The Owner Parties will be responsible for the cost to repair or replace any pole sign, driveway, structure, paving, curb, retaining wall, landscaping, or any other item after such repair;
5. The Owner Parties will waive and release any claims against the City and the NUA for any damages to the pole sign and related improvements caused by failure or repair and maintenance of the City's and the NUA's facilities within the easement area;
6. Oklahoma Natural Gas and Oklahoma Gas and Electric Company do not oppose to the encroachment so long as Owner Parties contact OKIE811 location services prior to any work, and otherwise coordinate the use of certain equipment and placement of facilities on site during installation. No response was received from AT&T Oklahoma, Oklahoma Electric Cooperative or Cox Communications;
7. By encroaching on said easement, the Owner Parties release Oklahoma Natural Gas, Oklahoma Gas and Electric Company, AT&T Oklahoma, Cox Communications and Oklahoma Electric Cooperative for any damages caused by any excavation by these utility companies for purposes of maintaining or replacing the City's and the NUA's utility facilities within the easement area; and
8. Damages to Oklahoma Natural Gas, Oklahoma Gas and Electric Company, AT&T Oklahoma, Cox Communications and Oklahoma Electric Cooperative facilities resultant from any current/future construction may carry possible financial charges to the Owner Parties.

The benefit to having the consent to encroach on file is that it is evidence of the property owners' understanding that, while the City and the NUA is allowing them to encroach upon the easement, the City and the NUA are not liable and will not be responsible for damage to the property owners' property in the event maintenance has to be performed within the easement.

All necessary City departments have responded on this item and have no objection to the proposed Consent Agreement and Covenant, with the conditions stated therein. Please note that this Consent Agreement and Covenant concerns only the City's consent to encroach where a project is otherwise permissible under City Code. Further evaluation will occur once such an application has been submitted by applicants relating to this project.

#### **RECOMMENDATION:**

Based upon the above and foregoing, the City Attorney's office is forwarding the above Consent to Encroach, EN-2324-4, for Council consideration.