



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/26/2026

REQUESTER: Joseph Taylor, Staff Engineer

PRESENTER: Scott Sturtz, Public Works Director

ITEM TITLE: CONSIDERATION OF ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASEMENT E-2526-22 THROUGH E-2526-35; TEMPORARY DRIVEWAY EASEMENTS E-2526-22, E-2526-23, E-2526-24, E-2526-25, E-2526-26, E-2526-28, E-2526-30, E-2526-32, AND E-2526-33; TEMPORARY CONSTRUCTION EASEMENTS E-2526-27, E-2526-31, AND E-2526-34; PERMANENT EASEMENTS E-2526-29, AND E-2526-35; AND THE FILING THEREOF IN THE AMOUNT OF \$11,785.00 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.

The City's current construction cost estimate for the project is \$6,448,000 plus 6% Construction Engineering (\$387,000) and 15% contingency (\$968,000) for a total of \$7,802,000. Based on this amount, City 2019 Bond Funds will pay \$3,623,400 or 46% and federal funds will pay \$4,178,579 or 54% 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 the 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. In order to meet the project schedule to secure the federal funds, the City is striving to acquire all associated parcels by July 2026. In an effort to encourage prompt responses to the City's offers, each offer letter was notified 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 the first ten (10) parcels successfully negotiated, consisting of fourteen (14) easements, totaling \$11,785.00. The secured easements are for parcels 7, 17, 24, 30, 31, 32, 33, 34, 39 and 40. 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 first fourteen (14) 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 7, 17, 24, 30, 31, 32, 33, 34, 39, and 40.

Easement No.	Parcel No.	Grantors	Document	Cost
E-2526-22	7.1	Ryan A. Streight and Lara K Streight	Temporary Driveway Easement- 275.89 sq. ft.	Donated
E-2526-23	17.1	David H. Kinnard	Temporary Driveway Easement- 100 sq. ft.	Donated
E-2526-24	24.1	Campus Headquarters, L.L.C.	Temporary Driveway Easement- 1260 sq. ft.	Donated
E-2526-25	30.1	Brice Lance Smith and Marybeth Smith	Temporary Driveway Easement- 727.19 sq. ft.	Donated
E-2526-26	31.1	Press And Plow Lindsey, L.L.C.	Temporary Driveway Easement- 390.42 sq. ft.	Donated
E-2526-27	32.1	Helen Christine Allen and Daniel Linwood Cox	Temporary Construction Easement- 239.99 sq. ft.	\$1,275.00
E-2526-28	33.1	John R. Allen	Temporary Driveway Easement- 3152.85 sq. ft.	Donated
E-2526-30	39.1	Lil Budwine of Norman, L.L.C.	Temporary Driveway Easement- 252.37 sq. ft.	Donated
E-2526-31	39.2	Lil Budwine of Norman, L.L.C.	Temporary Construction Easement - 235.03 sq. ft.	\$1,235.00
E-2526-32	40.1	David J. Steely and Michele J. Starr	Temporary Driveway Easement- 252.37 sq. ft.	Donated
E-2526-33	34.1	Church in Norman, Inc.	Temporary Driveway Easement- 350 sq. ft.	Donated
E-2526-34	34.2	Church in Norman, Inc.	Temporary Construction Easement - 221.51	\$1,180.00
			Sub-Total	\$3,690.00
E-2526-29	39	Lil Budwine of Norman, L.L.C.	Right-of-Way Easement- 142.46 sq. ft.	\$4,850.00
E-2526-35	34	Church in Norman, Inc.	Right-of-Way Easement- 123.50 sq. ft.	\$3,245.00
			Sub-Total	\$8,095.00

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.