



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/21/2026

REQUESTER: Jason Murphy, Stormwater Program Manager

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF TEMPORARY CONSTRUCTION EASEMENTS E-2627-1 THROUGH E-2627-4: FOR THE SUMMIT HOLLOW DRAINAGE IMPROVEMENT PROJECT AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

The Summit Hollow Drainage Improvement Project was developed to address repeated failures of the existing stormwater infrastructure serving the drainage channel east of Summit Hollow Drive. Following hydraulic analysis and engineering design by Halff Associates, a reinforced concrete box culvert and associated drainage improvements were selected as the preferred solution to stabilize the channel, improve conveyance, and protect adjacent residential properties.

The project is generally located within an existing permanent drainage easement. However, due to grading requirements necessary to construct the improvements in accordance with the engineered design, limited temporary access beyond the permanent easement is required during construction. These areas will be utilized only for grading activities necessary to tie the completed improvements back into existing ground elevations and achieve the slopes specified in the construction plans.

DISCUSSION:

To facilitate construction, adjacent property owners have voluntarily granted Temporary Construction Easements (TCEs) to the City. These easements provide temporary rights for construction access and grading outside the limits of the existing permanent drainage easement.

Because the easements are temporary in nature and expire upon completion of the project, they will **not** be filed of record. The property owners have voluntarily executed the easement agreements, and no monetary consideration was requested or exchanged.

Upon completion of construction, all disturbed areas outside the permanent drainage easement will be restored in accordance with the project plans and specifications. The Temporary Construction Easements do not create any permanent property interest or modify the existing permanent drainage easement.

Acceptance of these Temporary Construction Easements will allow construction to proceed in accordance with the approved engineering design while minimizing permanent impacts to adjacent private property.

RECOMMENDATION NO. 1:

Staff recommends approval of Temporary Construction Easements E-2627-1 through E-2627-2 associated with the Summit Hollow Drainage Improvement Project.