



# CITY OF NORMAN, OK CITY COUNCIL CONFERENCE

Municipal Building, Executive Conference Room, 201 West Gray, Norman,  
OK 73069

Tuesday, July 11, 2023 at 5:00 PM

## MINUTES

*It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5446, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

### CALL TO ORDER

Mayor Heikkila called the Meeting to Order at 5:00 p.m.

### PRESENT

Mayor Larry Heikkila  
Councilmember Ward 2 Lauren Schueler  
Councilmember Ward 3 Bree Montoya  
Councilmember Ward 4 Helen Grant  
Councilmember Ward 5 Rarchar Tortorello  
Councilmember Ward 6 Elizabeth Foreman  
Councilmember Ward 7 Stephen Holman

### ABSENT

Councilmember Ward 1 Austin Ball  
Councilmember Ward 8 Matthew Peacock

### AGENDA ITEMS

1. DISCUSSION REGARDING THE PROPOSED BRIDGE MAINTENANCE BOND PROGRAM SURVEY RESULTS.

Mr. Shawn O'Leary, Director of Public Works, said Amber Integrated was commissioned to conduct a comprehensive survey aimed at assessing the community's stance on a proposed bond initiative for bridge repairs and replacement. The survey was conducted by Amber Integrated from June 23 through June 27, 2023, that included a pool of 400 Norman voters who are likely to participate in local elections. The survey results were weighted based on age, gender, level of education, and party affiliation.

Item 1, continued:

To reach a wide range of participants, both cell phones and landlines were included in the survey employing a combination of live callers and an online survey option.

Mr. Jackson Lyle with Amber Integration said Norman voters generally view bridges as safe and nearly 85% of likely voters in Norman believe the bridges in their community are either “very” or “somewhat” safe. He said there is general confusion and/or misunderstanding about how Norman’s bridges are funded and only a quarter of respondents believed the City was responsible for funding. A majority of voters (60%) believed the City was responsible for less than the current 80 bridges and had general concern about specific bridges in neighborhoods or the community and felt there was a lack of awareness about current bridge concerns. The Norman Transcript was referenced the most times (21%) when asking voters how they research local elections in Norman. He said respondents were more in favor of a ten year \$50 million bond program over a five year \$20 million bond program.

Mr. Lyle highlighted some of the survey results and said when asked how safe they think the bridges in Norman are, 30% said very safe; when asked if funding for bridge maintenance in Norman comes from the City, County, State, or Federal funds, 24% said City funds, 25% said County funds, 28% said State funds, and 17% said Federal funds; when asked if they were aware the City of Norman is responsible for bridge maintenance across the City’s nearly 190 square miles, 60% said no; when asked if they have been impacted by recent Norman bridge damage, closures, or repairs, 77% said no; when asked if they are currently concerned about a bridge in their community or neighborhood, 64% said no; when asked about the likely reason for bridges needing maintenance or replacement, 62% said the age of bridges; when asked which list of reasons they think is most likely the cause of Norman bridges needing maintenance and repair, 42% said all the reasons listed; when asked what prior bond elections they have typically voted to approve or oppose, 71% said they voted yes to approve; when asked how they primarily receive information or conduct research regarding local elections, 21% said local newspaper, 14% said local news, and 21% said the internet; when asked, assuming there are additional City propositions this year across several months, how likely would they be to vote, 83% said very likely; when asked if they would approve or oppose a five year \$20 million program that would fund the total replacement of three bridges and provide funding for major rehabilitation and maintenance on eight additional bridges, 58% would approve; when asked if they would approve or oppose a ten year \$50 million program that would fund the total replacement of ten bridges and provide funding for major rehabilitation and maintenance on nine additional bridges, 69% would approve; and when asked to describe their level of trust in City government, 49% said they have moderate trust.

Mr. Lyle said out of the two bond options, voters would most likely approve a \$50 million ten year bond program and proposed an election date of October 10, 2023; however, there are other election dates in November, February, or April.

If Council chooses to move forward with an October election, next steps include First Reading on July 25, 2023; Second Reading on August 8, 2023; development of campaign materials and a second survey in August 2023; active information campaign in September through October 2023; election on October 10, 2023; and beginning Bridge Maintenance Bond Program in May 2024.

Item 1, continued:

Mr. O’Leary highlighted proposed bridge bond locations that include 60th Avenue N.E.; North Porter Avenue; 72nd Avenue N.E.; Lindsey Street; 24th Avenue N.E.; 36th Avenue N.E.; East Post Oak Road; Franklin Road; 24th Avenue N.W.; West Robinson Street; Boyd Street; Iowa Street; East Robinson Street; and Main Street. He said total projected costs are \$49,788,582.

Councilmember Foreman said she supports the ten year bond program.

Councilmember Grant said she has been in support of the ten year bond program all along and would like to see that move forward.

Councilmember Holman said he supports the ten year program as well, but felt a November election would be better than October.

Mayor Heikkila said there seems to be consensus among Council to support a ten year \$50 million bond program.

Items submitted for the record

1. PowerPoint entitled, “Proposed Bridge Maintenance Bond Program, Survey #1 Results,” dated July 11, 2023
2. Norman Bridge Bond Survey #1 dated June 23 through June 27, 2023, by AMBER Integrated

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2. DISCUSSION REGARDING AN EASEMENT, LEASE AGREEMENTS, AMENDMENT TO THE ROAD USE AGREEMENT, AND RIGHT-OF-WAY AGREEMENT WITH NEXTERA ENERGY TRANSMISSION SOUTHWEST RELATING TO ITS DRAPER-PLEASANT VALLEY-MINCO TRANSMISSION LINE PROJECT.

Ms. Beth Muckala, Assistant City Attorney, said items for tonight’s discussion on the NextEra Energy Transmission Southwest proposal includes Transmission Line Easement - Norman Utilities Authority (NUA) has leased property located at the northeast corner of Franklin Road and 12th Avenue N.E.; Compensation Agreement - setting compensation for Transmission Line Easement (on Council agenda tonight); Lay Down Yard Lease - same property as easement (on Council agenda tonight); Right-of-Way (ROW) Agreement - impacted crossings and access drive needs (on a future Council agenda); and Road Use Agreement (RUA) – Contract K-2223-146 was approved on April 25, 2023, but Staff would like to add/remove minimal routes (on a future Council agenda).

The project consists of 48 miles which is regulated by the Federal Energy Regulatory Commission (FERC) and was bid through Southwest Power Pool (SPP) for the purpose of connecting three Oklahoma Gas and Electric (OG&E) Company substations. Those substations include Draper, Pleasant Valley, and Minco as well as impacting Cleveland County, McClain County, and Grady County. Transmission poles are 345 kilovolts, 100 to 125 feet tall, have a compact footprint, are weather hardy, and have concrete foundations with guyed structures.

Item 2, continued:

### Easement

The easement property is located at northwest corner of Franklin Road and 12th Avenue N.E. currently leased by NUA. NextEra requested 150 feet along the norther boundary; however, negotiations resulted in reduction (70.30 feet on west to 101.13 feet on east). Ms. Muckala said the property is approximately 5.22 acres that is outside of leased area and has no anticipated impact on a future North Water Reclamation Facility.

Ms. Muckala said large changes by the City and accepted by NextEra Energy Transmission (NEET) includes acceptance of City's counter offer for total compensation of \$125,280; completely defined boundary with additional approvals for any requested changes; removal of waiver and other language giving the City legal rights and avenues of recourse; replacement of indemnity, insurance, and related language (now in line with other City agreements); and property fully restored to original condition if abandoned.

### Compensation Agreement

Compensation Agreement has terms of compensation for the easement only, but has some standard language for any damages incurred.

### Lease

The lease is for the same property with a month-to-month renewal option for up to twelve months. The counter offer accepted by NEET includes \$36,000 for the first year with a \$2,000 signing bonus and \$4,500 monthly renewal if construction takes longer than anticipated. Large changes by the City accepted by NEET includes a closely defined boundary as well as access; removal of waiver and other language giving the City legal rights and avenues of recourse; "as is" lease (the City offers no warranties); replacement of indemnity, insurance, and related language (now in line with other City agreements); and property maintenance particulars to avoid nuisance type issues during construction.

### Future Items

Future items include Amendment No. One for the Road Use Agreement that will control the manner of protecting and repairing roads and crossings and other construction. The contract initially approved on April 25, 2023, will need to be amended to add limited additional routes to the scope for safety reasons.

The ROW License Agreement addresses aerial crossing of lines with no underground lines and temporary construction drives/access. The City has a standard agreement on presence in ROW, but not for larger permanent utility projects. Staff intends to create an agreement that closely resembles the City's current ROW agreement and contains the same protections and guarantee language. The ROW License addresses additional or unique issues, construction drive before and after, impact on property and vegetation, etc. Ms. Muckala said the ROW License Agreement may be on the July 25th Council agenda.

Item 2, continued:

Timeline

In tonight's meeting, Council will consider approval of the Easement, Compensation Agreement, and Lease Agreement. A future amendment to RUA and ROW Agreement is anticipated to be ready for Council's consideration soon.

Mayor Heikkila thanked Staff for the update.

Items submitted for the record

1. PowerPoint entitled, "Agreements relating to NextEra Transmission Line," dated July 7, 2023

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**ADJOURNMENT**

The meeting was adjourned at 5:34 p.m.

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ATTEST:

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City Clerk

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Mayor