



CITY OF NORMAN, OK CITY COUNCIL STUDY SESSION

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

Tuesday, January 17, 2023 at 5:30 PM

AGENDA

Virtual meeting of the City Council, Norman Utilities Authority, Norman Municipal Authority, And Norman Tax Increment Finance Authority

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, retaliation, 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 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

CALL TO ORDER

AGENDA ITEMS

1. DISCUSSION REGARDING BRIDGE MAINTENANCE PROGRAM
2. DISCUSSION REGARDING BUILDING CODE UPDATES
3. DISCUSSION REGARDING THE PURCHASE OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF IMHOFF ROAD AND OAKHURST AVENUE TO BE USED FOR AFFORDABLE HOUSING.

ADJOURNMENT

City of Norman

Proposed Bridge Maintenance Bond Program

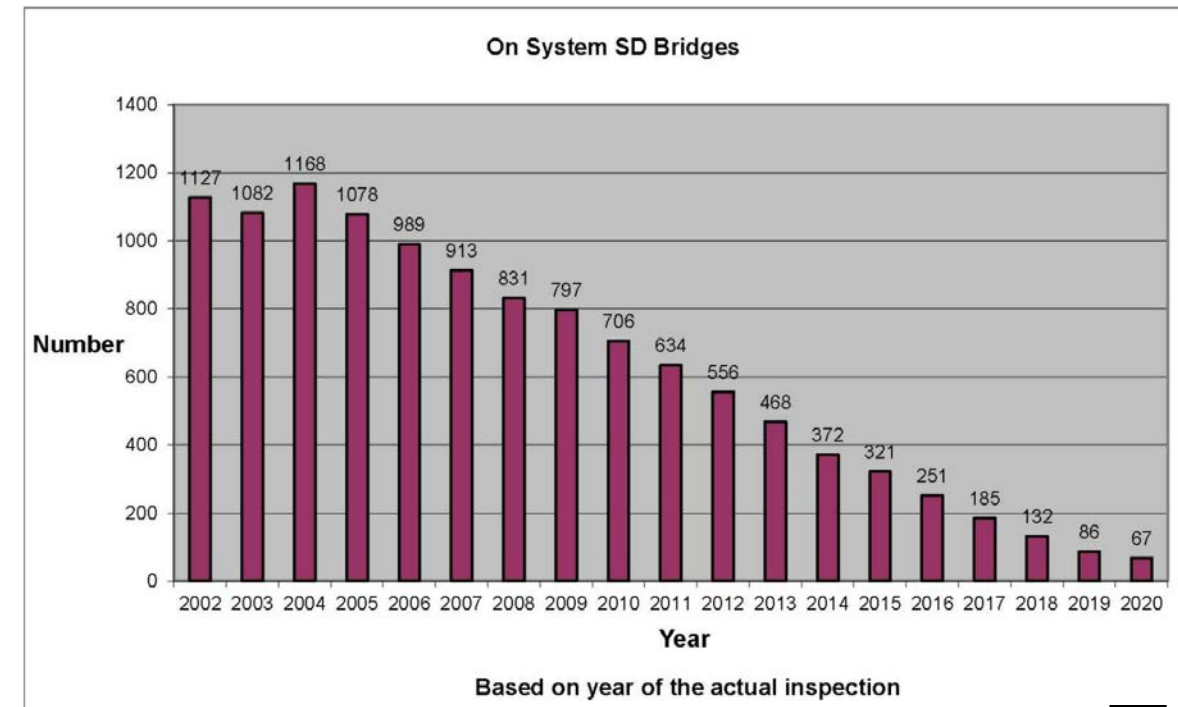
Council Study
Session
Tuesday,
January 17,
2023



Oklahoma State History

- In 2004, Oklahoma was ranked 49th nationally for on-system bridge conditions
- As of April 2021, Oklahoma was ranked 7th nationally for on-system bridge conditions

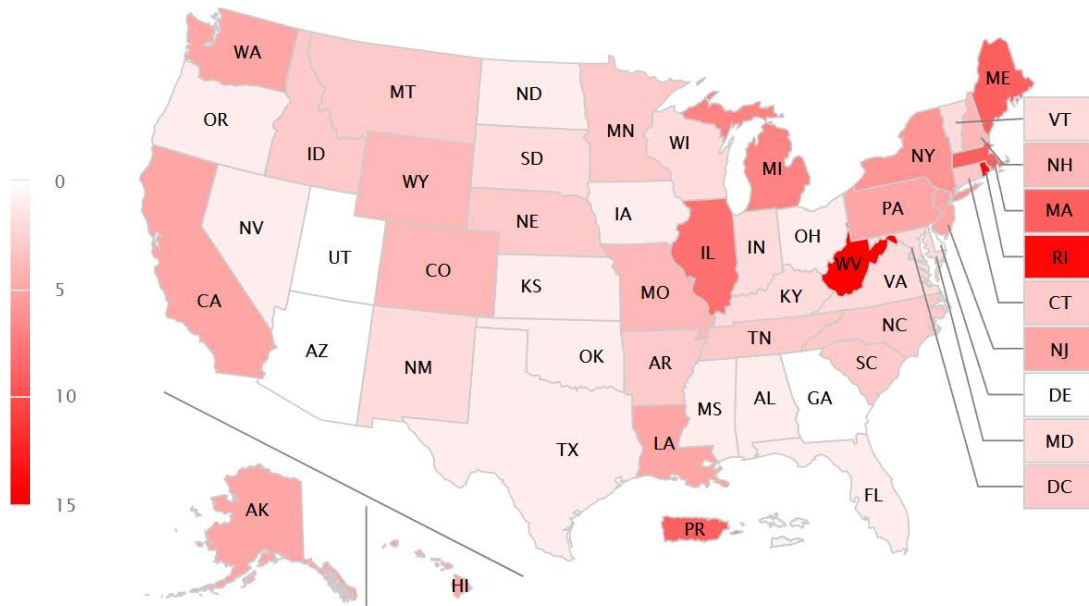
2021				
State	Total No. of Bridges	No. of Bridges Rated Poor	% of Bridges Rated Poor	State Ranking
Georgia	6808	23	0.34%	1
Arizona	4844	32	0.66%	2
Iowa	4152	30	0.72%	3
Kansas	5095	37	0.73%	4
Texas	34863	256	0.73%	5
Utah	1846	14	0.76%	6
Oklahoma	6737	67	0.99%	7
Nevada	1155	12	1.04%	8
Florida	5703	64	1.12%	9
Maryland	2554	29	1.14%	10



Oklahoma State History

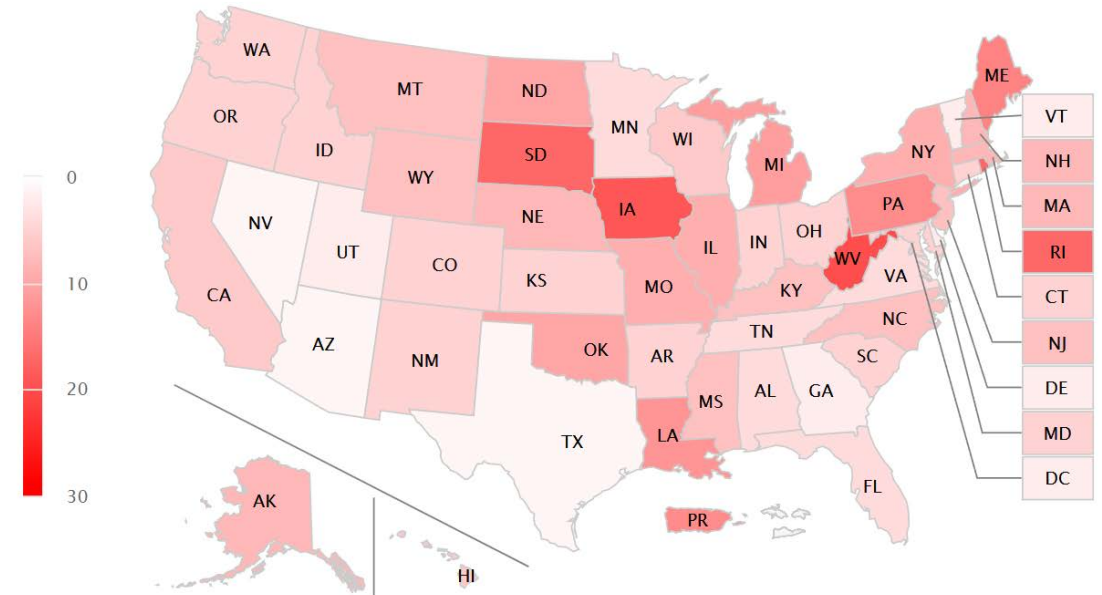
On-System Bridges

As of 2021, Oklahoma's rank for on-system bridges in "poor" condition is **7th** in the nation



Off-System Bridges

As of 2021, Oklahoma's rank for off-system bridges in "poor" condition is **40th** in the nation



History of Norman Bridge Maintenance Program

- The FHWA requires that all off-system bridges be inspected biennially
- HW Lochner has been selected to perform these inspections for the last 3 cycles
- Council adopted first dedicated annual budget for Bridge Maintenance in FYE '18
- Original allocation of \$100,000.00 annually
- Current FYE '23 adopted budget of \$750,000.00
- Total adopted since start of program \$2,050,000.00

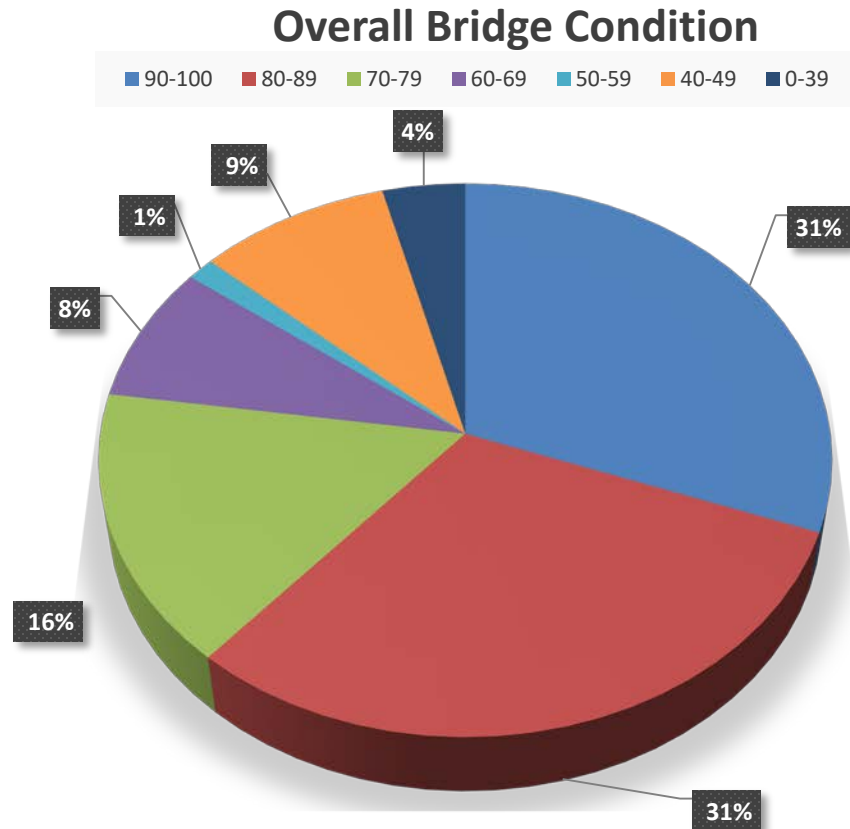


Porter Ave Bridge over Little River (located north of Tecumseh Rd).

Built in 1937.

This Bridge is rated Functionally Obsolete due to its narrow deck width.

Norman History Continued



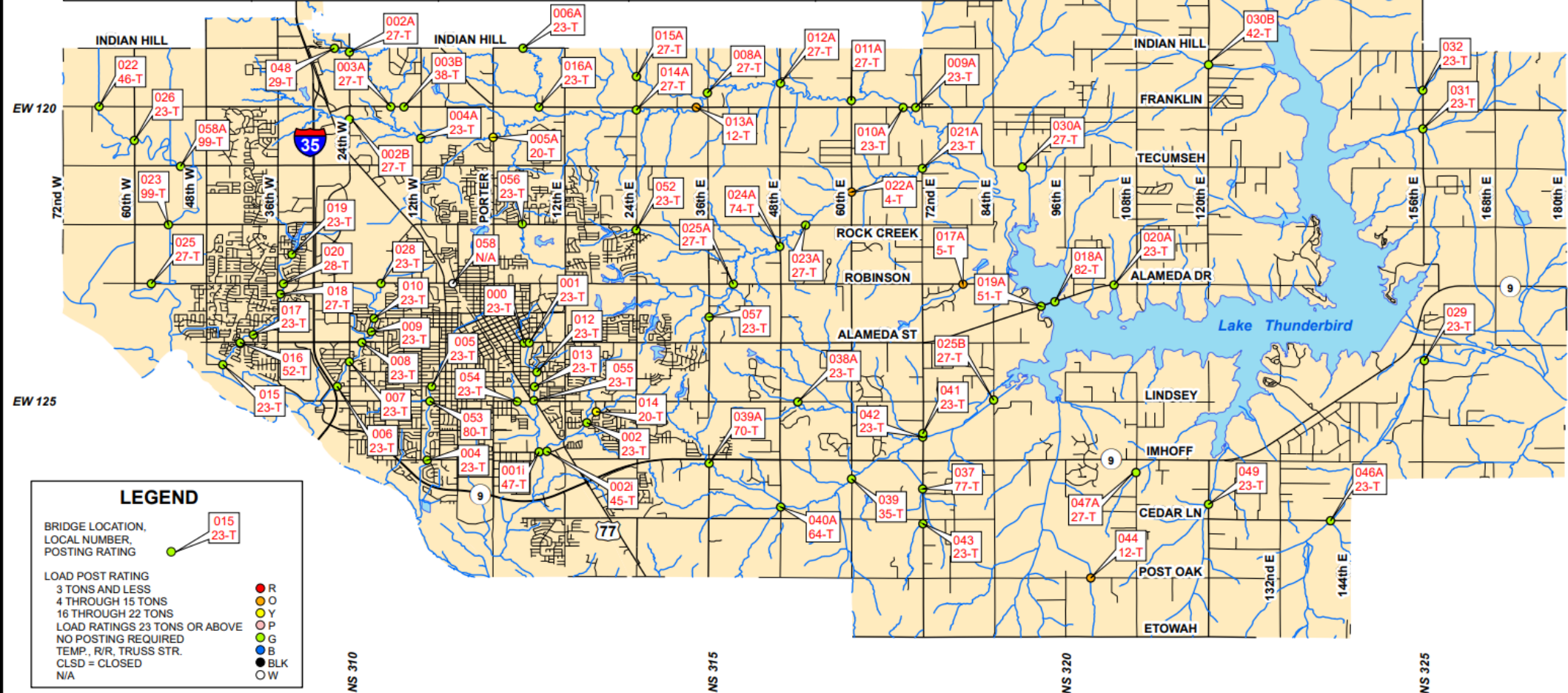
- 80 Nationally registered bridges within the City of Norman
- 2017 inspection cycle identified 18 structurally deficient bridges (poor rating)
- 2021 inspection cycle identified 5 structurally deficient bridges with 15 bridges being at risk of becoming structurally deficient

BRIDGE LOCATION INFORMATION

LOCAL NO.	NBI NO.	DEFICIENCY STATUS	LOCAL NO.	NBI NO.	DEFICIENCY STATUS	LOCAL NO.	NBI NO.	DEFICIENCY STATUS	LOCAL NO.	NBI NO.	DEFICIENCY STATUS	LOCAL NO.	NBI NO.	DEFICIENCY STATUS
000	25114	ND	008	18911	ND	016A	20609	AR	025A	07921	ND	042	19913	FO/AR
001	25115	ND	008A	22642	ND	017	19584	ND	025B	21945	ND	043	10884	ND
001i	25220	ND	009	24966	ND	017A	05850	SD	026	30152	ND	044	26914	FO/AR
002	26906	FO	009A	19288	AR	018	20182	ND	028	09865	ND	046A	20034	FO
002A	22300	ND	010	10801	ND	018A	22039	ND	029	21494	ND	047A	33052	ND
002B	33049	ND	010A	19348	AR	019	20084	ND	030A	33050	ND	048	23373	ND
002i	25221	ND	011A	22313	ND	019A	22080	ND	030B	33051	ND	049	32952	ND
003A	31194	ND	012	12330	AR	020	19451	ND	031	10269	ND	052	18802	FO
003B	31195	ND	012A	20794	ND	020A	09930	AR	032	07546	FO/AR	053	31231	ND
004	18958	SD	013	12331	ND	021A	06106	FO/AR	036	07175	ND	054	19298	AR
004A	26488	ND	013A	9991	FO/AR	022	07896	ND	037	21455	AR	055	12549	FO/AR
005	12203	ND	014	20394	ND	022A	09189	SD	038A	07923	FO	056	28743	ND
005A	05274	FO/AR	014A	22628	ND	023	09863	ND	039	20167	ND	057	28824	ND
006	12282	FO	015	14930	SD	023A	06203	ND	039A	30396	ND	058	29596	ND
006A	19418	SD	015A	00167	ND	024A	26487	ND	040A	05645	ND	058A	24898	ND
007	08335	ND	016	31728	ND	025	20663	ND	041	20014	AR			

BRIDGE LOCATION INFORMATION LEGEND

ND - NON-DEFICIENT
 AR - AT RISK OF BECOMING SD
 FO - FUNCTIONALLY OBSOLETE
 SD - STRUCTUALLY DEFICIENT



Why is this a problem now?

- 3 Bridge failures resulting in serious safety hazards and closure since 2016.
 - Havenbrook Street Bridge-September 2016 (Ward 3)
 - Main Street Bridge- August 2018 (Ward 3)
 - Imhoff Road Bridge- July 2021 (Wards 2/4)
 - 60th Avenue NE Bridge Closure – December 2022 (Ward 5)



HavenBrook Bridge Failure – September 26, 2016



Main Street Bridge over Brookhaven Creek – August 14, 2018.



Imhoff Road Bridge over Imhoff Creek – July 29, 2021



Aging Infrastructure Limits Mobility

APPROXIMATE VEHICLE WEIGHTS



**AVERAGE STANDARD
CAR - 1.5 TONS**

**AVERAGE STANDARD
TRUCK - 3 TONS**



**AVERAGE AMBULANCE -
5 TONS**

**AVERAGE DELIVERY
TRUCK - 6 TONS**



**AVERAGE LOADED
SCHOOL BUS - 17 TONS**

**AVERAGE LOADED
CHARTER BUS - 20 TONS**



**AVERAGE FIRE TRUCK
19 TONS - 30 TONS**

**AVERAGE LOADED
GARBAGE TRUCK - 25 TONS**



**AVERAGE LOADED
PLOW TRUCK - 28 TONS**

**AVERAGE LOADED
CEMENT TRUCK - 33 TONS**



**AVERAGE LOADED DUMP
TRUCK - 36 TONS**

**AVERAGE LOADED TRACTOR
TRAILER - 40 TONS**





60th Ave NE Bridge over Rock Creek (located north of Rock Creek Rd).

Built in 1940.

This Bridge is rated Structurally Deficient and Load Posted for 4 Tons.





E. Robinson Street Bridge
(located east of 72nd Ave NE).

Built in 1938.

This Bridge is rated
Structurally Deficient and
Load Posted for 5 Tons.





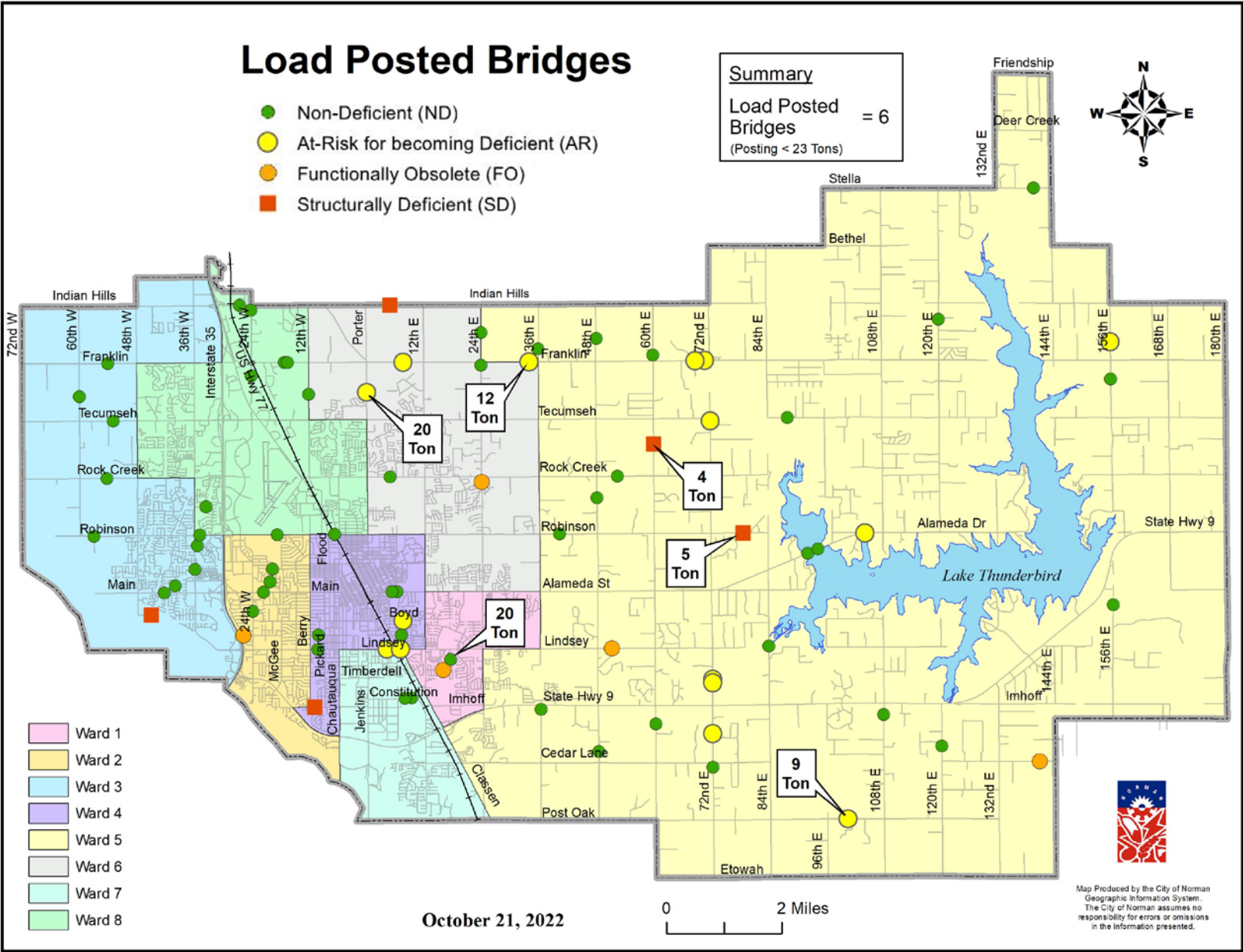
*Franklin Rd Bridge over the Little River
(located west of 36th Ave NE).*

Built in 1942.

This Bridge is Load Posted for 12 Tons.



Load Posted Bridge Location Map



Bridge Bond Discovery Report

Item 1.

- Staff compiled the data from the bridge inspection reports to generate a rank-ordered list consisting of the City's highest priority locations
- Staff contracted with HW Lochner in January of 2022 to review the rank-ordered list and generate replacement and/or rehabilitation cost estimates for each location
- Using the Discovery Report, Staff began investigations related to possible funding opportunities

LOCHNER

City of Norman Bridge Bond Discovery



Submitted by: H.W. Lochner, Inc.
April 28, 2022

Proposed Bridge Maintenance Bond Program

OPTION #1

- Bridge Replacement
 - 10 Locations Identified
- Major Bridge Rehabilitation and Maintenance
 - 9 Locations Identified



Bridge Replacement – Main Street Bridge over Brookhaven Creek – 2018.
\$4,905,000.00

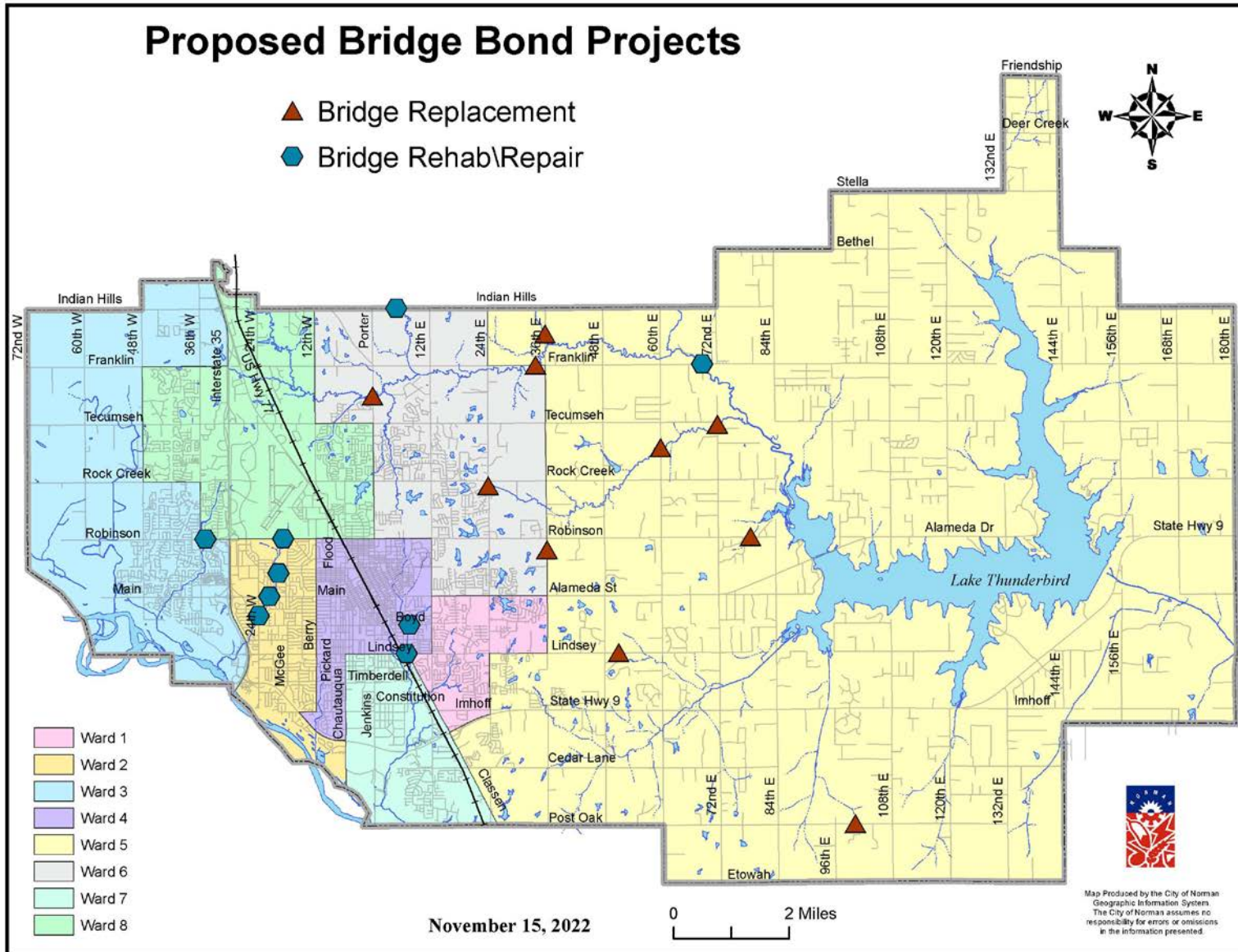
10 Year, \$50 Million Program	
Home Value	Monthly Property Tax Increase
\$100,000	\$2.44
\$200,000	\$5.10
\$300,000	\$7.75



Bridge Rehabilitation– Imhoff Road Bridge emergency repairs – 2020
\$1,945,803.59

Proposed Bridge Bond Locations

Item 1.



REPLACE [Ward]	MAJOR REPAIR [Ward]
60 TH Ave NE [5]	Indian Hills Rd [6]
N. Porter Ave [6]	Franklin Rd [5]
E. Robinson [5]	24 th Ave SW [2]
72 nd Ave NE [5]	W. Robinson [3/8]
Lindsey St. [5]	Lindsey St. [1/4/7]
24 th Ave NE [6]	Boyd St. [4]
36 th Ave NE [5/6]	Iowa St. [2]
E. Post Oak [5]	E. Robinson [8/2]
Franklin Rd [5/6]	Main St. [2]
36 th Ave NE [5]	

Proposed Bridge Maintenance Bond Program

OPTION #2

- Bridge Replacement
 - 3 Locations Identified
- Major Bridge Rehabilitation and Maintenance
 - 8 Locations Identified



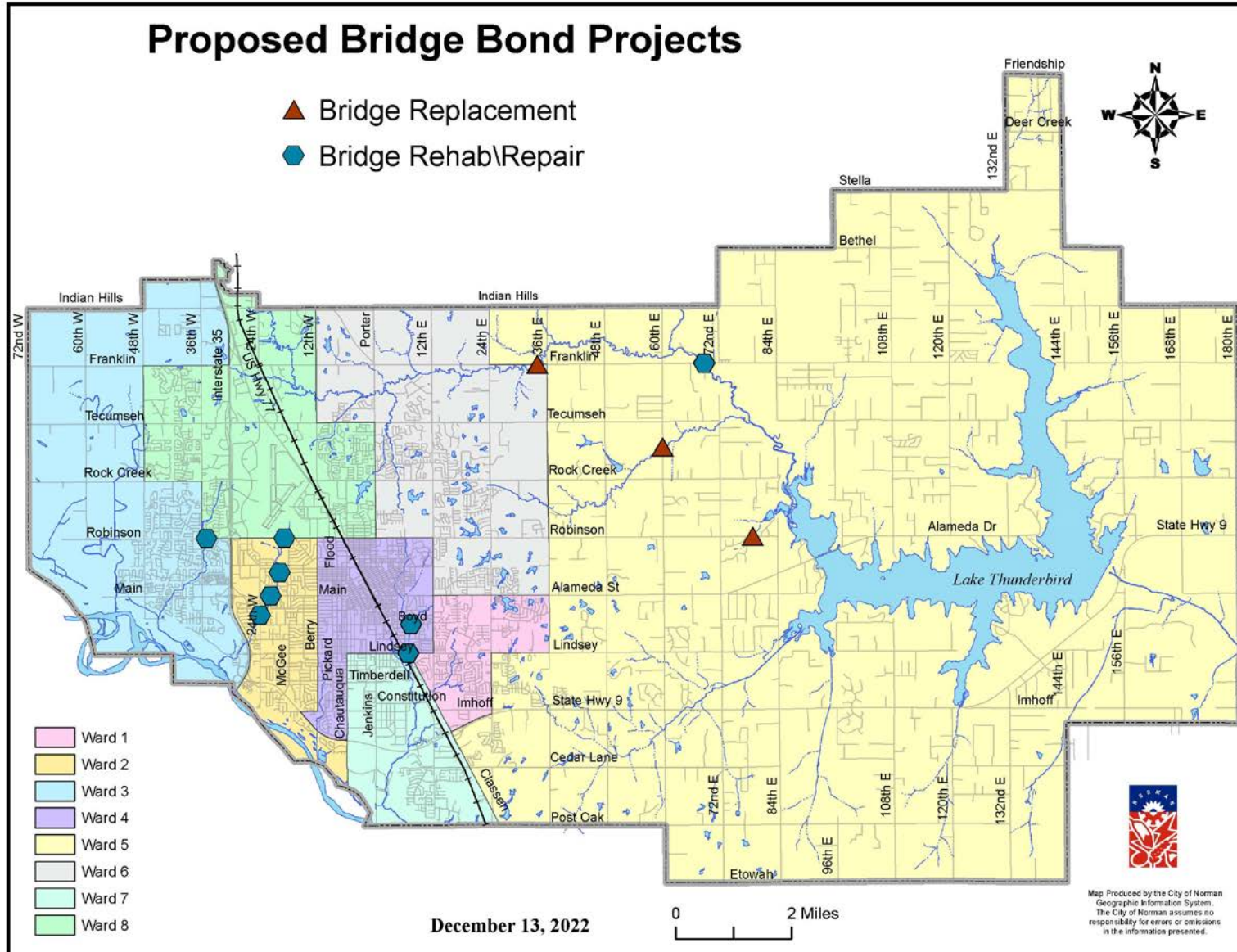
Bridge Closure – 60th Ave NE Bridge over Rock Creek (located north of Rock Creek Rd).

5 Year, \$20 Million Renewable Program	
Home Value	Monthly Property Tax Increase
\$100,000	\$3.31
\$200,000	\$6.93
\$300,000	\$10.55



Proposed Bridge Bond Locations

Item 1.



REPLACE [Ward]	MAJOR REPAIR [Ward]
60 TH Ave NE [5]	Franklin Rd [5]
E. Robinson [5]	24 th Ave SW [2]
Franklin Rd [5/6]	W. Robinson [3/8]
	Lindsey St. [1/4/7]
	Boyd St. [4]
	Iowa St. [2]
	E. Robinson [8/2]
	Main St. [2]

Key Take-Aways

- Norman has 80 bridges and over 300 culvert crossings
- Norman's bridges are safe but some are in need of replacement/major repair
- 23 City of Norman bridges were constructed prior to 1950
- Possible Bridge Maintenance Bond Election late 2023 or early 2024
- No current steady, predictable funding source for bridge replacement/major repair



Next Steps

- On October 11, 2022 Council approved contract K-2223-49 for engineering design for the 60th Ave NE Bridge and Phase 1 Hydraulic analysis and 30% plans for Porter Ave
- Continued pursuit of grant funding opportunities
- Public outreach / polling in regards to proposed bridge maintenance bond program



60th Ave NE Bridge over Rock Creek (located north of Rock Creek Rd).

Built in 1940.

This Bridge is rated Structurally Deficient and Load Posted for 4 Tons.

COUNCIL DIRECTION?

Joseph Hill, City of Norman Streets Program Manager
(405) 307-7276
joseph.hill@normanok.gov



UPDATING THE 2018 BUILDING CODES



City of Norman
City Council Study Session
1/17/2022

STATUS OF CODES IN OKLAHOMA

- The Oklahoma Uniform Building Code Commission (OUBCC) adopts the minimum code for all jurisdictions in Oklahoma.
- Municipalities are required by statute to adopt these minimums and enforce them in a timely manner.
- September 14th 2021, the OUBCC adopted the 2018 I-Codes and 2017 NEC as the minimum standard for all commercial buildings.
- Effective September 14th 2022, the OUBCC informed the municipalities that the minimum standards for One and Two Family Dwellings/Townhouses will be the 2018 International Residential Code with modifications provided in their updated rules. Additionally the 2020 NEC was adopted as the minimum standard for Electrical Work.

UPDATING THE CODES IN NORMAN

- To stay in compliance with the state statute the City of Norman will need to update our codes to the 2018 I-Codes with the modifications by the OUBCC.
- The base 2018 Code can be found on the ICC website [here](#).
- The rule changes by the OUBCC can be found on their website [here](#).
- An unofficial compilation of the state changes and base code can be found on UpCodes website [here](#).

UPDATING THE CODES IN NORMAN(CONT.)

Item 2.

Staff has been on a continual outreach campaign over the past year to inform the Building Community and Public about the pending Code Changes. The following are some of those highlights.

- Staff hosted a code review/change meeting on 7/28/22 to discuss significant changes to the code and seek input from the building community and public.
- A second code review/change meeting was held on 8/16/22 to complete discussions about significant changes to the code.
- Staff presented to the Business and Community Affairs Committee the Highlights of the Code Changes and Process on 12/1/2022.
- Provided to meeting attendee's and on our website was a "Code change request form" if anyone desired to submit a change to the code for consideration.
- Staff Recorded a Webinar and linked it at the front of the Development Services Website with the significant changes to the code so that anyone interested could see an overview of the coming code changes.
- Staff provided by email outreach to Builders, Designers, Trade Contractors and others who pulled permits in the prior calendar year detailed list of the significant changes to the various codes as well as the code change request form.
- Inspection and Office Staff have continually educated Builders/Designers that the Codes would be updating to the 2018 building codes and when interested offered resources to these individuals.

NOTABLE CHANGES (FEES)

Update to the Base and Reinspection Fee.

- Currently the Base/Re-inspection Fee is \$25.00.
- This fee hasn't been updated since 2006.
- Proposing making the base/reinspect fee \$35.00. (keeps the fee in-line with inflation)
- In Calendar Year 2021 we resulted over 27,000 Inspections.
- 3,200 of these inspections were inspections with a Re-Inspect Fee.
- In 2021 Staff issued over 4900 Trade Permits of these over 2100 had the Base Fee. These are typically stand alone permits such as Miscellaneous Electrical Work, Changing out of Plumbing items (water/sewer lines, water heaters), Heat and Air Work like Duct Replacements, Irrigation Sprinkler Systems.

Establish an after hours Inspection Fee.

- Proposing \$200 minimum fee for two hours of inspection time and \$75.00 for each hour thereafter.

Updating the Code to include the State mandated \$4.00 permit fee obligated by the OUBCC with a .50 administration fee. In the past it was determined this did not have to be in the City's fee schedule but better practice is include it.

NOTABLE CHANGES (FEES CONT.)

	Reinspect Fee	Base Fee
Edmond	\$50 for 1 st reinspection, \$100 subsequent reinspection	\$30 min. but they have qualifiers for added fixtures/appliances etc.
Oklahoma City	\$38.50 min. but this can be more for trades i.e. plumbing reinspection \$42.00	\$28.00 but they have qualifiers for added fixtures/appliances etc.
Moore	\$30.00	\$30.00 But they have qualifiers for added appliances/fixtures.
Yukon	\$30.00 for the 2 reinspection, then \$60.00 per reinspection	\$35.00 Base fee. Their fee structure closely resembles the City of Norman's.

NOTABLE CHANGES(CONT.) IFC CODE FULLY ADOPTED.

In past code cycles Fire Prevention has adopted the National Fire Protection Association I , Fire Code for existing buildings for annual inspections and separately adopted the International Fire Code for new construction. This was not needed as the IFC adequately address's the topics in the NFPA I and at times create conflicts where a newly build building could be in opposition to another city code.

By having one code for Permitting and Annual Inspections this helps in having the Review Staff and Inspectors on the same page.



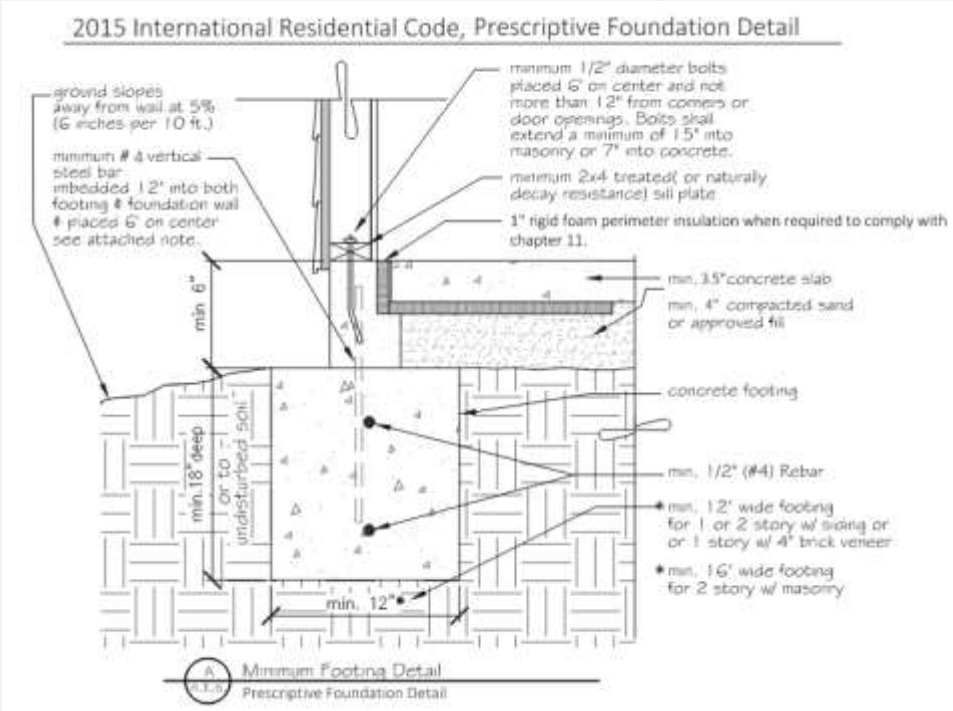
NOTABLE CHANGES (CONT.) FOUNDATION EXCEPTIONS.

Prior adoptions of the Residential Code allowed for exemption of unoccupied accessory buildings to be exempt from the foundation requirements in the code. But were silent regarding small occupied structures. The language has been cleared up to reflect that small unoccupied structures less than 600 square feet and occupied structures less than 400 square feet are exempt from the foundation requirements of the residential code. The code language would require all structures to have at least 4 connection points to the earth/foundation.

The clarification allows for economically feasible small accessory type storage buildings and limited small occupancies like a small workshop or tiny home to be built without a prescriptive footing or engineering.



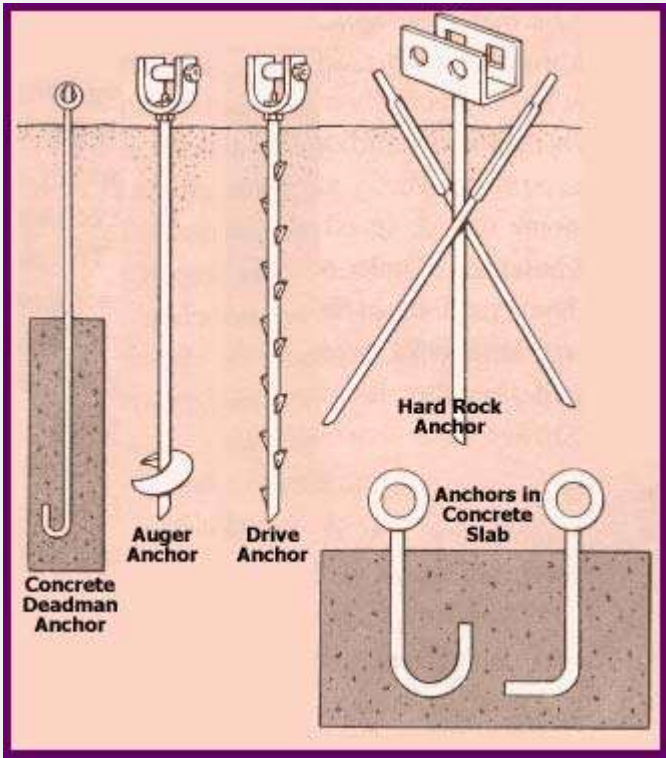
NOTABLE CHANGES (CONT.) FOUNDATION EXCEPTIONS.



Prescriptive Code Foundation minimums.



Fastening solutions but really only allowed by code with engineering or design work.



NOTABLE CHANGES (CONT.)

CHAPTER 11 ENERGY CODES

The OUBCC updated the State wide minimum ERI to a 64. Recently the City of Norman updated our score benchmark for the Energy Efficient Credit program to a benchmark of 57.

Table N1106.4 (R406.4) Maximum Energy Rating Index

CLIMATE ZONE	ENERGY RATING INDEX *
1	57
2	57
3	57 64
4	62
5	61
6	61
7	58
8	58

Supporting information: This updates the ERI for the performance path to be more in line with prescriptive amendments proposed to the OUBCC

City of Norman's Energy Efficient Credit HERS/ERI Program with a 57	
47 or less	Builder pays no permit fees
48	Pays 05% of permit fees
49	Pays 10% of permit fees
50	Pays 15% of permit fees
51	Pays 20% of permit fees
52	Pays 25% of permit fees
53	Pays 30% of permit fees
54	Pays 35% of permit fees
55	Pays 40% of permit fees
56	Pays 45% of permit fees
57	Pays 50% of permit fees

OUBCC Current ERI

QUESTIONS/COMMENTS/DIRECTION?

Any questions?

Comments?

