



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: GID-1920-44

File ID: GID-1920-44	Type: Acceptance of Deed	Status: Consent Item
Version: 1	Reference: Item 28	In Control: City Council
Department: Utilities Department	Cost: \$41,400.00	File Created: 10/03/2019
File Name: Water Wells Deed - Schovanec	Final Action:	

Title: CONSIDERATION OF ACCEPTANCE OF A WARRANTY DEED FROM THOMAS W. SCHOVANEC IN THE AMOUNT OF \$41,400 FOR THE FYE 2015 WATER WELLS/SUPPLY LINES PROJECT.

Notes: ACTION NEEDED: Acting as the City Council and Norman Utilities Authority, motion to accept or reject a warranty deed from Thomas W. Schovanec for the FYE 2015 Water Wells/Supply Lines Project; and, if approved, direct the filing thereof with the Cleveland County Clerk and payment in the amount of \$41,400 to Thomas W. Schovanec.

ACTION TAKEN: _____

Agenda Date: 10/22/2019

Agenda Number: 28

Attachments: Schovanec Warranty Deed, Well Locations Regarding 8 Easements 3 Deeds.pdf, Schovanec Requisition

Project Manager: Chris Mattingly, Capital Projects Engineer

Entered by: chris.mattingly@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File GID-1920-44

Body

BACKGROUND: On June 14, 2016, the Norman Utilities Authority (NUA) approved Contract K-1516-139 with Carollo Engineers to determine suitable new well sites situated above thick saturated sand zones; prepare a bid package for drilling test wells and recommend where the groundwater well field expansion should take place.

Carollo and NUA staff worked closely with ACOG to map the water bearing sand zones and identified 45 potential test well sites to investigate. The test well sites were prioritized and

landowners were contacted to determine if they were willing to initially allow drilling of a test well and, if found suitable for potable water use, allow construction of a production well. The attached map shows the existing wells and potential new wells located in north east Norman.

On November 27, 2018 the NUA approved Contract K-1819-44 with Layne Christensen Company of Guthrie, Oklahoma in the amount of \$4,714,421.72 for the drilling of the test sites as well as the production wells. \$674,310 has been expended to date for test well drilling.

DISCUSSION: Results from the test holes have identified eleven (11) potential permanent well sites for the NUA to pursue. Three (3) sites will be purchased and eight (8) sites will be acquired through permanent easement. The sites will allow for the production well, well house, access drive, fencing and all associated water appurtenances to be installed so that the well is connected into the Norman water system. All landowners were offered a price of \$20,000 per acre for purchase and 90% of that price for permanent easement.

The proposed warranty deed is for land that is a square area measuring 300 feet by 300 feet which equates to 2.07 acres. The NUA offered \$41,400 for the 2.07 acre property and the property owner accepted the offer. The site is located ¼ mile east of the intersection of 24th Ave NE and Tecumseh Road as shown on the attached map.

The Fiscal Year Ending 2020 budget for the FYE15 Water Wells/Supply Lines project (WA0212) currently includes an unencumbered balance of \$634,280 in Land/Right-of-Way account 031-9345-462.60-01 which is sufficient to fund the easement purchase.

RECOMMENDATION: Staff recommends acceptance of the warranty deed for land to be used for a water well and associated appurtenances.