

LIFT STATION AGREEMENT

THIS AGREEMENT is made and entered into this 7TH day of August 2020, by and between the Norman Utilities Authority (hereinafter referred to as the "Authority") and Varena Landing, LLC, an Oklahoma limited liability company (hereinafter referred to as the "Developer").

1. WHEREAS, the Developer applying for the approval of developing and subdividing their property, which would otherwise be served by septic tanks or sewage lagoons maintained privately, and desires that their property be served by a lift station which would pump wastewater into the Authority's wastewater system; and
2. WHEREAS, this alternative, if approved by the Authority would require additional operation, maintenance, and replacement costs which are unique to the particular subdivision being served; and
3. WHEREAS, the Developer of the proposed Varena Landing subdivision requests that the subdivision be provided wastewater service through the existing Summit Valley Lift Station pumping into the Authority's wastewater system; and
4. WHEREAS, the Developer requests that this alternative be approved as part of the platting process and that an administrative lift station fee be established for each lot in the Varena Landing subdivision to provide for the operation, maintenance, and replacement of said lift station serving said subdivision; and
5. WHEREAS, the existing Summit Valley Lift Station was constructed and placed into service in 2004 and is subject to a lift station fee pursuant to Contract K-0304-57 which requires that the lift station fee be established for all lots connecting to the lift station; and
6. WHEREAS, connecting to the existing Summit Valley Lift Station and the serving of the Varena Landing subdivision by the lift station will be of great advantage to the property owners within the subdivision by reducing their costs for the installation, operation and maintenance of septic systems or privately maintained sewage lagoons.

BE IT THEREFORE AGREED BY AND BETWEEN THE PARTIES HERETO:

7. THAT the parties do establish an operation, maintenance, and replacement monthly lift station fee for the Varena Landing subdivision whose sanitary sewage will flow to the existing Summit Valley Lift Station for the purpose of pumping wastewater into the City's wastewater system and that said monthly fee be billed each lot in all subdivisions served by the lift station by the City of Norman through the utility billing process. Said provisions shall be included in the restrictive covenants covering said subdivisions.
8. THAT the procedure for establishing said operation, maintenance, and replacement fee for each individual subdivision shall be as follows:
 - (a) The Developer shall cause a professional engineer registered in Oklahoma to prepare an Engineering Report detailing the proposed additional wastewater loading from the Varena Landing subdivision along with any modifications required for the existing lift station, and submit said report to the Authority together with the preliminary plat. Prior to Council consideration of the preliminary plat, the Utilities Engineer or his authorized representative,

shall estimate the annual administrative fee (the Lift Station Fee) necessary to provide for the proper operation, maintenance and replacement (OM&R) of the Summit Valley Lift Station, force main and associated appurtenances.

- (b) The Authority shall levy the Lift Station Fee upon all lots within the Summit Valley service area and this determination shall be made a condition of Council's preliminary plat approval.
- (c) Prior to Council consideration of any final plat utilizing the Summit Valley Lift Station and force main, the Utilities Engineer or his authorized representative, shall update and adjust the Lift Station Fee as required by the amended lift station service area. The adjusted Lift Station Fee shall be filed of record as a restrictive covenant with said final plat all future final plats within the lift station service area.
- (d) The Lift Station Fee will be adjusted annually to account for inflation based on the rate of change in the United States Department of Labor's Consumer Price Index for All Urban Consumers for the month most recently published, as compared to the same month in the previous year, and may otherwise be adjusted if the Authority determines that changes to the lift station's service area boundaries necessitate said adjustment.
- (e) In the event a new lift station enlarges the service area of the existing Summit Valley Lift Station and replaces said lift station, the Lift Station Fee applicable to all existing final plats may not increase as a result of new calculation. However, the Lift Station Fee applicable to all existing final plats (if any) may decrease to the amount of new Lift Station Fee calculation.
- (f) In the event the lift station is taken out of service and its wastewater subsequently flows by gravity to the wastewater treatment facility site, any applicable Lift Station Fee shall be discontinued upon filing of a notice by the Authority.
- (g) The Lift Station Fee shall be made a part of the City of Norman Utility bill for collection monthly and accounted for in the Wastewater Fund.
- (h) The estimated Lift Station Fee has been calculated and is attached hereto as Exhibit "A" and made a part hereof.
- (i) The proposed Varena Landing subdivision enlarging the Summit Valley Lift Station service area is shown on Exhibit "B" attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Authority and Developer have executed this Agreement.

Norman Utilities Authority
201 West Gray
Norman, OK 73069

ATTEST:

By: _____
Breea Clark, Chairperson Secretary

APPROVED as to form and legality this _____ day of _____, 2020.

Authority Attorney

Varena Landing, LLC
1203 Brookhaven Blvd
Norman, OK 73072

By: _____
Evan Nixon
As: Manager – Varena Landing, LLC

Subscribed and sworn to before me this 7th day of August, 2020.

[Signature]

Notary Public

My Commission Expires:



Lift Station Operation, Maintenance and Replacement Cost Estimate

Summit Valley / Bellatona / East Ridge / Stone Lake / Sienna Springs / Terra Verde / Turtle Crossing / Varena Landing

Proposed Lift Station Sewer Service Area including expected number and type of residential units as well as the number of acres of other zoning classifications such as commercial, institutional, industrial, etc. If applicable, a phasing plan shall be submitted. Calculate estimated population equivalent to be served by the lift station (include total population and breakout by phases, if applicable). Estimated average daily wastewater flow (ADF) in gallons per day (GPD) and peak hourly flow in GPD utilizing generally accepted standards for per capita ADF or other data acceptable to the City of Norman.								
	Summit Valley (1006) Bellatona (692)	Sum. Valley & Bellatona Commercial	Sienna Springs (50) Stone Lake (42)	Eastridge Duplex and Residential	Turtle Crossing	Varena Landing	Terra Verde	Total
	<u>Lots</u>	<u>Acres</u>	<u>Lots</u>	<u>Lots</u>	<u>Lots</u>	<u>Lots</u>	<u>Students</u>	
	1698	14.59	92	45 & 532	43	88	156	
Population Equivalent Per Category	2.55	5	2.55	5.1 & 2.55	2.55	2.55	0.1	
Estimated Population	4,330	73	235	1,587	110	225	16	6,576
Per Capita average daily wastewater flow (ADF)	100	100	100	100	100	100	100	
Estimated average daily wastewater flow (ADF) in gallons per day	433,000	7,300	23,500	158,700	11,000	22,500	1,600	657,600
Estimated peak hourly flow in GPD	1,732,000	29,200	94,000	634,800	44,000	90,000	6,400	2,630,400
Peaking Factor	4.0							
Drawings showing the location of the proposed lift station, force main and access roadways. Include sufficient data to allow the pump static head to be determined).								
The Engineering Report provided by the developer will include sufficient information to allow the City of Norman to calculate the approximate cost to operate, maintain and replace capital equipment for the life of the proposed lift station. This information shall include the following at a minimum:								
HP = ((GPM) x (TDH)) / ((3960) x (0.50)) where pump efficiency is assumed to be 50% (unless otherwise approved). Check if pump of estimated GPM and TDH is available; adjust HP as required.								
	<u>GPM</u>	<u>TDH</u>	<u>Efficiency</u>	<u>HP</u>				
	830	76	60%	25.00				
Estimate average annual electrical cost								
1. Pump time (hours per day) = ((ADF in GPD) x 24) / (1440 x (Pump Capacity in GPM))								
	<u>ADF</u>	<u>Pumping Capacity</u>	<u>Pumping Hours/day</u>					
	657,600	830	13.20					
2. kilowatt-hours (kWh) = (HP) x 0.746 x (pump time in hours per day) x 365								
	<u>HP</u>	<u>Pumping Hours/Day</u>	<u>Kwh Per Day</u>	<u>Kwh Per Year</u>				
	25.00	13.20	246.27	89,889				
3. Annual Electrical Cost = kWh per year x \$0.08 kWh								
	<u>Kwh Per Year</u>	<u>Cost per Kwh</u>	<u>Cost per Year</u>					
	89,889	0.08	\$7,191.08					
Estimate annual lift station and force main OM&R cost. Provide approximate cost for lift station and appurtenances. Include wetwell, pumps, discharge piping and valves, electrical controls, flow metering, force main quick-connect coupling, valve vault, fittings and valves, fencing, all weather access road, force main, air release valves and vaults, etc. Assume annual replacement cost is 5% of original construction cost.								
Annual OM&R Cost = 0.05 x Capital Cost								
	<u>Lift Station Cost</u>	<u>12" Force Mair Length</u>	<u>Force Main Per Foot</u>	<u>Force Main Cost</u>	<u>Total Cost</u>	<u>Annual Cost</u>		
	\$400,000.00	2,363	\$60.00	\$141,780.00	\$541,780.00	\$27,089.00		
Calculate Total Monthly OM&R Cost: Monthly OM&R Cost = (Annual Electrical Cost + Annual OM&R Cost) / 12								
	<u>Electrical Cost</u>	<u>OM&R Cost</u>	<u>Total Annual Cost</u>	<u>Total Monthly Cost</u>				
	\$7,191.08	\$27,089.00	\$34,280.08	\$2,856.67				
Calculate Lift Station Fee: The fee will be calculated on a residential lot basis as well as a per capita basis to accommodate other zoning classifications such as commercial, institutional, industrial, etc.								
Monthly Per Capita Fee = ((Monthly OM&R Cost) x Per Capita ADF) / ((ADF) x 30.417 days per month)								
Monthly Residential Fee = where the number of persons per household is the same as was assumed in the Engineering Report.								
	<u>Total Annual Monthly Cost</u>	<u>Monthly Cost Per Person</u>	<u>Monthly Cost Per Household</u>					
	\$2,856.67	\$0.434	\$1.108					
	Terra Verde School Gym =	\$6.78						

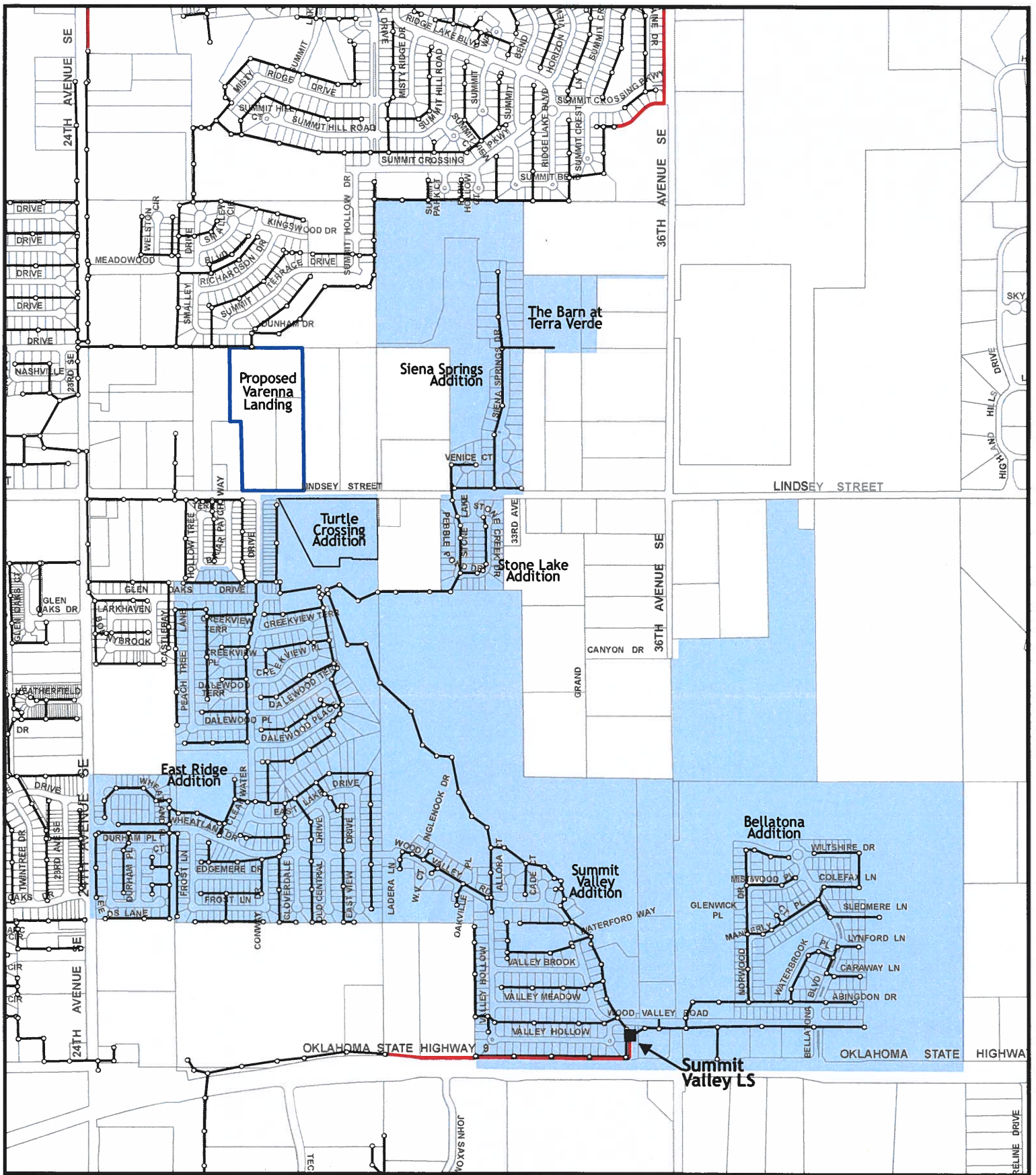


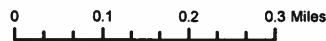
Exhibit B - Varena Landing Lift Station Agreement

Contract K-2021-40



Map Produced by the City of Norman Geographic Information System.

The City of Norman assumes no responsibility for errors or omissions in the information presented.



August 3, 2020



- Lift Station
- SS Gravity Mains
- SS Force Mains
- ▭ Proposed Varena Landing Addition
- ▭ Summit Valley LS Service Area
- ▭ Parcel Boundary