



# City of Norman, OK

Municipal Building Council  
Chambers  
201 West Gray Street  
Norman, OK 73069

## Master

**File Number: E-1314-16**

**File ID:** E-1314-16

**Type:** Easement

**Status:** Consent Item

**Version:** 1

**Reference:** Item No. 18

**In Control:** City Council

**Department:** Utilities Department

**Cost:** \$65,609.00

**File Created:** 12/27/2013

**File Name:** Easement for SE bishop Interceptor - Trinity Baptist Church of Christ

**Final Action:**

**Title:** EASEMENT NO. E-1314-16: CONSIDERATION OF A PERMANENT SANITARY SEWER EASEMENT FROM TRINITY BAPTIST CHURCH OF CHRIST IN THE AMOUNT OF \$65,609 FOR THE SOUTHEAST BISHOP INTERCEPTOR PROJECT.

**Notes:** ACTION NEEDED: Acting as the City Council and Norman Utilities Authority, motion to accept or reject Easement No. E-1314-16; and, if accepted, direct the filing thereof with the Cleveland County Clerk and payment in the amount of \$65,609 to Trinity Baptist Church of Christ.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 01/14/2014

**Agenda Number:** 18

**Attachments:** E-1314-16.pdf, Trinity - Easement map, SEBishopInterceptor Map

**Project Manager:** Charlie Thomas, Capital Projects Eningeer

**Entered by:** charlie.thomas@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File E-1314-16

Body

**BACKGROUND:** The SE Bishop Interceptor project (WW0267) is located in southeast Norman (map attached). On March 23, 2004, the Norman Utilities Authority (NUA) approved Contract No. K-0304-147 with Chiang, Patel & Yerby, Inc. (CP&Y) for design of the project. Phase 1 was completed in 2004; Phase 2, Section 1 in January 2007; Phase 2, Sections 2A and 2B on July 15, 2013. Phase 2, Section 2C will complete the project and consists of approximately 5,000 linear feet (LF) of 24-inch sewer located south of Highway 9 between the former Saxon Publishing facility and Classen Boulevard.

Obligated interceptor needs, serving existing customers and contractual obligations as of August 2001, are funded by the Sewer Sales Tax (SST). Enlargement of interceptors to serve full build out (FBO) needs under the Norman 2025 Land Use and Transportation Plan (2025 Plan) is funded by the Sewer Excise Tax (SET).

Permanent easements allow installation and maintenance of the public sewer line. For large diameter sewers such as this project, additional temporary construction easements parallel to the permanent easements are required only during the time construction is in progress. Temporary easements are not filed with the County,

but expire upon completion of construction.

**DISCUSSION:** This is the final easement required to complete project construction. The property owner, Trinity Baptist Church of Christ, previously donated an easement twenty feet (20') wide. However, due to revisions of the sewer line, an additional ten feet (10') is needed. The purchase price of the additional 15,240 square feet (SF) is based on \$6.15/SF for property zoned for office use. Easement acquisitions are normally paid at 70% of fair market value, or a calculated cost of  $\$6.15 \times 0.70 \times 15,240 = \$65,609$  (rounded).

Funding for replacement of the existing sewer interceptor is pro-rated based on the cross-sectional area of the obligated pipe diameter versus the cross-sectional area for the FBO pipe diameter. The funding for Section 2C of the SE Bishop Interceptor is 25% SST and 75% SET, based on an obligated diameter of 12 inches and a FBO diameter of 24 inches. Thus, the total easement cost of \$65,609 is pro-rated \$16,402.25 to the SST and \$49,206.75 to the SET. The temporary construction easement will be donated and is addressed in a separate agenda item.

The Fiscal Year Ending 2014 (FYE14) budget for WW0267 includes an unencumbered balance of \$62,034 for SST, Land/ROW (323-9048-432.60-01) and \$49,342 for SET, Land/ROW (322-9048-432.60-01). Thus, the preceding amounts are sufficient to fund the easement acquisition.

**RECOMMENDATION:** Staff recommends acceptance and filing of permanent sewer easement E-1314-16 and payment of \$65,609 to the property owner Trinity Baptist Church of Christ