



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: E-1920-23**

**File ID:** E-1920-23

**Type:** Easement

**Status:** ATS Review

**Version:** 1

**Reference:**

**In Control:** City Council

**Department:** Utilities Department

**Cost:**

**File Created:** 10/10/2019

**File Name:** Water Well Easement - CON

**Final Action:**

**Title:** EASEMENT E-1920-23: CONSIDERATION OF ACCEPTANCE OF A PERMANENT WATER WELL EASEMENT FROM THE CITY OF NORMAN FOR THE FYE15 WATER WELLS/SUPPLY LINES PROJECT.

**Notes:** ACTION NEEDED: Motion to accept or reject Easement E-1920-23; and; if accepted, direct the filing thereof with the Cleveland County Clerk

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

**Agenda Date:** 10/22/2019

**Agenda Number:**

**Attachments:** Well Locations Regarding 8 Easements 3 Deeds.pdf,  
Falls Lakeview Park Easement Agreement.pdf

**Project Manager:** Nathan Madenwald, Capital Projects Engineer

**Entered by:** nathan.madenwald@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-1920-23

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.

Proposed permanent water well and utility easement E-1920-23, is comprised of rectangular area approximately 200 feet by 200 feet which equates to 0.92 acres. The City of Norman Parks Department donated the 0.92 acre easement to the NUA. The site is located ¼ mile south of the intersection of 108th Ave NE and Tecumseh Road as shown on the attached map.

**RECOMMENDATION:** Staff recommends acceptance of Easement E-1920-23, a permanent utility easement for a water well and associated appurtenances.