

LIFT STATION AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, 2021, by and between the Norman Utilities Authority (hereinafter referred to as the "Authority") and Norman Regional Hospital Authority, a Public Trust (hereinafter referred to as the "Developer").

1. WHEREAS, the Developer is applying for the approval to replat and further develop their property by expansion of the current healthplex, which is currently served with a gravity wastewater system, and, through this development process and resulting relocation of existing public wastewater facilities, a lift station is required 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 development being served; and
3. WHEREAS, the Developer of the proposed N.R.H. Medical Park West Section 2 Replat development requests that the development be provided wastewater service through a new public lift station pumping into the Authority's wastewater system; and
4. WHEREAS, the Developer requests that this alternative be approved as part of the replatting process and that an administrative lift station fee be established for the single lot within the development to provide for the operation, maintenance, and replacement of said lift station serving said development;
5. WHEREAS, the existing developments located upstream of the proposed N.R.H. Medical Park West Section 2 Replat and lift station are currently served by the public, gravity wastewater system and are therefore not subject to the proposed lift station fee; and
6. WHEREAS, the use of a lift station and the servicing of the development by the lift station will be of great advantage to the property owners by enabling the expansion of the healthplex as desired by the Developer.

BE IT THEREFORE AGREED BY AND BETWEEN THE PARTIES HERETO:

1. THAT the parties do establish an operation, maintenance, and replacement monthly lift station fee for a new public lift station constructed at the N.R.H. Medical Park West Section 2 development for the purpose of pumping wastewater from the development into the City's wastewater system and that said monthly fee be billed to the development 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 development.
2. THAT the procedure for establishing said operation, maintenance, and replacement fee 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 N.R.H. Medical Park West Section 2 Replat development along with the proposed lift station

design, and submit said report to the Authority together with the wastewater plans. Prior to Council consideration of the N.R.H. Medical Park West Section 2 Replat, 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 proposed NRH West lift station, force main and associated appurtenances.

- (b) The Authority shall levy the Lift Station Fee upon the lot within the development and this determination shall be made a condition of Council's replat approval.
- (c) 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.
- (d) In the event a new lift station enlarges the service area of the proposed NRH West 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.
- (e) 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.
- (f) 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.
- (g) The estimated Lift Station Fee has been calculated and is attached hereto as Exhibit "A" and made a part hereof.
- (h) The proposed N.R.H. Medical Park West Section 2 Replat development 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 _____, 2021.

Authority Attorney

Norman Regional Hospital Authority, a Public Trust
ADDRESS
CITY, STATE ZIP

By: Richie Spitt
NAME, TITLE Richie Spitt, President & CEO

Subscribed and sworn to before me this 23rd day of March, 2021.

Claudia Todd
Notary Public

My Commission Expires:

01-21-2023


EXHIBIT A
Lift Station Operation, Maintenance and Replacement Cost Estimate
N.R.H. Medical Park West Section 2

Proposed Lift Station Sewer Service Area including existing and proposed development. 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.						
	Existing and Proposed Norman Regional Facilities	Proposed ACC	Proposed Cancer Center	NRH Medical Park West Section 1 Blk 1, Lots 3-5		
	Facility	Facility	Lots	Lots		Total
	1	1	3	3		
Estimated average daily wastewater flow (ADF) in gallons per day	161,805	72,450	7,245	3,595		245,095
Estimated peak hourly flow in GPD	647,220	289,800	28,980	14,379		980,379
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:						
	GPM	TDH	Efficiency	HP		
	710	40	60%	20.00	hp per design engineer	
Estimate average annual electrical cost						
1. Pump time (hours per day) = ((ADF in GPD) x 24) / (1440 x (Pump Capacity in GPM))						
	ADF	Pumping Capacity	Pumping Hours/day			
	245,095	710	5.75			
2. kilowatt-hours (kWh) = (HP) x 0.746 x (pump time in hours per day) x 365						
	HP	Pumping Hours/Day	Kwh Per Day	Kwh Per Year		
	20.00	5.75	85.84	31,332		
3. Annual Electrical Cost = kWh per year x \$0.06 kWh + \$1,300 Annual Maintenance of Generator and Automatic Transfer Switch						
	Kwh Per Year	Cost per Kwh	Cost per Year			
	31,332	0.06	\$3,179.91			
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 for lift station and 2% for force main.						
Annual OM&R Cost = 0.05 x Capital Cost Lift Station + 0.02 x Capital Cost for Force Main						
	Lift Station Cost	8" Force Main Length	Force Main Per Foot	Force Main Cost	Total Cost	Annual Cost
	\$175,000.00	368	\$100.00	\$36,800.00	\$211,800.00	\$9,486.00
	5%	2%				
Calculate Total Monthly OM&R Cost: Monthly OM&R Cost = (Annual Electrical Cost + Annual OM&R Cost) / 12						
	Electrical Cost	OM&R Cost	Total Annual Cost	Total Monthly Cost		
	\$3,179.91	\$9,486.00	\$12,665.91	\$1,055.49		
Monthly Lift Station Fee	\$1,055.49					
	Existing and Proposed Norman Regional Facilities	Proposed ACC	Proposed Cancer Center			
	67%	30%	3%			
Monthly Lift Station Fee per Facility	\$707.18	\$316.65	\$31.66			

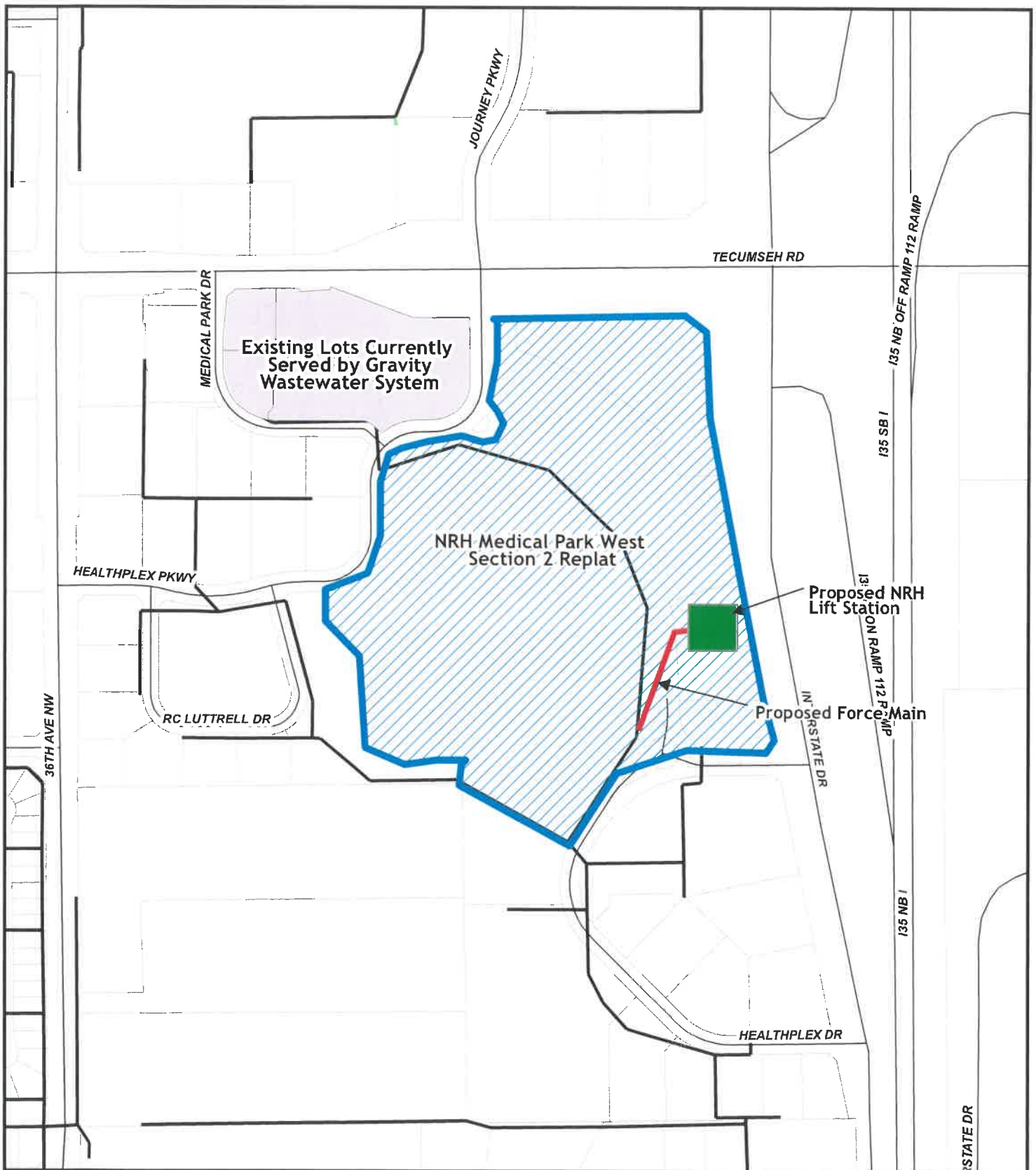


Exhibit B - NRH Medical Park West Section 2



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.

0 0.035 0.07 0.105 Miles

January 14, 2021



- Lift Stations
- SS Gravity Mains
- SS Force Mains
- Existing Lots Upstream of Prop LS
- Proposed NRH Medical Park West Section 2 Replat
- Parcel Boundary