

**LIFT STATION AGREEMENT**

THIS AGREEMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2023, by and between the Norman Utilities Authority (hereinafter referred to as the "Authority") and Farzaneh Development, LLLP (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 development being served; and
3. WHEREAS, the Developer of the proposed Destin Landing 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 platting process and that an administrative lift station fee be established for each lot within the Destin Landing subdivision to provide for the operation, maintenance, and replacement of said lift station serving said subdivision; and
5. WHEREAS, future developments connecting to the sewer system and served by the lift station will be required to complete a lift station agreement and will be subject to the lift station fee for each lot; and
6. WHEREAS, constructing a new lift station and the servicing of the Destin 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:

1. THAT the parties do establish an operation, maintenance, and replacement monthly lift station fee for a new public lift station constructed for the Destin Landing subdivision 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) Prior to Council consideration of the Destin Landing platting, 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 Destin Landing lift station, force main and associated appurtenances.

- (b) The Authority shall levy the Lift Station Fee upon the lots within the subdivision and this determination shall be made a condition of Council's plat 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 Destin Landing 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) The Lift Station Fee shall be charged and collected in perpetuity as long as the lift station remains in operation.
- (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 Destin Landing 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: \_\_\_\_\_  
Larry Heikkila, Chairperson Secretary

APPROVED as to form and legality this 16<sup>th</sup> day of October, 2023.

[Signature]  
Authority Attorney

Farzaneh Development, LLLP  
2252 N Broadway Street  
Moore, OK 73160

By: [Signature]  
Hossein Farzaneh, Developer of Destin Landing

Subscribed and sworn to before me this 10<sup>th</sup> day of October, 2023.



[Signature]  
Notary Public

My Commission Expires:

9/25/25

**EXHIBIT A**  
**Lift Station Operation, Maintenance and Replacement Cost Estimate**  
**Destin Landing**

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.

|  | Destin Landing | Future      |   |   |  |  |         |
|--|----------------|-------------|---|---|--|--|---------|
|  | Residential    | Residential |   |   |  |  | Total   |
| Number of Lots   | 301            | 540         |   |   |  |  |         |
| Population Equivalent Per Category                               | 2.5            | 2.5         |   |   |  |  |         |
| Estimated Population   | 753            | 1350        |   |   |  |  | 2,103   |
| Per Capita average daily wastewater flow (ADF)                   | 100            | 100         |   |   |  |  |         |
| Estimated average daily wastewater flow (ADF) in gallons per day | 75,300         | 135,000     |   |   |  |  | 210,300 |
| Estimated peak hourly flow in GPD                                | 301,200        | 540,000     | - | - |  |  | 841,200 |
| Peaking Factor   | 4.0            | 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:

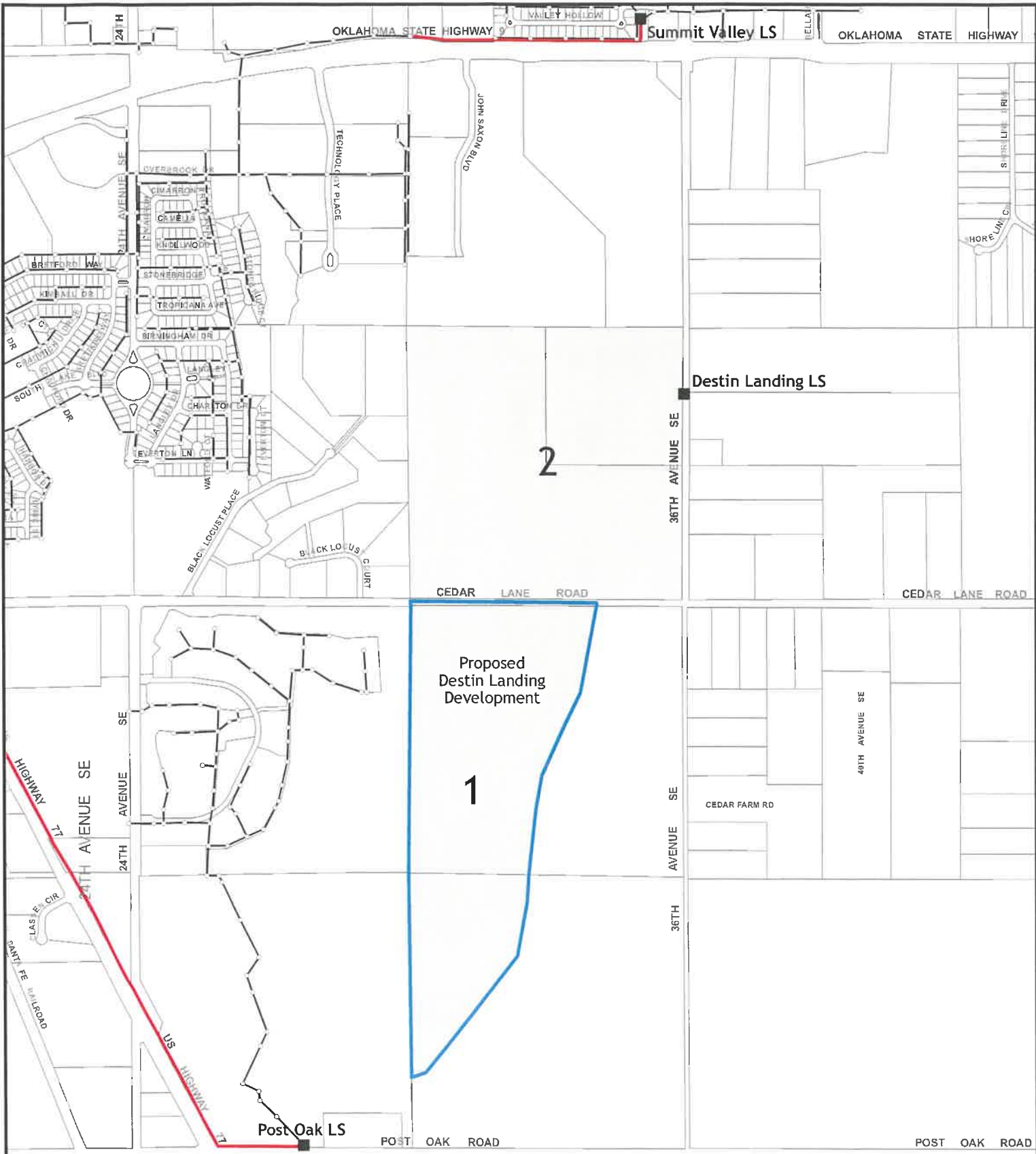
|  | GPM          | TDH               | Efficiency             | HP                |                               |
|--|--------------|-------------------|------------------------|-------------------|-------------------------------|
|  | 700.00       | 119               | 60%                    | 85.00             | <i>hP per design engineer</i> |
| Estimate average annual electrical cost  |              |                   |                        |                   |                               |
| 1. Pump time (hours per day) = ((ADF in GPD) x 24) / (1440 x (Pump Capacity in GPM)) |              |                   |                        |                   |                               |
|  | ADF (gpd)    | ADF (gpm)         | Pumping Capacity (gpm) | Pumping Hours/day |                               |
|  | 210,300      | 146               | 700.00                 | 5.01              |                               |
| 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      |                               |
|  | 85.00        | 5.01              | 317.50                 | 115,889           |                               |
| 3. Annual Electrical Cost = kWh per year x \$/kWh                                    |              |                   |                        |                   |                               |
|  | Kwh Per Year | Cost per Kwh      | Cost per Year          |                   |                               |
|  | 115,889      | 0.12              | \$13,906.63            |                   |                               |

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 | Generator Annual Maint. | Total Cost     | Annual Cost |
|  | \$1,100,000.00    | 6,250                | \$110.00            | \$687,500.00    | \$2,000.00              | \$1,787,500.00 | \$70,750.00 |
|  | 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 |
|   | \$13,906.63     | \$70,750.00 | \$84,656.63       | \$7,054.72         |

| <b>Monthly Lift Station Fee</b> | <b>\$7,054.72</b>         |                         |                            |  |
|---------------------------------|---------------------------|-------------------------|----------------------------|--|
|                                 |                           |                         |                            |  |
|                                 | Total Annual Monthly Cost | Monthly Cost per Person | Monthly Cost per Household |  |
| Total Lift Station Fee          | \$7,054.72                | \$3.35                  | \$8.39                     |  |

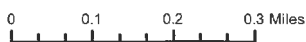


## Exhibit B - Destin Landing Lift Station Agreement



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.



September 8, 2023



- Lift Station
- SS Force Main
- SS Gravity Main
- Subject Tract
- Parcel Boundary
- Destin Landing LS Area