



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/13/2026

REQUESTER: Nathan Madenwald, Utilities Engineer

PRESENTER: Nathan Madenwald, Utilities Engineer

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2627-85: A CONTRACT BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND CEDAR LANE, L.L.C., AUTHORIZING COLLECTION OF A MONTHLY LIFT STATION FEE FROM DEVELOPED LOTS IN THE CEDAR LANE DEVELOPMENT FOR THE OPERATION, MAINTENANCE AND REPLACEMENT OF THE CEDAR LANE LIFT STATION. (WARD 7)

BACKGROUND:

In 2003, the general policy was modified to allow installation of new lift stations if long-term operation, maintenance and capital equipment replacement costs (OM&R) were borne by the users of the new lift station (LS). An administrative Lift Station Fee collected through utility billing and applicable to each lot or customer in the new development was implemented through a contractual agreement. To date, the Norman Utilities Authority (NUA) has approved sixteen lift station agreements.

DISCUSSION:

The southern portion of the Cedar Lane development will be served by the proposed Cedar Lane LS. The preliminary plat for the development area was considered by Planning Commission on September 10, 2026, and is proposed as a companion item for City Council on this docket. This contract must be approved by the developer of the Cedar Lane development requiring them to fund a portion of the OM&R for the proposed Cedar Lane LS.

The developer of the Cedar Lane development, Cedar Lane, LLC, is willing to implement the LS OM&R fee for the preliminary plat. If acceptable to Council, these costs would be recovered through proposed Contract K-2627-85. Estimated cost for a residential lot will be \$9.74 per month. The commercial area to be served is not proposed to be platted at this time so that cost is shown based on one lot and assumed flow rates. The proposed contract provides the following:

- 1) The LS OM&R fee (the Lift Station Fee) would be filed of record as a restrictive covenant with the final plat of the Cedar Lane development as well as any other new areas that ultimately obtain sewer service from the Cedar Lane LS.

- 2) The LS Fee will be adjusted annually to account for inflation and may otherwise be adjusted if changes to the LS service area necessitate an adjustment.
- 3) In the event a LS is taken out of service and its wastewater flows by gravity to a wastewater treatment facility site, the LS Fee would be discontinued.
- 4) The LS Fee will be calculated for each dwelling unit as well as a per capita basis to accommodate other zoning classifications such as commercial, institutional, industrial, etc.
- 5) The LS Fee will be collected monthly from each dwelling unit or non-residential entity contributing flow to the LS through the City's Utility billing system.

The calculations for this fee are shown as Exhibit A to the contract while Exhibit B illustrates the area to be served by the Cedar Lane LS including the proposed development.

RECOMMENDATION:

Staff recommends approval of Contract K-2627-85 between the Norman Utilities Authority and Cedar Lane, L.L.C., implementing the Cedar Lane Lift Station Fee for the Cedar Lane development.