



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 4/12/2022

REQUESTER: Nathan Madenwald, Utilities Engineer

PRESENTER: Nathan Madenwald, Utilities Engineer

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2122-117: A CONTRACT BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND RONALD LAWRENCE AND KAREN RENEE PAGE IN THE AMOUNT OF \$450,000 FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 3101 SILVERADO WAY PLUS CLOSING COSTS TO BE DETERMINED PRIOR TO CLOSING FOR THE WATER TREATMENT PLANT LAND AND AUTHORIZE THE GENERAL MANAGER TO EXECUTE ALL CLOSING DOCUMENTS AND BUDGET TRANSFER AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

The City of Norman water system is supplied with water from the Vernon Campbell Water Treatment Plant (WTP) with water originating from Lake Thunderbird, the groundwater well system, and the City of Oklahoma City (OKC) wholesale connection. The WTP is located on 36 acres of land with approximately 14.7 acres within floodway or floodplain.

On August 25, 2009, Contract K-0910-29 with Wynn Construction, Inc., for the WTP Phase I Expansion project was approved. This project increased treatment capacity from 14 to 17 million gallons per day (MGD) and rehabilitated essential equipment. The project was completed in 2010 and generally included:

- Rehabilitate existing electrical and SCADA infrastructure and provide new electrical building to accommodate future WTP expansions;
- Construction of a new emergency generator;
- Installation of a new solids contact clarifier,
- Rehabilitation of existing solids contact clarifier no. 3;
- Replacement of filter media in eight filters;
- Replacement of distribution system pump motors;
- Replacement of our lime, alum and carbon dioxide feed systems; and
- Replacement of the powdered activated carbon feed system.

In August 2014, the 2060 Strategic Water Supply Plan (SWSP) was completed after a lengthy public process, to determine the path forward to ensure adequate water supplies to meet growth for the City of Norman out to 2060. The recommended/selected supply “Portfolio 14” included the use of existing water supplies, additional groundwater supply, conservation and non-potable water reuse, and primarily indirect potable reuse through Lake Thunderbird augmentation from highly treated water from the Water Reclamation Facility (indirect potable reuse).

On April 8, 2014, Contract K-1617-121 with the Foley Company for the WTP Phase II Upgrade project was approved. The WTP Phase II Upgrade project was a large component of the 2015 water rate increase to improve taste and odor for the WTP, improve disinfection, and set up the facility for future non-potable reuse. This project was completed in 2019 and included the following improvements:

- New 17 MGD ozone system;
- Ultraviolet disinfection system;
- On-site hypochlorite solution generation system;
- Intermediate (low lift) pump station;
- New chemical feed equipment and chemical feed building;
- New maintenance building;
- New administration building addition and architectural improvements to the existing filter building
- Rehabilitation of high pressure zone pump station; and
- Associated electrical and control system improvements.

On May 11, 2021, Contract K-2021-121 with Biostar E Light JV, LLC was approved to install solar photovoltaic panels to generate 667 kilowatts (kW) of electricity. The panels are to be installed within the current open space in the northeast section of the existing WTP site and will effectively fully utilize the last remaining space with the facility.

DISCUSSION:

In December 2021, property located at 3101 Silverado Way was listed for sale. The property is part of the Boeskin Acres development as established by that respective Certificate of Survey, is 30 acres in size, and is zoned agricultural. The general location of the property is immediately abutting the south property line of the WTP and is south of East Robinson Avenue and is west of 36th Avenue Northwest.

Numerous improvements have been completed at the WTP but future improvements and additional land area will be required to provide reliable, resilient water service out to 2060. Potential uses for this property include:

1. **Second Raw Water Tank:** A second raw water tank will provide resiliency and redundancy to the raw water delivery system. The current site elevation will allow the tank to serve the plant by gravity (as with the current tank).
2. **Solids Dewatering Enhancement:** The property could be used for additional solids dewatering lagoons that would allow the following:
 - a. Separation of the filter backwash handling/plant drainage handling system from the solids dewatering system which would enhance de-waterability of the sludge

- and significantly reduce future operations and maintenance costs for solids disposal.
- b. Construction of additional lagoon space to increase surface area available for dewatering.
- 3. **Future Direct Potable Reuse (DPR) Blending Facility:**
 - a. If a DPR option is considered, the land could be utilized for blending of plant finished water with recycled water from the Norman Water Reclamation Facility (WRF) advanced treatment facility prior to delivery to the distribution system.
 - b. It could also house some of the advanced treatment facilities (Carbon Absorption Vessels) being considered in the DPR treatment scenario.
- 4. **Future Contractor Staging Areas/Parking Area:** To facilitate future construction and improvements at the WTP, a contractor will need space to store equipment and materials and to have construction offices and parking areas.

The WTP, with the installation of the new solar facility, will have no available space for future improvements or construction areas. Additionally, with this available land directly abutting the WTP, acquisition of this land would be in the best interest of the City to provide adequate land to meet anticipated and unforeseen situations in the future. The current owner will have removed the property from any restrictions within the Boeskin Acres covenants and a private road agreement prior to property transfer.

Staff proposes a budget transfer from the Robinson Waterline Replacement Project, Land account, which has not required as much funding for land/right-of-way/easement as originally anticipated. The proposed transfer is \$500,000 from the Land account (31996683-46001; Project WA0242) which has an available balance of \$1,226,435, into the WTP Land Purchase account (31999939-46001; Project WA0378). The additional funds will cover other costs from closing and due diligence efforts.

RECOMMENDATION:

Staff recommends the NUA approve Contract K-2122-117 in the amount of \$450,000 with Ronald Lawrence Page and Karen Renee Page for the purchase of real property located at 3101 Silverado Way plus closing costs for the Water Treatment Plant land, authorize the General Manager to execute all closing documents, and authorize a budget transfer of \$500,000 from the Robinson Waterline Replacement Project land account into the WTP Land Purchase land account.