

LIFT STATION AGREEMENT

THIS AGREEMENT is made and entered into this 22nd day of July 2021, by and between the Norman Utilities Authority (hereinafter referred to as the "Authority") and SHAZ Investment Group, an Oklahoma limited liability company (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 subdivision being served; and
3. WHEREAS, the Developer of the proposed Eagle Cliff West subdivision requests that the subdivision be provided wastewater service through the existing Eagle Cliff South 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 in the Eagle Cliff West subdivision to provide for the operation, maintenance, and replacement of said lift station serving said subdivision; and
4. WHEREAS, the existing Eagle Cliff South Lift Station was constructed and placed into service in 2006 and is subject to a lift station fee pursuant to Contract K-0304-57 which requires that the lift station fee be established for all lots connecting to the lift station; and
5. WHEREAS, connecting to the existing Eagle Cliff South Lift Station and the servicing of Eagle Cliff West 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:

6. THAT the parties do establish an operation, maintenance, and replacement monthly lift station fee for the Eagle Cliff West subdivision whose sanitary sewage will flow to the existing Eagle Cliff South Lift Station for the purpose of pumping wastewater into the City's wastewater system and that said monthly fee be billed each lot in all subdivisions 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 subdivisions.
7. THAT the procedure for establishing said operation, maintenance, and replacement fee for each individual subdivision 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 Eagle Cliff West subdivision along with any modifications required for the existing lift station, and submit said report to the Authority together with the preliminary plat. Prior to Council

consideration of the preliminary plat, 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 Eagle Cliff South Lift Station, force main and associated appurtenances.

- (b) The Authority shall levy the Lift Station Fee upon all lots within the Eagle Cliff South Lift Station service area and this determination shall be made a condition of Council's preliminary plat approval.
- (c) Prior to Council consideration of any final plat utilizing the Eagle Cliff South Lift Station and force main, the Utilities Engineer or his authorized representative, shall update and adjust the Lift Station Fee as required by the amended lift station service area. The adjusted Lift Station Fee shall be filed of record as a restrictive covenant with said final plat all future final plats within the lift station service area.
- (d) 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.
- (e) In the event a new lift station enlarges the service area of the existing Eagle Cliff South 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.
- (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 Eagle Cliff West subdivision enlarging the Eagle Cliff South Lift Station 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 _____, 2019

Authority Attorney

SHAZ Investment Group
2252 North Broadway Street
Moore, OK 73106

By: _____
Hossein Farzaneh, Developer of Eagle Cliff West

Subscribed and sworn to before me this 25th day of July, 2021, 2019

Novella Joan Dewees
Notary Public

My Commission Expires:

June 3, 2025

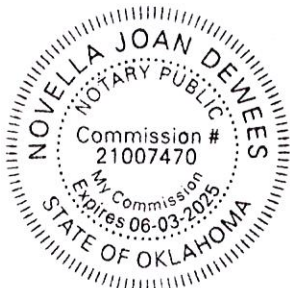
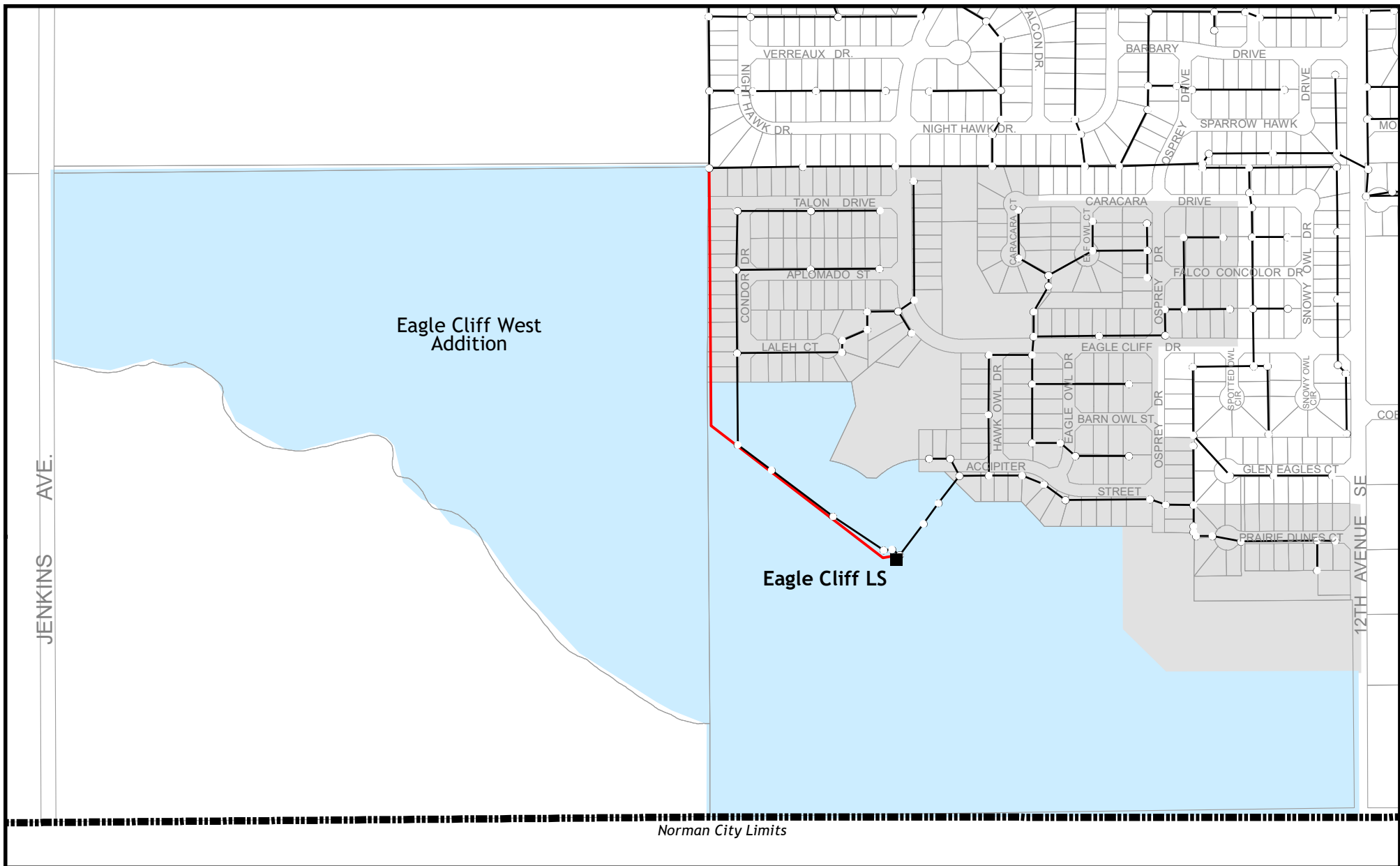



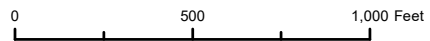
Exhibit A
Lift Station Operation, Maintenance Replacement Cost Estimate
Eagle Cliff West
Eagle Cliff South Sections 2 through 7 and
Cobblestone West Section 2

The Engineering Report provided by the developer provided information to allow calculation the approximate cost to operate, maintain and replace capital equipment for the life of the proposed lift station.						
Proposed Lift Station Sewer Service Area: The table below includes the expected number of residential units as well as the number of acres of commercial, institutional and industrial. Based on this data, the estimated population equivalent to be served by the lift station is calculated. The estimated average daily wastewater flow (ADF) in gallons per day (GPD) and peak hourly flow in GPD then calculated utilizing standards for per capita ADF acceptable to the City of Norman.						
	Eagle Cliff 2 to 6	Cobblestone	Eagle Cliff 7	Eagle Cliff West		
	<u>Lots</u>	<u>Lots</u>	<u>Lots</u>	<u>Lots</u>		<u>Total</u>
	200	21	38	140		
Population Equivalent Per Category	2.55	2.55	2.55	2.55		
Estimated Population	510	54	97	357		1,017
Per Capita average daily wastewater flow (ADF)	125	125	125	125		
Estimated ADF in gallons per day	63,750	6,694	12,113	44,625		127,181
Peaking Factor	4.0					
The Engineering Report provided by the developer provided drawings showing the location of the proposed lift station and force main allow the pumping head to be determined.						
HP = ((GPM) x (TDH)) / ((3960) x (0.50)) where pump efficiency is assumed to be 50% (unless otherwise approved). Check if pump of estimated GPM and TDH is available; adjust HP as required.						
	<u>GPM</u>	<u>TDH</u>	<u>Efficiency</u>	<u>HP</u>		
	200	58.5	46%	4.00		
Estimate average annual electrical cost						
1. Pump time (hours per day) = ((ADF in GPD) x 24) / (1440 x (Pump Capacity in GPM))						
	<u>ADF</u>	<u>Pumping Capacity</u>	<u>Pumping Hours/day</u>			
	127,181	200	10.60			
2. kilowatt-hours (kWh) = (HP) x 0.746 x (pump time in hours per day) x 365						
	<u>HP</u>	<u>Pumping Hours/Day</u>	<u>Kwh Per Day</u>	<u>Kwh Per Year</u>		
	4.00	10.60	31.63	11,543		
3. Annual Electrical Cost = kWh per year x \$0.08 kWh						
	<u>Kwh Per Year</u>	<u>Cost per Kwh</u>	<u>Cost per Year</u>			
	11,543	0.08	\$923.47			
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.						
Annual OM&R Cost = 0.05 x Capital Cost						
	<u>Lift Station Cost</u>	<u>Force Main Length</u>	<u>Force Main Per Foot</u>	<u>Force Main Cost</u>	<u>Total Cost</u>	<u>Annual Cost</u>
Note: Actual costs from 03/11/05 bid inserted	\$118,722.00	2,000	\$17.10	\$34,200	\$152,922	\$7,646
Calculate Total Monthly OM&R Cost: Monthly OM&R Cost = (Annual Electrical Cost + Annual OM&R Cost) / 12						
	<u>Electrical Cost</u>	<u>OM&R Cost</u>	<u>Total Annual Cost</u>	<u>Total Monthly Cost</u>		
	\$923.47	\$7,646.10	\$8,569.57	\$714.13		
Calculate Lift Station Fee: The fee will be calculated on a residential lot basis as well as a per capita basis to accommodate other zoning classifications such as commercial, institutional, industrial, etc.						
Monthly Per Capita Fee = ((Monthly OM&R Cost) x Per Capita ADF) / ((ADF) x 30.417 days per month))						
Monthly Residential Fee = where the average number of persons per household is 2.55 as per 2010 Census.						
	<u>Total Annual Monthly Cost Per Person</u>	<u>Monthly Cost Per Household</u>				
	\$714.13	\$0.70	\$1.79			
CPI Inflation 2006 to May 2021 (269.195/199.8=34.73%)	\$962.15	\$0.95	\$2.41			



Eagle Cliff - Updated Lift Station Service Area


 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.



July 2, 2021



- Eagle Cliff Lift Station
- SS Gravity Main
- Eagle Cliff Force Main
- Existing Eagle Cliff LS Area
- Eagle Cliff West Addition
- Parcel Boundary
- City Boundary