

MINUTES OF A SPECIAL MEETING
BOARD OF REGENTS OF THE UNIVERSITY OF OKLAHOMA
WEDNESDAY, APRIL 27, 1960 - 3:00 P.M.

A special meeting of the Board of Regents of the University of Oklahoma was held in the offices of Regent W. D. Grisso, City National Bank Building, Oklahoma City, Oklahoma, at 3 p.m., April 27, 1960, pursuant to call by the President.

The following members were present: Regent Benedum, President, presiding; Regents Savage, Morgan, Northcutt, Rothbaum, and Grisso.

Regent Benedum, Chairman, stated that the purpose of the special meeting was to consider the pending application by the University with General Services for portions of the NATTC property, water wells and supply lines. He explained that the University, by its application had requested specific property on the South Base, known as NATTC, Norman, together with three water wells drilled by the Navy on the North Campus; an additional five water wells drilled on the North Campus by the University of Oklahoma and the 14 inch water main running between NATTC and NAS. Further explanation was made that the City of Norman had requested most of these properties through its application with General Services.

Mr. Benedum advised the Regents that Dr. Cross and he had visited with General Services Administration in Dallas where they had been urged to work out an amicable settlement with the City of Norman as to the respective properties to be requested by each entity. The Regents were advised that the University of Oklahoma could procure any of the property for which it qualified at a 100% discount through the Office of Health, Education and Welfare and that the City of Norman could procure any real property for which it qualified at a discount of 50% of its appraised value and personal property at a discount of 40% of its appraised value. The Regents were further informed that there is some question as to the ownership of the five water wells drilled on the North Campus by the University at its expense to replace five Navy drilled wells which had ceased to produce.

Mr. Benedum also informed the Regents that pursuant to the meeting which Dr. Cross and he had with the Office of Health, Education and Welfare and General Services in Dallas, the following suggestions of compromise had been made in behalf of the University to the Commission of the City of Norman, to wit:

1. General Information

- A. Based on the February, March, and April 1, 1960 well production rates, during this period the eight North Campus water wells have an estimated average maximum potential production of 610,000,000 gallons/year.

- B. The University's water requirement for 1959-60, based on the first six months of 1959-60 is estimated at 330,000,000 gallons/year. (Estimated annual surplus 280,000,000 gallons).
- C. The estimated maximum water production potential for the eight North Campus wells for 1964-65 is 540,000,000 gallons/year.
- D. The University's estimated water requirement for 1964-65 is 370,000,000 gallons/year. (Estimated annual surplus 170,000,000 gallons).
- E. Any properties acquired by the City of Norman will be on a 50-60% cost of the appraised value. The University can acquire these same properties at 100% Public Benefit discount.

2. Definition of Terms

- A. Navy drilled water wells--wells No. 5, 6 and 8, originally drilled by the Navy, with an April 1, 1960 water production potential estimated at 245,000,000 gallons/year.
- B. University drilled water wells--wells No. 1A, 2A, 3A, 4A, and 7A, drilled by the University of Oklahoma on land owned by the University to improve the North Campus water system so as to insure an adequate water supply for University operations on the North Campus, and Main Campus and the properties controlled by the University on the former NATTC Property.

Note (1). The water requirements of the NATTC could have been met by the University by pumping only Navy drilled wells No. 5, 6, and 8, without recourse to the improvements to the former NAS water system provided by the University at its own expense.

3. Suggestions for Compromise

- A. The University will withdraw its application for acquisition and title to Navy drilled wells--wells No. 5, 6, and 8, but continue application for University drilled wells No. 1A, 2A, 3A, 4A, and 7A, the NATTC--NAS 14" water main and the water storage facility at the NATTC. If these facilities are acquired, the University will supervise and maintain them.
- B. The City shall be permitted to use the 14" main and the storage facility at the NATTC for distribution of water from the Navy drilled wells on a metered basis without charge. The City shall receive also surplus water from University operated wells

for distribution through the same system at production cost of approximately 12¢ per 1,000 gallons.

- C. The University agrees that if it acquires land area 2 (approximately 50 acres) located west of the present golf course boundary, this area shall be developed jointly as a drill field for the University ROTC, an intramural area, and a park, the facilities of which shall be available to the citizens of Norman. If the City desires, the University will withdraw its application for land area 2, but such withdrawal shall be contingent upon the City's eligibility and ability to acquire the area.
- D. The University shall continue its application, without competition from the City, for the land located between the southern boundary of its campus and the northern boundary of its wildlife preserve, but in event this land is acquired, the University agrees to develop a substantial portion of it as a physical education facility with baseball diamonds, etc. which shall be available to the City of Norman for use in summer youth programs.
- E. The University will cooperate with the City in an effort to secure for the City hangar No. 86.

That after considering the proposed settlement, the City of Norman at its meeting on April 26 had made the following recommendations with reference thereto, to wit:

- 1. The City of Norman will withdraw its application for the water wells, the 14" flow line, the water tower situated at the northeast corner of Tract 1 and the existing water system on the main golf course, with the understanding that the University will be able to license the City to operate the three Navy wells, Nos. 5, 6, and 8.
- 2. The City of Norman will abate its application for Tracts 6-B and 7-B (160 acres located immediately north of the present University wildlife preserve), with the understanding that, in the event this land is acquired by the University, that the University will develop a substantial portion of it or the tract immediately to the north, as a physical education facility with baseball diamonds, etc., which shall be available to the City of Norman for use in summer youth programs.
- 3. The City will not withdraw its application for that portion of Tract 1-B, which includes some 50 acres located west of the golf course and south of Madison School. This application is to be decided on by the National Park Service. However, it is the understanding that, should the City be unsuccessful in its application and the University obtains this area, the University agrees to develop this area jointly as a drill field, an intramural area, and a park, the facilities of which shall be available to the Citizens of Norman.

4. The City respectfully requests the University to abate its application for that portion of Tract 1-B located immediately west of Tract 1, bounded on the north and south sides by an extension of the boundaries of Tract 1, and over to Jenkins Avenue. This area includes the old WAC barracks. The City desires to make application for this area. Should Tract 1 become available in the future, the City will make application for the west portion of Tract 1, which together with this portion of Tract 1-B would square off the City property.

ADDITIONAL POINTS INVOLVED IN THE UNDERSTANDING,
BUT NOT A PART OF THE APPLICATION

1. The City of Norman shall receive surplus water from University operated wells at production cost of approximately 12 cents per 1,000 gallons.
2. The University agrees to pay the City of Norman \$30,000 a year as payment for services furnished by the City to the University. These services include fire and police protection, and sewage disposal. The setting of this amount does not preclude future negotiation for increase or decrease. If more services are used by the University, the payment could increase and vice versa. This amount, however, does not constitute any payment for capital improvements which will be made from time to time. It is hoped that this payment will start as early as possible.

Chairman Benedum stated that the recommendations made by the Commission of the City of Norman were, in fact, an acceptance of the compromise settlement suggested by Dr. Cross. That as a result, provided the University could qualify for the properties which it had requested, its application would be granted in full except for that portion of the tract designated by General Services as 1-B, which would go to the City of Norman, conditioned upon its ability to qualify and pay 50% of the appraised value therefore, otherwise Tract 1-B would also go to the University if it qualified therefore.

With reference to the additional points set forth in the recommendation made by the City of Norman, Chairman Benedum reported that the University was quite willing to furnish surplus water to the City of Norman at 12 cents per 1,000 gallons and that the University had been considering for some time its obligation to reimburse the City for services rendered by it for the benefit of the University. From all information available, it appeared that \$30,000 per year for fire and police protection and sewage disposal would be a reasonable contribution by the University, but he explained that the suggested compromise did not entail an obligation on the University to make payment for said services.

After discussion of the suggested compromise as made by Dr. Cross and the recommendations made by the City Commission of Norman, Regent Grisso moved that the proposed settlements as set forth in the foregoing documents

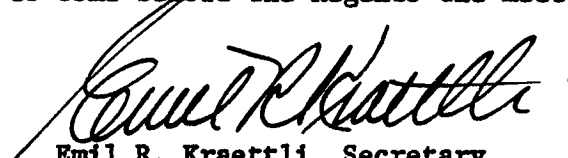
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and as explained by Chairman Benedum be ratified and approved. The motion was seconded by Regent Morgan and upon being put to a vote was unanimously adopted.

Chairman Benedum further reported that as a result of discussions with the Office of Health, Education and Welfare and General Services it appeared that it would be difficult for the University to qualify for Area 5 as shown on the University's application, being the Southwest Quarter Section of NATTC. After discussion it was the sense of the Regents that the University should explore all possible avenues to procure Area 5 for necessary future expansion and development of the University campus. Suggestion was made that in the event improvement of the area within 18 months, if allotted to the University, should be necessary, that funds might be made available on a loan basis from restricted accounts. The suggestion met with the full approval of the Regents and the administration of the University was urged to pursue its application for Area 5 with all possible diligence, and was authorized to assure the Office of Health, Education and Welfare that the Area, if granted to the University, would be improved and utilized for educational purposes within the time allowed therefore.

There being no further business to come before the Regents the meeting was adjourned at 5:30 p.m.


Emil R. Kraettli, Secretary