



City of Lawton

CIP Advisory Committee

Lawton City Hall
212 SW 9th Street
Lawton, Oklahoma
73501-3944

Minutes

Monday, July 28, 2025

1:30 PM

Lawton City Hall
3rd Floor Conference Room

Meeting Called to Order and Roll Call

"Official action can be taken only on items which appear on the agenda. The Committee may adopt, approve, ratify, deny, defer, recommend, or continue any agenda item. The Committee may also propose and enact floor amendments to any matter presented before them. When more information is needed to act on an item, the Committee may refer the matter to City Staff. Under certain circumstances, items are deferred to a specific later date or stricken from the agenda entirely."

Chairman Cross called the meeting to order at 1:30 P.M. in the 3rd floor conference room of City Hall.

ROLL CALL:

MEMBERS PRESENT: Dwight Tanner, Mark Ashton, Jesse Cross, Chris Rabon, Judy Odom, Scott Hatch

MEMBERS ABSENT: Jason Wells, Terry Stamper, Evan Watson, John Beemer

ALSO PRESENT: Dewayne Burk, Deputy City Manager; Judy Franco, IT Director; Kristin Huntley, Financial Services; Larry Parks, Director of Community Enrichment and Parks and Recreation; Michael Watrous, Public Works Director; Cliff Haggemiller, Public Works Deputy Director; Tammy Branstetter, Sr Deputy City Clerk; Mike Jones, Engineering Director; Sneha Dongre, Engineering; Rusty Whisenhunt, Public Utilities Director; Matina Davis, Citizen of the Community

Statement of Compliance with Oklahoma Open Meeting Act, 25 O.S. 301-314

Chairman Cross confirmed with Branstetter that the meeting notice and agenda were posted by the City Clerk's Office as required by State Law.

Business Items

1. Receive a report from the City Manager's Office regarding the purpose and scope of the CIP Advisory Committee.

Dewayne Burk, Deputy City Manager, said the Mayor had asked that I go back over and cover the purpose of the committee and talk a little bit about the process and what

we do here in this particular committee. Based on the policy, you are supposed to monitor the progress and accomplishments for each project in accordance with the approved city's capital improvements program. Basically, this is based on the priorities established by the council. Part of this is to provide a transparent process that allows citizens to observe how our capital improvement program dollars are allocated and spent.

Burk said one of the things we've noticed over the last several meetings is that we have an agenda, and in order to maintain compliance with the open records and open meetings act, we really have to stick to the agenda. Often times, it seems like some conversations may steer a little bit away. Also, in fairness to staff, as they prepare for the meeting, they're preparing for the agenda as it's written. Not to say that if you've got questions, or you want to ask questions about something that's not on the agenda, that we can't get that put on the agenda for the next meeting. But we really need to stick to the agenda. So, we just want to ask the chair to make sure that we stick to the agenda and then the questions are basically with respect to what's on the agenda specifically. Then, if you have something that's outside of that, we can get with the Clerk's Office, and we can put that on the next agenda for the next meeting and get you briefed on that as well.

2. Receive a report from the Engineering Department on the top five CIP projects.

Mike Jones, Director of the Engineering Department, gave a report on the top five CIP projects for the Engineering Department.

Jones said we'll start with the one that everybody's watching at the moment — the Aquatics Center, the water park in Elmer Thomas Park, is currently scheduled for opening on or around the 11th of next month. So we're only a couple to three weeks away from that. If you know anybody, by the way, that is looking for work as a lifeguard, they're looking for people actively. Jones said this project consists of a bathhouse, shower facilities, shower changing facilities, concession area—all of those parts of the building are getting very close to opening. Lap lanes, the lazy river, and the main pool—those are all filled with water and operating in a great way right now. Diving boards, I believe, are getting installed today. The tube slides, all of that is working. The adult lounge pool is really kind of a neat area just off the lazy river. It's really shaded and kind of like a wave/hot tub. It's really a neat place. So this place has something for everybody, it truly does, and it's getting close to being open.

Jones said the McMahon Auditorium renovations project is also moving along. We've had some hurdles to overcome with asbestos renewal and some drainage issues, but it is moving along. That project is going to be a tremendous improvement for McMahon by the time it's done. The mezzanine area will be fully ADA accessible with a couple of elevators. People will be able to get up to those areas that couldn't get up there before. New up-to-date HVAC facilities and the restrooms are going to be widely improved and also fully ADA accessible.

Jones discussed the US 62 interchange at Goodyear Boulevard project. Jones said this is going to be to accommodate an extension of Goodyear Boulevard all the way up to US 62. Goodyear's planning a major expansion out there. This project will accommodate that expansion in time. That project is currently in the early stages—design, property acquisition, and going through the necessary permits with ODOT and the state as far as wetlands, mitigation, those kinds of issues. Those are all presently getting addressed. This project is also in design stages. Another huge improvement to this area - really kind of a keystone project for the city.

Jones said you may have already heard, but there are major additions to Elmer Thomas Park, with an amphitheater and boardwalk. Plans are to dredge up Lake Helen, deepen it, clean it up, and add a boardwalk along the south shore of Lake Helen. The facility there is going to be able to rent paddle boats, canoes and that sort of thing. It will also serve as an event site.

Jones said you're probably all aware of the Cache Road Bridge in the area of the Olive Garden—most of the lanes have been closed for some time now. All that remains on this project is the striping of the lanes, the top of the bridge, and some cleanup of the rocks and materials on the underside of the bridge. Striping is currently scheduled for Wednesday, and those lanes should be reopened to traffic by the end of that day.

Jones said all these projects are currently on the CIP portal for more information.

Tanner asked how long the public will have access to the pool at the Aquatics Center once it opens.

Jones said it would be until Memorial Day, but it's being considered to leave it open past that, just to account for the late opening. But again, the last thing I heard was they're in dire need of lifeguards. Anyone age 15 and up could apply for that.

Larry Parks, Director of Community Enrichment and Parks and Recreation, said we're looking to go late into the summer, like the third week of September, and we are in search of lifeguards. In fact, we've got a training session going on right now. And we'll have another one next week, also, for lifeguards. So, the manning is there.

3. Receive a report from the Public Utilities Department on the top five CIP projects.

Rusty Whisenhunt, Director of Public Utilities, gave a report on the top five CIP projects for the Public Utilities Department.

Whisenhunt said these are the same top five. There's a list here on the desk of all the projects we have active, so by all means, you can have a copy of that. There are 54 total projects. The first project on the list is the Wastewater Treatment Plant Phase One Improvement Project. As you see in the photograph, that's some of the new facilities at the plant. It's up and operational. The plant is substantially complete. This project is an \$85 million project. Probably around 90 days to closeout time—closing out the project.

The project is operational. The plant is compliant, and of course, we have a Phase Two design almost complete for the wastewater treatment plant. This supports all wards within the city.

Whisenhunt discussed the Ellsworth Spillway Rehabilitation project. Whisenhunt said again, this one supports all wards within the city. The spillway was damaged in 2015. The project has been awarded, of which the total project cost is \$46 million, of which we have right at \$12 million in grant funds to support that project. So, the actual cost to the citizens for Ellsworth by itself is around \$37 million.

Whisenhunt said the third project is a Map 9 waterline replacement project that supports Ward 9. This project is located between Cache Road and Rogers Lane, 38th to 52nd. This was the area that had the largest main breaks within the City of Lawton, and the lines that are in blue there are the ones that have been replaced. This project is nearing completion, and one of the things with all the waterline projects we have, we've reduced the main breaks from 835 down to 384 main breaks in the past year. So, a dramatic reduction in the main break.

Chairman Cross inquired about the type of materials being used.

Whisenhunt said this is C900 PVC, and the old pipe was ductile iron that was just laying in the dirt. This is actually bedded with rock, and the plastic pipe has a 100-year life on the pipe, unless someone damages it.

Whisenhunt discussed the 2024 CIPP Liner Project, or the High Maintenance Sewer Design Project. Whisenhunt said these are large diameter mains that are large enough, but the concrete pipe is deteriorated. This project is working within wards 1, 2, and 6. This project is just now getting started into construction. We've completed one other liner project, but this one is just now getting into construction, and it's looking to be about from when it was awarded a 12-month project, a little over a \$3.4 million project.

Odom asked how you do that.

Whisenhunt said this is an interesting project. It's good if you don't have a lot of services, and it's a larger diameter pipe. What it is: it's a felt sock that they impregnate with a resin. They soak it through and chill it, keep it cold, fold it up, and pull it through the main. They clean the main, pull it through the main, and invert it so that the resin is facing out. Then they fill it with hot water, inflate it against the existing pipe, and cure it for 24 hours under steam water. As it cures, it forms a solid plastic-walled pipe. This product has been being used in Lawton since about 1991. It works really good if you don't have a lot of services, because you do have to dig this up at each service and reconnect the home services.

Odom asked how many feet can be done at one time.

Whisenhunt said they can usually do up to 1,000 feet, but it takes about three days of

construction.

Hatch asked how long does it extend the life.

Whisenhunt said this has the same life of brand-new PVC pipe. This pipe, this material, on a 24-inch line, costs about \$300 a foot, where a pipe bursting with HDPE is probably somewhere in the neighborhood of \$150. So it's about twice as expensive. But you don't have to tear the fences down, you don't have to do the amount of restoration, and you can go under arterial roads without interrupting traffic. So it has its place of use. You don't want to use it everywhere, but it has a specific use—and that's where we're using it. It's where it really makes sense to use it.

Whisenhunt said the fifth project is the Southeast Water Treatment Plant Dewatering Facility. This project is part of the Alternate Water Supply Project. We have \$7.1 million in grants for this project—two grants from the federal government, thanks to Congressman Cole, and then a \$2 million ARPA grant to help support this project. This project has two parts, two functions to it: it removes the residual solids from the water treatment plant that were being sent to the wastewater treatment plant, and it also will accommodate the Alternate Water Supply solids removal system when that plant expansion occurs. This project's total cost is about \$14 million. This project supports all the wards, and of course, you have that handout there listing all the projects—and it also shows what wards.

Hatch asked what the highlighted cell blocks indicate.

Whisenhunt said those have not bid—they're in the process of bidding. Those are estimated costs. All the rest of them that don't have the yellow are active projects. So, there are 54 active projects totaling \$334 million.

4. Receive a report from the Public Works Department on the top five CIP projects.

Michael Watrous, Director of Public Works, gave a report on the top five CIP projects for the Public Works Department.

Watrous said the first one is our landfill expansion. That one is mostly complete. The actual expansion itself of the cells is complete. We have emergency repairs that are going on - that is not funded through the CIP, however. Work remaining — we are looking at purchasing some additional land that was in the CIP language to do. So we're just kind of waiting for that. We will purchase that land so that we have additional landfill space in the future.

Watrous said next up is our stormwater master plan. Our next meeting for that one is going to be in September. We're going to be discussing mitigation costs for our top 25 stormwater projects that are going to be identified in the stormwater master plan. The current costs we have were from a few years back, so more or less just updating those costs, looking at some greener alternatives with some options, and other alternative

options in other areas. They're going to come back with the full price for that, so we know exactly how much it would cost to implement this stormwater master plan.

Watrous said next up is road maintenance. Fiscal Year 2024 is when this was funded. It was not funded last year or this year.

Watrous discussed traffic signal upgrades. Watrous said that was also called for in the CIP, but it was not funded this year, so that's not started.

Watrous said the last one is going to be the same for storm sirens—it was not funded for this year.

5. Receive a report from the Community Enrichment Department on the top five CIP projects.

Larry Parks Director of Community Enrichment, gave a report on the top five CIP projects for the Community Enrichment Department.

Parks said two of these projects have already been briefed, and I will do some encapsulation on them. First up is the Youth Sports Complex. As you can see, the conceptual drawings out of the last meeting we had were approved, and it is in the design phase. This is well over a \$50 million project. The Boardwalk and Amphitheater—Mike did read this earlier — you can kind of see the timeline.

Parks said the Aquatics Center was also discussed prior. I will say that we're about 95–96% complete, and we're looking forward to an inspection later this week.

Parks discussed park improvements. Parks said you can see 13 completed out of this \$2.1 million project that's going on right now. Down at the bottom, you'll see that Greer Park (Kid Zone), Lee West, Mocine, Gooch Acres, and 35th Division Park are left. We're currently at 85% with Kids Zone right now. That's a pretty pricey park when you start looking at 36 different features, the capacity of 200–350 personnel on there at one time, pour-in-place surfacing, and a splash pad right on the end of it. We're also going to upgrade the trails. We're going to do some minor improvements on the trails and the bathrooms in that park.

Odom asked where this park is located.

Parks said it's on 38th Street.

Parks discussed lake improvements. Parks said we're currently in the bid phase for some dry stalls. We had to completely scrap the initial bidding and go back, which we looked at probably \$350,000 - \$400,000 for dry stalls. We did improve some roads, and we're doing some improvements at Robinson's Landing.

Parks said the last slide goes over expenditures, as you can see, going through the projects themselves.

Hatch said I love that, and I wish we had it on all projects. He said he'd like just a real clear snapshot of where we're at on all those projects.

Odom asked if there is going to be a skate park for kids.

Parks said we did do some research on that about six months ago. I went up and looked at Edmond's skate park — the Deputy City Manager took me out there to take a look at it. Right now, that's kind of been put off. But, there are plans for it.

Ashton asked if there will be a fee for use of anything in the sports complex.

Parks said I'm not aware of that right now. I did upload some of those graphics into the CIP portal, so that you can see it, but I don't have that information. I'll get that for you.

Tanner inquired about the fees for the aquatics center.

Parks said there are fees associated with it, and they are posted to the website.

Chairman Cross inquired about what forms of payment will be accepted.

Parks said right now, it's cash. We did receive the credit card machines. They're laying cable right now, and we're waiting to get all of that installed.

6. Consider accepting the Financial Statements Report for the CIP fund.

Kristin Huntley, Financial Services, presented the Financial Statements Report for the CIP fund.

Huntley said we'll start this balance sheet. You can see for our assets, that includes things like cash, investments, any receivables. Our assets total \$22 million. Our liabilities—these are things that we owe, accounts payable, retainage payable, things like that — that is \$9.3 million. And then our fund balance, and this is as of June 30 of this year, was \$12.8 million.

Huntley reviewed the income statement. Huntley said our revenue for fiscal year 25 was \$110 million. Of our sales tax, we collected just over \$30 million. We did have a federal grant for HHPD — that was \$49,000. We did receive a state grant for Goodyear Boulevard from Lee to Cache Road — that was \$3.3 million. The miscellaneous revenue, that was repayment from LEDA and some of the YFAC groups — that was \$288,000. We did get some earned interest from what's left of our investments, and then what's in the bank — that was \$253,000 for the year. Transfer from the general fund, that's our use tax, and that started in October. That's \$2.7 million. And then transfers from LIDA and the LWA, which stands for Lawton Water Authority—those are loans. The projects are paid for in the CIP, and then when we draw down on the loan, that reimburses the CIP. So for LIDA, it's \$29.5 million, and then Lawton Water Authority was \$43.8 million.

Huntley said our expenses were just over \$100 million for the year. I won't touch on all of them, but I'll go over some of the bigger ones. About five lines down, M&O expense to other funds—this is mostly loan payments, but there are some transfers from the public safety sales tax and the emergency reserve fund — that was just under \$17.5 million. Sewer construction projects total \$11.9 million. Water construction projects total \$22.9 million. And then park improvements were \$14.3 million. So overall, our net income for the year for the CIP fund was just over \$10 million.

Hatch said it'd be nice to have a total column there that adds up all those.

Huntley said sure — I can add that next time.

Ashton asked if we are on track with income from CIP estimates versus expenses.

Huntley said yes, it's tracking pretty closely.

Motion by Hatch, **Second** by Ashton, to accept the Financial Statements Report for the CIP fund as presented. **AYE:** Tanner, Hatch, Cross, Odom, Ashton, Rabon. **NAY:** None. **MOTION PASSED.**

Ashton thanked staff for providing a ward map and an easily understood packet.

Hatch thanked staff for using colors that he can see.

Franco said you'll see this on the website, too.

Odom said I thought it was sort of our responsibility to be communicating within our area and talking to people and listening if anybody had any concerns, and I've heard nothing but compliments. The comment I heard was that the group at City Hall seems to be using a lot of good common sense, and really, I just want to compliment you all on what you're doing, because people are noticing.

Adjournment

Motion by Hatch, **Second** by Ashton, to adjourn the July 28, 2025, meeting. **AYE:** Tanner, Hatch, Cross, Odom, Ashton, Rabon. **NAY:** None. **MOTION PASSED.**

There being no further business to discuss, the meeting adjourned at 2:00 PM.