



City of Lawton

Water Conservation Council Committee

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

Special Meeting Agenda

Thursday, April 30, 2026

10:00 AM

Lawton City Hall- City Council
Conference Room

Recommending Body

"Official action can only be taken on items listed on the agenda. As a recommending body, the Committee may review and discuss agenda items, propose and enact floor amendments, and then choose to make a recommendation to the City Council or provide direction to the City Manager. The Committee may also defer items for further review, refer matters to the City Attorney, or send items to standing committees, boards, commissions, or authorities for additional study. In some cases, items may be postponed to a later date or removed from the agenda entirely."

Meeting Called to Order

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

Roll Call

Introduction of Guests

Business Items

1. Discuss the Wedgewood Water Association's delinquent water bill payment overages, costs of the completed repairs and replacement, and revenue losses incurred by the City of Lawton. Make a recommendation of fee to incorporate into contracts to recover the construction cost and delinquent account charges to City Council.

Adjournment

The City of Lawton encourages participation from all of its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at (580) 581-3305 at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48 hour rule if interpreters for the deaf (signing) is not the necessary accommodation."

Item Title:

Discuss the Wedgewood Water Association's delinquent water bill payment overages, costs of the completed repairs and replacement, and revenue losses incurred by the City of Lawton. Make a recommendation of fee to incorporate into contracts to recover the construction cost and delinquent account charges to City Council.

Initiator: Willie Whisenhunt, Director

Information Source: Willie Whisenhunt, Director

Background:

The Wedgewood Water Association is located in a County Subdivision located at Bishop and Sw 38th street. The Wedgewood Sub-division is surrounded by the City of Lawton City Limits. The Association has an outside water sales agreement with the City of Lawton. The Association has a private water line that is in very poor condition. The number of accounts authorized is 9, but only 7 service accounts are active. The amount owed is \$17,867 for overages for overage due to individual meters and the master meter. The old main has a number of leaks that keep adding up additional charges. The seven individuals each pay the amount on the individual meters. There is a potential that some unauthorized taps have been made that are not metered. The bill has reached a point where the seven remaining water services cannot pay the overage amount.

The association is currently in arrears of \$28,833.31 to the City of Lawton Utility Services Division as of October 8, 2025. \$8,779.70 of this cost is due to repair costs for time and materials provided by the City. \$1,937.93 of this cost is due to Late fees. The table below shows the total outstanding charges.

Description	Delinquent
WATER - OUTSIDE	\$17,367.54
PUMPING FEE	\$240.44
CAPOUT	\$241.50
WAURIKA - OUTSIDE	\$266.20
REPLACE METER EQUIPMENT	\$8,779.70
LATE FEE	\$1,937.93
WATER BAL FWD	\$0.00
CAPOUT BAL FWD	\$0.00
WAURIKA BAL FWD	\$0.00
Total	\$28,833.31

There have been several discussions on how to deal with water loss and how to solve the problem moving forward. The City has and continues to lose money due to the condition of the line.

A solution is to place a new 4" PVC Public water main located on the Public Right of Way. The main would be a Public City of Lawton water main and controlled by the City of Lawton. Each service would have to establish an individual outside water sales agreement with the City of Lawton. The new main would eliminate the un-metered services, water leaks and the continued loss of water revenue.

Materials needed to replace the existing water main would be approximately \$25,000 to \$30,000.

Labor estimated at \$20,000 would be provided in-house through the Public Utilities Department operating budget. This is the best and least expensive solution to the continued loss of revenue. This item was taken to the Water Conservation Council Committee meeting on November 21, 2025, at 11 am. The item passed with a recommendation for approval by the City Council. On December 9, 2025, City Council authorized the installation of a 4" water line to replace the existing line servicing the Wedgewood Water Association and directed the City Manager to determine payment options for the delinquent water bill payment overages and continued revenue losses.

Attached is the cost of construction of the 4" water main and a proposed charge to recover this cost from 7 existing customers and any new customers that apply to make a connection to the City of Lawton main.

Wedgewood 4" waterline installation final cost: \$48,627.00

When it was presented to City Council, it was determined to use a 20-year payback period

There are 7 existing customers & an estimated 3 new added customers in the future at \$6,000.00. Fixed initial cost = \$18,000
That leaves \$30,627. Divided by 7 = \$4,375. Each. Spread over 20 years = \$18.23 per month.

The Council wanted to recover the delinquent costs also.
The \$28833.31 divided by 7 = \$4120 each spread over 20 years = \$17.17 per month.

The total assessed to existing customers per month would be \$17.17+ \$18.23 = \$35.40 per month on top of outside water sales bill for 20 years.

Cost of Recovery
Wedgewood Water Association
Delinquent Billing & Replacement

Wedgewood Water Association	Delinquent
Delinquent Billing & Replacement	\$17,367.54
PUMPING FEE	\$240.44
CAPOUT	\$241.50
WAURIKA - OUTSIDE	\$266.20
REPLACE METER EQUIPMENT	\$8,779.70
LATE FEE	\$1,937.93
WATER BAL FWD	\$0.00
CAPOUT BAL FWD	\$0.00
WAURIKA BAL FWD	\$0.00
Total	\$28,833.31
Divided by 7 existing customers	\$4,119.04
Divided by 20 years	\$17.17

Cost per month

Total cost of Replacement	\$48,627.00
New customers (estimated 3) at initial cost of \$6,000 each	\$18,000.00
Remaining	\$30,627.00
Divided by 7 existing customers	\$4,375.29
Divided by 20 years	\$18.23

Cost per month

Total cost per month for the 7 existing customers	\$35.40
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The services will be moved over to the new line by the end of next week and each resident will need to set of new outside water contract with the recovery amount included in the contract.

Correlation to the True North Statement:

This project contributes to our goals of providing a safe community and providing world class customer service to the citizen as stated in the True North Culture Statement.

Exhibit:

Wedgewood Plat, Waterline Improvement Plans, Cost Recovery Information Sheet, Final Cost

Key Issues:

NA

Funding Source:

Na

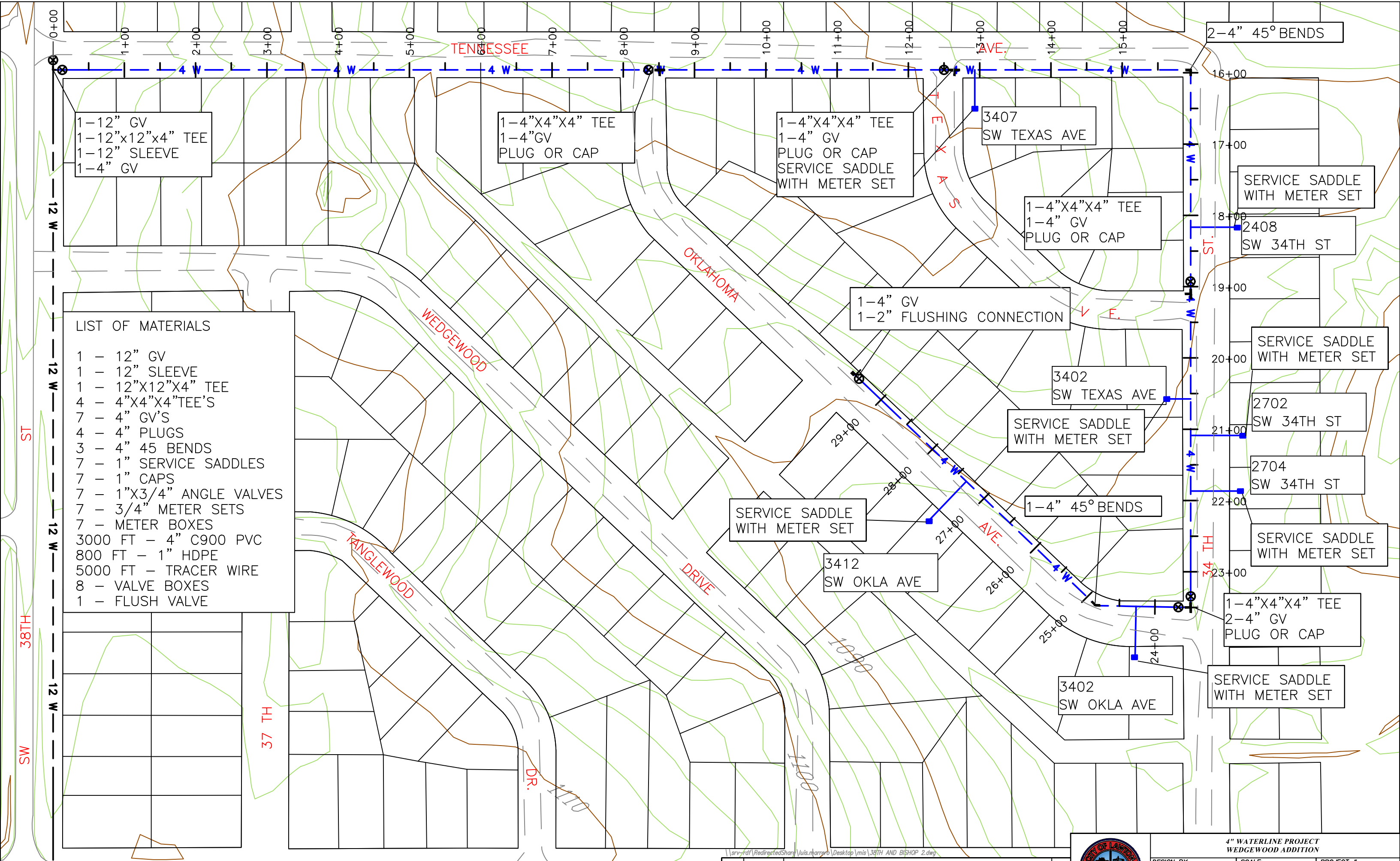
Recommended Action:

Recommend to City Council the fee to charge the seven (7) existing customers and any new

customer applications for service from the newly constructed water main and set monthly fee to be assessed as monthly as payment on delinquent charges.

ATTACHMENTS:

1. WEDGEWOOD WATERLINE MAP
2. Wedgewood Subdivision Plat
3. Final Cost
4. Wedgewood Cost Recovery- Full



- LIST OF MATERIALS**
- 1 - 12" GV
 - 1 - 12" SLEEVE
 - 1 - 12"x12"x4" TEE
 - 4 - 4"x4"x4" TEE'S
 - 7 - 4" GV'S
 - 4 - 4" PLUGS
 - 3 - 4" 45 BENDS
 - 7 - 1" SERVICE SADDLES
 - 7 - 1" CAPS
 - 7 - 1"x3/4" ANGLE VALVES
 - 7 - 3/4" METER SETS
 - 7 - METER BOXES
 - 3000 FT - 4" C900 PVC
 - 800 FT - 1" HDPE
 - 5000 FT - TRACER WIRE
 - 8 - VALVE BOXES
 - 1 - FLUSH VALVE



**4" WATERLINE PROJECT
WEDGEWOOD ADDITION**

DESIGN BY: RW
 DRAWN BY: LM
 CHECKED BY: RW

SCALE: 1" = 200'
 DATE: MAR 10 2025

PROJECT #
 SHEET 6 of 11

NO.	DATE	REVISION	BY

DEED OF DEDICATION

Know, all men by these presents:
That I, Floyd J. Freeman, President of Freeman Inc., owners in fee simple title to the following described real estate, to-wit:

Beginning at the Southwest Corner of Section 21 Township 1 North, Range 12 West, Indian Meridian. Thence, from said point of beginning, N 00°11'00" E a distance of 1318.00 Feet; thence S 84°45'00" E a distance of 1815 Feet; thence S 00°11'W a distance of 1318 Feet; thence N 84°45' W a distance of 1815 Feet to the point of beginning, containing 55 acres more or less.

have caused the same to be surveyed, staked, and platted into blocks, lots, and streets and have caused the same to be named and designated as "Wedgewood Addition" and we do hereby dedicate for public use all the streets, alleys, and easements, as designated and shown on the adjacent plat for the purpose of providing an orderly development of the entire tract and for the purpose of providing adequate restrictive covenants for our mutual benefit and for our successors in title to the subdivision of said tract, hereafter referred to as lots, do hereby impose the following restrictions and create the following easements to which it shall be incumbent upon our successors to adhere, to-wit:

RESTRICTIONS AND COVENANTS

1. All lots in said tract shall be developed and shall be permitted for all lots in block 1 and all lots in Block 2 on any of which either residential or business structures may be erected, maintained, and used subject to the applicable restrictions and provisions herein after stated; and no structure shall be erected on any residential lot other than one single-family dwelling not to exceed two stories in height and a garage for not more than two cars.

2. No residential structure shall be erected or permitted on any plot whether residential or business, which shall have less than 672 square feet and all structures shall be of substantial construction of normal architecture, without unusual characteristics, shall be constructed of new outside material, shall have at least two coats of paint on all outside work. All buildings upon a lot shall be sided with weatherboarding, drop siding, brick, stucco, concrete block, tile, or shingle, but if sided with tile, the same shall be stuccoed over in a neat and workmanlike manner. No wallboard, sheet metal, roll siding, or paper, or roofing paper shall be used for outside wall coverings or roofs. This restriction shall, however, not preclude erection of any manufactured steel or metal residences.

3. The walls of any enclosed portion of any buildings upon any lot in this subdivision shall not be erected or maintained closer to the street line than the set-back line shown on the plat, nor shall any part of any such building be erected or maintained closer than five (5) feet to the side lot line, nor shall any structure, fence, hedge, or other construction which will obstruct view be erected or maintained closer to the street line or front of any such lot than the building set-back line shown on the plat.

4. No noxious or offensive practices, trade, enterprises shall be carried on upon any lot, nor shall anything be done on any lot which may be or may become a nuisance to the neighborhood.

5. No basement, tent, shack, garage, or barn, or other out building erected in the tract shall at any time be used as a residence, either temporarily or permanently, nor shall any residence of a temporary character be permitted. And no horse trailer or mobile home shall be moved onto and maintained on any lot of said subdivision. All lots in this subdivision may be used for garden crops. No horses, cattle, hogs, pigs, goats, or other livestock may be kept upon any lot in this plat. This restriction does not preclude household pets of a domestic nature.

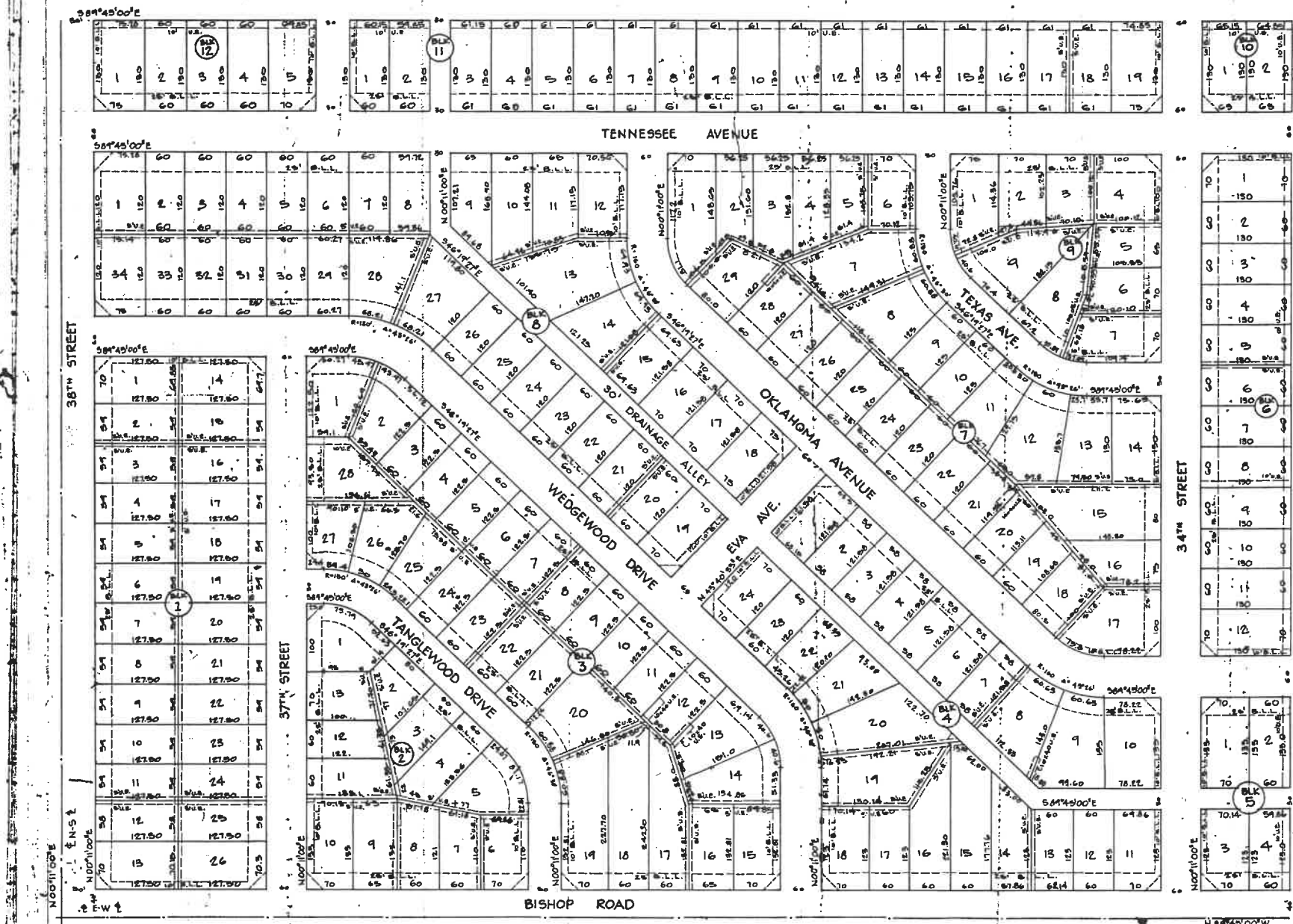
6. No buildings or improvements shall be moved from other locations onto any lot in said subdivision without the written approval of the Seller or the Seller's Agent. Septic tanks or other city approved disposal systems will be used exclusively. Outdoor toilets are expressly forbidden by this agreement.

7. No sod, earth, sand, gravel, or shrubbery shall be removed from any lot in said subdivision except as unavoidably necessary in the construction of improvements thereon.

8. No lot in said subdivision shall be used for the storage of junk, disabled automobiles, trucks, or other vehicles, machinery, lumber, or other material, or for any other use which is unattractive, and each lot shall at all times be maintained in a reasonably neat and attractive condition.

9. These covenants and restrictions are to run with the land and shall be binding on all owners, their successors or assigns or persons claiming under them, until 1986, at which time said covenants shall continue for a period of ten years unless the same are lifted or modified by a vote of the owners of a majority of the property in said plat; provided, however, that these restrictions and covenants shall continue for like periods of ten (10) years each until the same are so modified by a written instrument signed by the owners of a majority of the property in said plat area, which instrument shall be filed on record in the County Clerk's office of Comanche County, Oklahoma.

10. If the parties herein, or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein contained while the same are in force, it shall be lawful for any other person or persons owning any other lot in said developments or subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing



**WEDGEWOOD ADDITION
COMANCHE COUNTY, OKLAHOMA**

to recover damages or other dues for such violation as may under the circumstances be equitable.

11. The easements, streets, and ways shown on the recorded plat are hereby reserved and dedicated to public use. No residential lot shall be subdivided into smaller building plots than shown on the recorded plat, nor more than one platted lot may be used for a building plot.

12. Invalidation of any one of these covenants or parts of any one of these covenants by judgement of court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Floyd J. Freeman
Floyd J. Freeman, President, Freeman Inc.

State of Oklahoma ss
County of Comanche

Before me, the undersigned, a Notary Public in and for said County and state, on this 1st day of July, 1964, personally appeared Floyd J. Freeman, President of Freeman Inc., to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal this year and date last above written.

Edgar W. ...
Notary Public

My commission expires MARCH 1, 1964

ENGINEER'S CERTIFICATE

I, Maynard G. Fuller, a registered professional Engineer in the State of Oklahoma and a competent Surveyor, hereby certify that I have made a careful and accurate survey of the foregoing described property, designated "Wedgewood Addition", Comanche County, Oklahoma, and that the foregoing plat is a correct representation of said survey.

Witness my hand and seal this 1st day of July, 1964
Maynard G. Fuller
Maynard G. Fuller

State of Oklahoma ss
County of Comanche

Before me, the undersigned, a Notary Public in and for the State of Oklahoma personally appeared Maynard G. Fuller, to me known to be the identical person who executed the above and foregoing certificate and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein stated.

Witness my hand and official seal at Lawton, State of Oklahoma this 1st day of July, 1964.
Edgar W. ...
Notary Public

My commission expires MARCH 1, 1964

TREASURER'S CERTIFICATE

State of Oklahoma ss
County of Comanche

I, Lillian Weid, County Treasurer of Comanche County, Oklahoma, do hereby certify that all taxes for all previous years on the lands embraced and described in the within and foregoing plat of "Wedgewood Addition", Comanche County, Oklahoma, have been paid, that the owners of the land in said subdivision have made a cash deposit with me of an amount equal to the sum charged upon the last tax rolls in my office against the tracts or parcels of land involved in said tract plus 25% additional as insurance against increases of tax charges for the current taxable year.

Dated this 2nd day of July, 1964
Lillian Weid
County Treasurer

State of Oklahoma ss
County of Comanche

This instrument was filed on the 3rd day of July, 1964, A.D. at 3:50 P.M. duly recorded in Book 2, Page 143.

Phil Gafford, County Clerk
By: *Phil Gafford*
Deputy

State of Oklahoma ss
County of Comanche

I, Phil Gafford, County Clerk of Comanche County, Oklahoma, do hereby certify that this is a true and correct copy of a like instrument as appears on record in this office on this 1st day of July, 1964.

Phil Gafford, County Clerk
By: _____
Deputy

A-7-371

Quantity	Part	Price/EA	Total Cost	Supplier	Notes
7	4" Gate Valve	\$ 745.00	\$ 5,215.00	on hand	
4	4" Plugs	\$ 55.73	\$ 222.92	on hand	
3	4" 45 Bend	\$ 125.50	\$ 376.50	on hand	
7	1" Service Saddle	\$ 91.58	\$ 641.06	on hand	
7	1"x 3/4" Angle Valve	\$ 95.42	\$ 667.94	on hand	
7	3/4" Meter sets	\$ 50.63	\$ 354.41	on hand	
7	Meter boxes	\$ 105.00	\$ 735.00	on hand	
8	Valve Boxes	\$ 54.47	\$ 435.76	on hand	
1	Flush Valve	#####	\$ 3,270.30	on hand	\$ 11,918.89
4	4"x 4" x 4" Tee	\$ 119.67	\$ 478.68	Core & Main	
7	1" Corps	\$ 59.15	\$ 414.05	Core & Main	
3000ft	4" C900 PVC	\$ 4.20	\$ 12,600.00	Core & Main	
1000ft	1" HDPE	\$ 0.42	\$ 420.00	Core & Main	
5000ft	Tracer Wire	\$ 0.10	\$ 500.00	Core & Main	
12	4" PVC MJ Restrains	\$ 37.00	\$ 444.00	Core & Main	
12	4" MJ Glands	\$ 24.00	\$ 288.00	Core & Main	\$ 15,144.73

twelve in main connection	\$ 4,000.00	Bob Ballou	\$ 4,000.00
Service line connection		Meter Services	\$ 1,400.00
		Personnel Costs	\$ 16,163.98

Grand Total	\$ 48,627.60
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EMPLOYEE TIME														
February 2026														
	2/20/2026		2/23/2026		2/24/2026		2/25/2026		2/26/2026		2/27/2026		Total	Project
Name	Hours Worked	OVT	Hours Worked	OVT	Hours Worked	OVT	Hours Worked	OVT	Hours Worked	OVT	Hours Worked	OVT	Time	Number
Dustin Arrowood			8		7		7		7		6		35	2602
Ethan Vasquez			8		7		7		7		6		35	2602
Kenneth Sparks			8		7		7		7		6		35	2602
Michael Armstrong			8		7		7		7		6		35	2602
Michael Walker			8		7		7		7		6		35	2602
Nick Brown					7		7		7				21	2602

EMPLOYEE TIME																										
March 2026																										
	3/2/2026		3/3/2026		3/4/2026		3/5/2026		3/6/2026		3/9/2026		3/10/2026		3/11/2026		3/12/2026		3/18/2026		3/19/2026		3/20/2026		Total	Project
Name	Hours Worked	OVT	Hours Worked	OVT	Hours Worked	OVT	Hours Worked	OVT	Hours Worked	OVT	Hours Worked	OVT	Hours Worked	OVT	Hours Worked	OVT	Hours Worked	OVT	Hours Worked	OVT	Hours Worked	OVT	Hours Worked	OVT	Time	Number
Dustin Arrowood	7		7		4		7		6		7		7.5		7		7		7.5		7		6.5		81	2602
Ethan Vasquez	7		7		7		7		6		7		7.5		7		7		7.5		7		6.5		84	2602
Kenneth Sparks	7		7		7		7		6		7		7.5		7		7		7.5		7		6.5		84	2602
Michael Armstrong	4		7		7		7		6		7		7.5		7		7		7.5		7		6.5		81	2602
Michael Walker	7						7		6		7		7.5		7		7		7.5		7		6.5		70	2602
Nick Brown	7		7		7		7		6		7		7.5		7		7		7.5		7		6.5		84	2602
Brian Morabito	4				7		7		6		7		7.5		7		3		7.5		7		6.5		70	2602

	Hourly Rate	Total Hrs	Hrly Cost
Dustin Arrowood	\$ 26.08	115.5	\$3,012.24
Ethan Vasquez	\$ 15.00	118.5	\$1,777.50
Kenneth Sparks	\$ 23.66	118.5	\$2,803.71
Michael Armstrong	\$ 18.23	115.5	\$2,105.57
Michael Walker	\$ 26.66	104.5	\$2,785.97
Nick Brown	\$ 23.66	104.5	\$2,472.47
Brian Morabito	\$ 17.36	69.5	\$1,206.52

Total Cost#####

Cost of Recovery

Wedgewood Water Association

Delinquent Billing & Replacement

Wedgewood Water Association	Delinquent
Delinquent Billing & Replacement	\$17,367.54
PUMPING FEE	\$240.44
CAPOUT	\$241.50
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WAURIKA BAL FWD	\$0.00
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