



# City of Lawton

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

## Lawton Water Authority

### Special Meeting Agenda

Tuesday, January 13, 2026

6:00 PM

Lawton City Hall  
Wayne Gilley Auditorium

**"Official action can be taken only on items which appear on the agenda. The Authority may adopt, approve, ratify, deny, defer, recommend, or continue any agenda item. The Authority may also propose and enact floor amendments to any matter presented before them. When more information is needed to act on an item, the Authority may refer the matter to the City Manager or the City Attorney. The Authority may also refer items to standing committees of the Council or a board, commission, or authority for additional study. Under certain circumstances, items are deferred to a specific later date or stricken from the agenda entirely."**

#### Roll Call

#### Business Items

1. Consider and take action with respect to approving a resolution with the Lawton Water Authority (the "Borrower") agreeing to file application with the Oklahoma Water Resources Board (the "Board") for financial assistance through the Financial Assistant Program (FAP) loan program, with the loan proceeds being for the purpose of financing certain water system improvements (Water Line Replacements); approving and authorizing a Financial Assistant Program (FAP) loan from the Oklahoma Water Resources Board in the total aggregate principal amount of not to exceed \$1.5 million; approving the issuance of a promissory note or notes in one or more series in the total aggregate principal amount of not to exceed \$1.5 million, secured by a pledge of revenues and authorizing its execution; approving and authorizing the execution of a loan agreement for Financing Assistant program (FAP) loan; designating a local trustee and approving and authorizing the execution of a trust agreement; approving and authorizing the execution of a security agreement; ratifying and confirming a lease agreement, as amended pertaining to certain water, sanitary sewer, and refuse systems; approving various covenants; approving and authorizing the establishment of a project costs disbursement account; and containing other provisions relating thereto.

#### 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:**

Consider and take action with respect to approving a resolution with the Lawton Water Authority (the “Borrower”) agreeing to file application with the Oklahoma Water Resources Board (the “Board”) for financial assistance through the Financial Assistant Program (FAP) loan program, with the loan proceeds being for the purpose of financing certain water system improvements (Water Line Replacements); approving and authorizing a Financial Assistant Program (FAP) loan from the Oklahoma Water Resources Board in the total aggregate principal amount of not to exceed \$1.5 million; approving the issuance of a promissory note or notes in one or more series in the total aggregate principal amount of not to exceed \$1.5 million, secured by a pledge of revenues and authorizing its execution; approving and authorizing the execution of a loan agreement for Financing Assistant program (FAP) loan; designating a local trustee and approving and authorizing the execution of a trust agreement; approving and authorizing the execution of a security agreement; ratifying and confirming a lease agreement, as amended pertaining to certain water, sanitary sewer, and refuse systems; approving various covenants; approving and authorizing the establishment of a project costs disbursement account; and containing other provisions relating thereto.

**Initiator:** Willie Whisenhunt, Director

**Information Source:** Willie Whisenhunt, Director, Chandra Young, Jari Askins, Interim City Attorney

**Background:**

The property owners of Willow Springs Condominiums/Townhouses have filed a petition with the City Clerk's office for the development of an improvement district for the replacement of their water mains. On June 24, 2025, City Council approved Resolution 25-177 determining that an improvement district for the Willow Springs Condominium/Townhouse neighborhood is necessary for the replacement of their water mains and directed the City Engineer and/or Public Utilities Director to prepare preliminary plans and cost estimate for the proposed improvement district.

The Public Utilities Department hired Garver to evaluate the proposed project, create preliminary plans and to estimate the construction costs. Garver estimated the replacement of approximately 2,000 linear feet of 8-inch water lines to include appropriate fire hydrants, water meters and all associated appurtenances at \$1,037,210.00, which includes a 30% contingency. Other project costs include engineering design, bidding, permitting, construction services, etc. bring the total worst-case estimated cost to \$1,318,209.00. After loan costs are calculated, the total repayment cost for the improvement district could range from \$1,716,803.85 (15-year repayment term) to \$2,150,183.40 (30-year repayment term). Annual payments due from property owners could range from \$1,760.82 per owner per year for 15 years or \$1,102.66 per owner per year for 30 years. The City Council will have the ultimate decision on the loan terms once the actual costs are determined. The numbers presented at this time are to reflect the worst-case scenario.

On November 4, 2025, City Council approved Resolution 25-271 setting a public hearing for the creation of the district. Notices were mailed to 74 property owners on November 12, 2025, and notice was published in the newspaper on November 23rd and November 30th.

City Council Approved a resolution creating the Willow Springs Neighborhood Water Main Improvement District and directed staff to move forward with the construction of improvements on December 9, 2025.

On June 27, 2023, City Council approved the Master Service Agreement with Garver, LLC. Amendment No. 12 includes professional services associated with water line replacements in the Willow Springs Improvements District (Willow Springs). Services include design, bidding assistance, and construction phase services for approximately 2,000 linear feet (LF) of 8-inch water lines associated with Willow Springs.

**Correlation to the True North Statement:**

This project benefits the citizen by preventing outage and providing world class customer service.

**Exhibit:**

Resolution No. 2026-XXX, Willow Springs Technical Memo

**Key Issues:**

Does the Lawton Water Authority wish to enter into a note or notes in one or more series to finance Water Line Replacements Thru FAP from OWRB secured by water and sewer revenues?

**Funding Source:**

Water and Sewer Revenues

**Recommended Action:**

Adopt Resolution No. 2026-\_\_\_\_

**ATTACHMENTS:**

- 1. Willow Springs Technical Memo
- 2. Authority Resolution

# Willow Springs Technical Memorandum

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City of Lawton



750 SW 24th St  
Ste 200  
Moore, OK 73160

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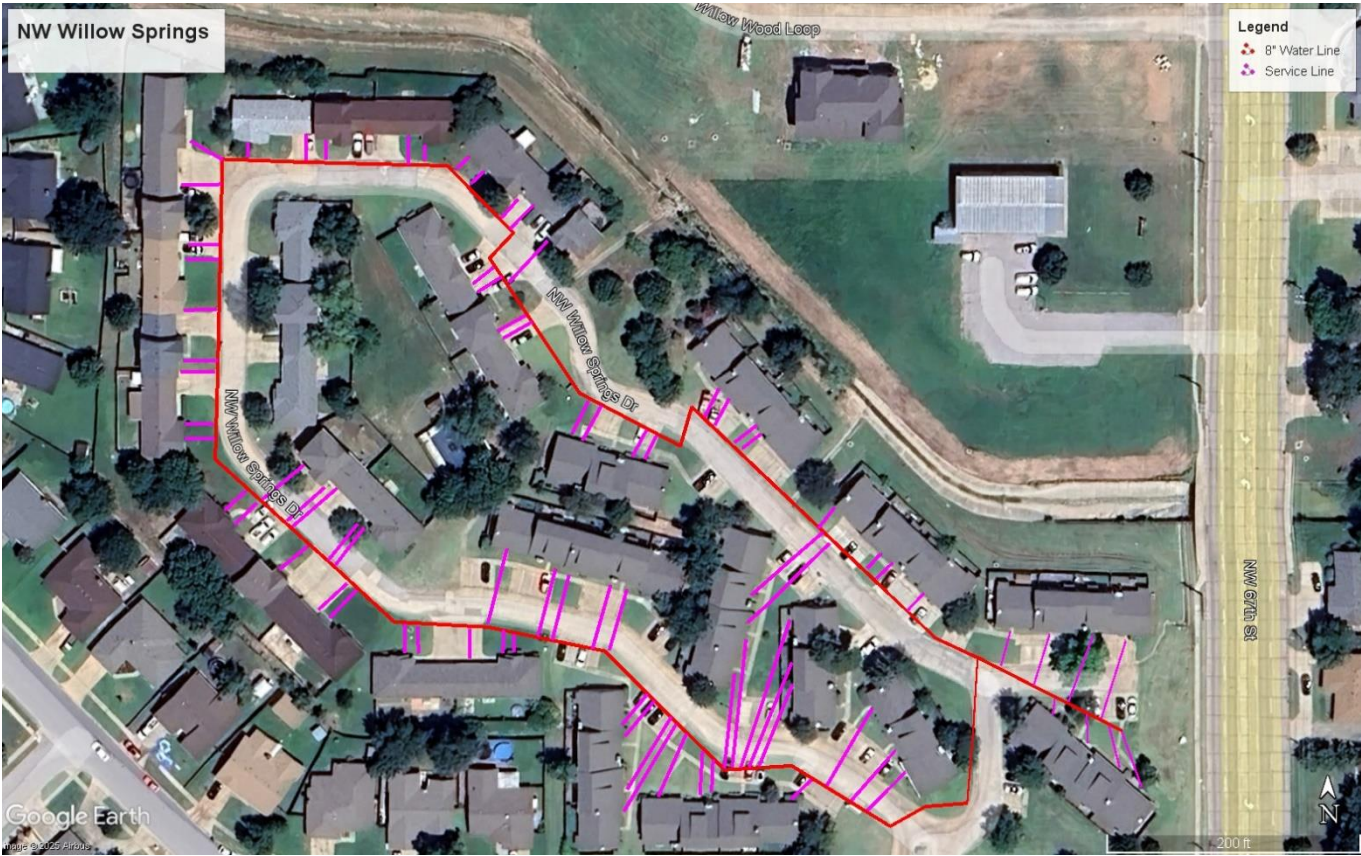
1.0 Introduction

The City of Lawton (City) has engaged Garver for professional engineering services to replace water lines servicing the Willow Springs Condominium and Townhouse Community (Willow Springs). This technical memorandum (TM) outlines the cost feasibility of the project.

1.1 Background & Project Description

Willow Springs currently owns and maintains the water lines servicing the community. Willow Springs plans to upgrade its water infrastructure by installing approximately 2,000 linear feet (LF) of 8-inch water lines. The project area serves approximately 80 residents and includes the entirety of Willow Springs.

Figure 1: Willow Springs Condo and Townhouse Community Evaluation Area



2.0 Purpose and Need

The purpose of this project is to replace existing water lines within the Willow Springs community that have experienced deterioration over time. The current infrastructure is aging and will not be able to provide reliable service in the future.



Willow Springs currently owns and maintains the water lines serving the community. As part of this project, the City will take on ownership of the water lines and will be responsible for the replacement of the lines and all future maintenance. The City will coordinate with Willow Springs to define the extent of the new easements. Following construction, the City will assume responsibility for long-term operation and maintenance of the new water lines.

### 3.0 Design Information

Throughout the project there are 4-inch and 6-inch water lines, the lines will be upsized to 8-inch to be consistent with City standard. Fire hydrants, water meters, and all associated appurtenances will be replaced. All construction will occur within the acquired City easements. A hydraulic analysis will be completed prior to bidding and construction.

### 4.0 Comprehensive Cost Estimate

Garver completed monetary evaluations for the project. These are rough order of magnitude (ROM) level cost considerations for comparison, control, and budget authorization purposes based on the available information at the time of this TM. The costs account for engineering services, permitting coordination, and construction. The expected range of accuracy for this type of consideration is -30% to +50% of the actual project estimate. A 30% contingency has been included in the construction cost estimate. Table 5-1 below summarizes the ROM costs developed for the future developments in Willow Springs.

**Table 5-1: Comprehensive Cost Estimate**

Description	Total Cost
<b>Engineering Design, Bidding, and Construction Services</b>	\$160,000.00
<b>Permitting Coordination</b>	\$50,000.00
<b>Construction (30% Contingency)</b>	\$1,037,210.00
<b>Total Estimated Project Cost</b>	<b>\$1,247,210.00</b>

The presented costs are based off previously completed projects in the Lawton area and from Garver's experience as a professional engineering firm familiar with the construction industry. Garver can not guarantee that proposals, bids, or actual construction costs will not vary from the estimates provided.

### 5.0 Conclusion and Recommendations

This project will replace deteriorated water lines with infrastructure that meets current City standards, improving water service and reliability for residents. It will also transfer maintenance responsibilities to the City, reducing risk of future service disruptions. This project is considered in the best interest of Willow Springs residents and the City.



## Appendix A- Detailed Cost Estimate

CONSTRUCTION					
ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT
1	MOBILIZATION	LS	1	\$38,310.00	\$38,310.00
2	DE-MOBILIZATION	LS	1	\$7,500.00	\$7,500.00
3	8" PVC C900 DR18 WATER LINE PIPE	LF	2,000	\$180.00	\$360,000.00
4	8" GATE VALVE AWWA 509	EA	30	\$4,000.00	\$120,000.00
5	1" SERVICE INSTALLATION	EA	80	\$2,200.00	\$176,000.00
6	FIRE HYDRANT ASSEMBLY	EA	8	\$9,000.00	\$72,000.00
8	FITTINGS	LBS	1,800	\$13.00	\$23,400.00
<b>SUBTOTAL</b>					\$ 797,210.00
<b>CONTINGENCY (30%)</b>					\$240,000.00
<b>TOTAL</b>					<b>\$1,037,210.00</b>

ENGINEERING	
Design	\$70,000.00
Bidding	\$40,000.00
Construction	\$50,000.00
<b>TOTAL</b>	<b>\$160,000.00</b>
PERMITTING COORDINATION	
Hydraulic Analysis TM	\$25,000.00
Permitting Package	\$25,000.00
<b>TOTAL</b>	<b>\$50,000.00</b>



THE BOARD OF TRUSTEES OF THE LAWTON WATER AUTHORITY, MET IN SPECIAL SESSION IN CITY HALL, IN LAWTON, OKLAHOMA, ON THE \_\_\_\_ DAY OF JANUARY, 2026, AT 6:00 P.M.

PRESENT:

ABSENT:

Thereupon, the Chairman introduced a Resolution and the title was read. Trustee \_\_\_\_\_ moved that the Resolution be adopted and Trustee \_\_\_\_\_ seconded the motion. The motion carrying with it the adoption of the Resolution prevailed by the following vote:

AYE:

NAY:

The Resolution as adopted is as follows:

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE LAWTON WATER AUTHORITY (THE "BORROWER") APPROVING AND RATIFYING THE FILING OF APPLICATION WITH THE OKLAHOMA WATER RESOURCES BOARD (THE "BOARD") FOR FINANCIAL ASSISTANCE THROUGH THE FINANCIAL ASSISTANT PROGRAM (FAP) FUND LOAN PROGRAM, WITH THE LOAN PROCEEDS BEING FOR THE PURPOSE OF FINANCING CERTAIN WATER LINE REPLACEMENTS; APPROVING AND AUTHORIZING A FINANCIAL ASSISTANCE PROGRAM LOAN FROM THE OKLAHOMA WATER RESOURCES BOARD IN THE TOTAL AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$1,500,000; APPROVING THE ISSUANCE OF A PROMISSORY NOTE OR NOTES IN ONE OR MORE SERIES IN THE TOTAL AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$1,500,000, SECURED BY A PLEDGE OF REVENUES AND AUTHORIZING ITS EXECUTION; APPROVING AND AUTHORIZING THE EXECUTION OF A LOAN AGREEMENT FOR FINANCIAL ASSISTANCE PROGRAM LOAN; DESIGNATING A LOCAL TRUSTEE AND APPROVING AND AUTHORIZING THE EXECUTION OF A TRUST AGREEMENT; APPROVING AND AUTHORIZING THE EXECUTION OF A SECURITY AGREEMENT; RATIFYING AND CONFIRMING A LEASE AGREEMENT, AS AMENDED PERTAINING TO CERTAIN WATER, SANITARY SEWER, STORMWATER, AND SOLID WASTE DISPOSAL SYSTEMS; APPROVING VARIOUS COVENANTS; APPROVING AND AUTHORIZING THE ESTABLISHMENT OF A PROJECT COSTS DISBURSEMENT ACCOUNT; AND CONTAINING OTHER PROVISIONS RELATING THERETO.

WHEREAS, the Lawton Water Authority, Comanche County, Oklahoma (the “Borrower”), was organized under Title 60, Oklahoma Statutes 2021, Sections 176-180.4, as amended, for the purpose of furthering the public functions of the City of Lawton, Oklahoma (the “City”); and

WHEREAS, the Borrower has under consideration the financing of certain costs related to improvements to the water and wastewater collection and treatment-system serving the City (the “Project”) and Borrower intends to utilize revenues derived and budgeted by the City from the water and sewer revenues in the repayment of financing costs related to the Project; and

WHEREAS, the Oklahoma Water Resources Board has made monies available to qualified entities for the financing of certain qualifying projects; and

WHEREAS, the Borrower has determined to file an application(s) with the Oklahoma Water Resources Board (the “Board”) to borrow money from the Board for the purpose of funding the costs of the Project, and to evidence such loan by the issuance of the Borrower’s Financial Assistant Program Promissory Note or Notes in one or more series to Oklahoma Water Resources Board in the total aggregate principal amount of not to exceed \$1,500,000 (the “Note”), said Note being secured by a pledge of revenue derived from the Borrower’s water, sanitary sewer, and refuse systems (hereinafter collectively, the “System”), provided however, the referenced pledge of System revenue is subject and subordinate to the lien on said revenues securing the Borrower’s Senior Lien Debt, and is on a parity in all respects to the lien on said revenues securing the Borrower’s Subordinate Lien Debt (each as defined in the hereinafter defined Loan Agreement), and provided further, the referenced pledge of System revenue is subject and subordinate in all respects to the pledge by the City in favor of Waurika Lake Master Conservancy District of revenues derived or to be derived from the sale of water pursuant to the Conservancy District Contract (as defined in the Loan Agreement); and

WHEREAS, it is the desire of the Borrower to authorize the execution and delivery of any and all documents necessary or attendant to the issuance of the Note.

NOW, THEREFORE, BE IT RESOLVED BY THE TRUSTEES OF THE LAWTON WATER AUTHORITY, COMANCHE COUNTY, OKLAHOMA:

Section 1. Application. The Borrower shall file an Application(s) with the Oklahoma Water Resources Board seeking financial assistance through the State Loan Program; and the Chairman or Vice Chairman and Secretary or Assistant Secretary of the Borrower are hereby authorized, approved and ratified to execute said Application(s) for and on behalf of the Borrower. The Borrower is further authorized to advance to the Oklahoma Water Resources Board the necessary application fees in connection with the referenced Application(s), if any.

Section 2. Issuance of Note. The Borrower is hereby authorized to accept said loan and issue its Note payable to the Board and secured by a pledge of revenue derived from the operation of the System. The officers of the Borrower are hereby authorized and directed to execute said Note and to do any and all lawful things to effect said loan and secure said loan from the Board, provided that the principal amount of the Note shall not exceed \$1,500,000, and the rate of interest on the Note shall be a fixed rate of interest of not to exceed five percent (5%) per annum inclusive of administrative fees

of one half of one percent (1/2%). The Chairman or Vice Chairman is hereby authorized to execute a certificate of determination establishing the principal amount and interest rate with respect to the Note.

Section 3. Execution of Loan Agreement for Financial Assistant Program Loan. The Loan Agreement for Financial Assistance Program Loan by and between the Borrower and the Board (the “Loan Agreement”) is hereby approved and the Chairman or Vice Chairman and Secretary or Assistant Secretary of the Borrower are hereby authorized to execute same for and on behalf of the Borrower, and to do all other lawful things to carry out the terms and conditions of said Loan Agreement.

Section 4. Designation of Local Trustee and Execution of Trust Agreement. The Borrower hereby designates BOKF, NA, to serve as local trustee (the “Local Trustee”) of certain funds in relation to the Note. The Trust Agreement by and between the Borrower and the Local Trustee, pertaining to the Note (the “Trust Agreement”) is hereby approved and the Chairman or Vice Chairman and Secretary or Assistant Secretary are hereby authorized to execute same for and on behalf of the Borrower, and to do all other lawful things to carry out the terms and conditions of said Trust Agreement.

Section 5. Execution of Security Agreement. The Security Agreement by the Borrower in favor of the Board (the “Security Agreement”), whereby the Borrower gives a lien on the revenues of the System to the Board to secure payment of the Note is hereby approved and the Chairman or Vice Chairman and Secretary or Assistant Secretary are hereby authorized to execute same for and on behalf of the Borrower and do all other lawful things to carry out the terms and conditions of said Security Agreement.

Section 6. Lease. The Lease Agreement dated as of November 1, 1968, as amended by an Amendment to Lease Agreement dated as of July 12, 1988, as further amended by an Amendment No. 2 to Lease Agreement dated October 14, 1997, and as further amended by a Third Amendment to Lease Agreement dated March 13, 2001 (collectively, the “Lease Agreement”), whereby the City leased its water, sanitary sewer, stormwater, and solid waste disposal systems to the Borrower and whereby the Borrower agreed to operate and maintain said systems, is hereby ratified and confirmed and the term of said Lease Agreement shall extend until the Note is paid.

Section 7. Covenants of Borrower. Until payment in full of the Note and performance of all obligations owing to the Board under the Loan Agreement and the instruments executed pursuant hereto, unless the Board shall otherwise consent in writing, the Borrower hereby represents its intent to abide by and carry out the covenants contained in the Security Agreement and the Loan Agreement, which covenants are incorporated herein in their entirety.

Section 8. Project Costs Disbursement Account; Fees and Expenses. The Borrower is authorized to establish an account or accounts as necessary to serve as the Project Costs Disbursement Account described in the Loan Agreement. Upon closing of the referenced loan, the officers of the Borrower are hereby authorized to disburse (from loan proceeds or other available funds of the Borrower) those fees and expenses as will be set forth on the Borrower’s Closing Order to be executed in connection with the closing of the financing referenced herein.

Section 9. Necessary Action. The Chairman or Vice Chairman and Secretary or Assistant Secretary of the Borrower are hereby further authorized on behalf of the Borrower to accept, receive, execute, attest, seal and deliver the above mentioned documents and all additional documentation, certifications and instruments and to take such further actions as may be required in connection with the transactions contemplated hereby, and are further authorized to approve and make any changes to the documents approved by this Resolution, for and on behalf of the Borrower, the execution and delivery of such documents being conclusive as to the approval of any terms contained therein.

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ADOPTED AND APPROVED THIS \_\_\_\_\_ DAY OF JANUARY, 2026.

LAWTON WATER AUTHORITY

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Chairman

ATTEST:

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Secretary

(SEAL)

STATE OF OKLAHOMA            )  
  )SS  
COUNTY OF COMANCHE        )

I, the undersigned, Secretary of the Lawton Water Authority, Comanche County, Oklahoma, an Oklahoma public trust, do hereby certify that the above and foregoing is a true, full, and correct copy of an excerpt from the minutes of a meeting of the Board of Trustees of said public trust held on the date above stated, all as recorded in the official minutes of such meeting. I further certify that the “Open Meeting Law” was complied with for such meeting.

GIVEN UNDER MY HAND THIS \_\_\_\_ DAY OF JANUARY, 2026.

(SEAL)

\_\_\_\_\_  
Secretary