



# City of Lawton

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

## Lawton Water Authority

### Special Meeting Agenda

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Tuesday, August 26, 2025

6:00 PM

Lawton City Hall  
Wayne Gilley Auditorium

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#### Meeting Called to Order

"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 approving a resolution authorizing the creation of temporary utility service rates for City of Lawton utilities as set forth in Exhibit "A" of the Resolution and establishing an effective date.

#### 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 approving a resolution authorizing the creation of temporary utility service rates for City of Lawton utilities as set forth in Exhibit "A" of the Resolution and establishing an effective date.

**Initiator:** Kristin Huntley, Interim Director

**Information Source:** Kristin Huntley, Interim Director

**Background:**

Through communications with citizens, it became apparent that Lawton's Utility Billing could serve better. A gap existed in the utility rates which did not provide a service option for short-term utility services. Short-term utility services are considered as maintenance, marketing, or inspection. There is a viable audience in Lawton which could be served better through a new rate. Therefore, in accordance with the True North Statement, a tiered temporary utility service rate structure for landlords, property managers, real estate agents, and tenants should be created. This tiered temporary rate is intended to provide flexibility while ensuring that utility costs associated with temporary occupancy or vacancies are properly recovered by the City.

When compared to our Peer Six (Norman, Moore, Edmond, Broken Arrow, Enid and Midwest City) and Stillwater (added due to the latest census), 4 of the 7 had a policy in place. This proposed policy most closely mirrors Norman and Moore's fee structure.

**Correlation to the True North Statement:**

Lawton embraces the benchmarking against our peer cities to provide the best transparency. Everything that we do is for the citizens. We commit to open communication, transparency in our actions, and accountable decision-making.

**Exhibit:**

Resolution No. 25-\_\_\_\_; Peer Six Temporary Utility Service Research

**Key Issues:**

Does Council wish to establish temporary utility rates?

**Funding Source:**

N/A

**Recommended Action:**

Approve Resolution No. 25-\_\_\_\_\_.

**ATTACHMENTS:**

1. Temporary Utility Service Fee Schedule LWA Resolution
2. Peer Six Temporary Utility Service Research (2)

**RESOLUTION NO. 25-\_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE CREATION OF TEMPORARY UTILITY SERVICE RATES FOR CITY OF LAWTON UTILITIES AS SET FORTH IN EXHIBIT “A” OF THIS RESOLUTION, PROPOSED FOR IMPLEMENTATION BY THE CITY OF LAWTON IN APPENDIX A, SCHEDULE OF FEES AND CHARGES, LAWTON CITY CODE, 2015, AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the Lawton Water Authority Trust Amendment, as amended, and Lease Agreement with the City of Lawton, as amended, provide that the Lawton Water Authority will establish water, sewer and sanitation utility rates; and

**WHEREAS**, Section 1-2-205 of the Lawton City Code provides changes in utility rates are implemented by amendment of Appendix A, Schedule of Fees and Charges, Lawton City Code, 2015, upon passage of a resolution amending Appendix A by the City of Lawton; and

**WHEREAS**, the Lawton Water Authority has determined it is necessary to establish a tiered temporary utility service rate structure for landlords, property managers, and tenants who require short-term utility service for purposes of maintenance, marketing, or inspection. This rate is intended to provide flexibility while ensuring that utility costs associated with temporary occupancy or vacancies are properly recovered by the City; and

**WHEREAS**, the specific rates are set forth in Exhibit “A” hereto, to be submitted to the City of Lawton for implementation by amendment of Appendix A, Schedule of Fees and Charges, Lawton City Code, 2015.

**NOW, THEREFORE BE IT RESOLVED** by the Lawton Water Authority, that:

Section 1. The tiered temporary utility service rate structure for landlords, property managers, and tenants who require short-term utility service for purposes of maintenance, marketing, or inspection is approved. Exhibit “A” shall be submitted to the City of Lawton for implementation by incorporation into Appendix A, Schedule of Fees and Charges, Lawton City Code, 2015, by appropriate resolution.

Section 2. **EFFECTIVE DATE.** The provisions of this resolution shall be effective 30 days from passage.

Section 3. The Chairman and the Secretary of the Lawton Water Authority are hereby authorized to sign and execute this Resolution.

**ADOPTED and APPROVED** by the Lawton Water Authority this 26th day of August, 2025.

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STANLEY BOOKER, CHAIRMAN



## EXHIBIT “A”

Article A-22-1 General provisions.

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### WATER FEES AND CHARGES

22-111	Water rates inside city limits; residential, multiunit residential, and business	
	In addition to the charges listed below, a drainage maintenance fee will be added to each account for each unit per month, excluding senior citizen and disability discount accounts.	\$2.30
	In addition to the charges listed below, a stormwater management fee will be added to each account for each unit per month, excluding senior citizen and disability discount account.	1.25
	In addition to the charges listed below, a fee will be added to each account for each unit per month, to be deposited and expended for capital outlay (Rolling Stock), excluding senior citizens and disability discount accounts as defined in Section 22-102 and those utility accounts which are provided service on a seasonal basis as defined in Section 22-214.	8.05
	In addition to the water rates listed in Section 22-111 of this appendix, there is hereby assessed a surcharge on each City of Lawton billing to defray the cost of pumping water between the city’s lakes. The surcharge shall be billed each utility customer based on the actual cost of pumping the water pro-rated based on consumption. The surcharge shall not apply to those accounts qualifying for the city’s elderly/disabled low income reduction in rates as defined in Section 22-102 and utility customers whose water service is provided at a special rate under contract.	
22-111	In addition to the water rates listed in Section 22-111 of this appendix, there is hereby assessed a surcharge on each City of Lawton billing to defray the cost of the Waurika assessment for water/storage rights and improvements. The surcharge shall be billed to each unit. The surcharge shall not apply to those accounts qualifying for the city’s elderly/disabled low-income reduction in rates as defined in Section 22-102 and utility customers whose water service is provided at a special rate under contract.	8.65
22-111	Fuel Surcharge	0.00
	Water rates inside city limits; Residential and Business	
22-111	First 2,000 gallons or any part thereof (Rate adjustment to support debt service for WWTP CWSRF Loan)	23.00
22-111	All over 2,000 gallons, per 1,000 gallons or any part thereof	4.65
22-111	<u>Tier 1: Temporary Water Service 10 days (limit 3 per 6 months) consumption cap of 1,000 gallons and regular rates to apply for consumption used above the consumption cap.</u>	50.00
22-111	<u>Tier 2: Temporary Water Service 30 days (limit 1 per 6 months) consumption cap of 3,000 gallons and regular rates to apply for consumption used above the consumption cap.</u>	150.00
	In addition to (not in place of) the water rates listed in Section 22-111 of this Appendix for residential, multi-unit residential and	

	business, water conservation rates for the purpose of identifying and obtaining alternative/additional water sources shall apply to each City of Lawton billing as follows:	
	<b>Stage 3 Water Restriction Period:</b>	
	Per 1,000 gallon for consumption between 8,001 and 15,000 gallons	1.15
	Per 1,000 gallon for consumption between 15,001 and 25,000 gallons	2.30
	Per 1,000 gallon for consumption above 25,000 gallons	4.60
	<b>Stage 4 Water Restriction Period:</b>	
	Per 1,000 gallon for consumption between 8,001 and 15,000 gallons	2.30
	Per 1,000 gallon for consumption between 15,001 and 25,000 gallons	4.60
	Per 1,000 gallon for consumption above 25,000 gallons	9.20
	<b>Stage 5 Water Restriction Period:</b>	
	Per 1,000 gallon for consumption between 8,001 and 15,000 gallons	4.60
	Per 1,000 gallon for consumption between 15,001 and 25,000 gallons	9.20
	Per 1,000 gallon for consumption above 25,000 gallons	18.40
22-111	Water rates inside city limits; government and commercial	
22-111	First 2,000 gallons or any part thereof	43.00
22-111	All over 2,000 gallons, per 1,000 gallons or any part thereof	4.60
	In addition to (not in place of) the water rates listed in Section 22-111 of this Appendix for government and commercial, water conservation rates for the purpose of identifying and obtaining alternative/additional water sources shall apply to each City of Lawton billing as follows:	
	<b>Stage 3 Water Restriction Period:</b>	
	Per 1,000 gallon for consumption above 2000 gallons	0.35
	<b>Stage 4 Water Restriction Period:</b>	
	Per 1,000 gallon for consumption above 2000 gallons	0.46
	<b>Stage 5 Water Restriction Period:</b>	
	Per 1,000 gallon for consumption above 2,000 gallons	0.58

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## Peer Six Temporary Utility Service Research Summary

<b>CITY</b>	<b>LENGTH OF TIME</b>	<b>COST</b>
Midwest City	30 days	\$81.00 for up to 3,000 gallons; \$6.30 per thousand gallon in excess of 3,000
Moore	10 days	\$20.00 for up to 3,000 gallons; normal rates for usage above 3,000
	Additional 10 days	\$20.00 for up to 3,000 gallons; normal rates for usage above 3,000
	30 days	\$30.00 for up to 3,000 gallons; normal rates for usage above 3,000
Norman	10 days	\$10.00 base fee plus normal rates for water use
Stillwater	180 days	Same rates as normal water use

\*Enid, Broken Arrow, and Edmond do not offer temporary utility services

Redec/Clean-Up Application - Temporary Services | Midwest City Oklahoma



Redec/Clean-Up Application - Temporary Services - Midwest City Oklahoma

Redec/Clean-Up Temporary Services Application This application is to get redec/clean up water for 30 days. There is an application fee of \$25.00 and the water fee of \$56.00. A total of \$81.00. There is a maximum of 3 thousand gallons used with this service and any overage would be billed at an additional \$6.30 per thousand gallon. Sanitation is not provided with this service. If your clean up ...

[www.midwestcityok.org](http://www.midwestcityok.org)

**This is the City of Midwest City's temp 30 day service for landlords or property managers.**

This application is to get redec/clean up water for 30 days. There is an application fee of \$25.00 and the water fee of \$56.00. A total of \$81.00.

There is a maximum of 3 thousand gallons used with this service and any overage would be billed at an additional \$6.30 per thousand gallon.

Sanitation is not provided with this service.

If your clean up takes longer than 30 days, you will be required to pay a deposit and start full services.

No one can be living in the home when this service is provided.

Since we have raised the cost of it last year, most landlords or pm's are opting just to put on full services from the get go and pay the deposit and setup fee.

**From:** Carrie Snell <Carrie.Snell@edmondok.gov>  
**Sent:** Tuesday, July 22, 2025 4:10 PM  
**To:** Rebecca Johnson <rebecca.johnson@lawtonok.gov>  
**Subject:** **{\*\*EXTERNAL\*\*}**--RE: Lawton needs your help

**WARNING:** This email is from outside of the City of Lawton network.  
**\*\*DO NOT CLICK\*\*** on links or open attachments unless you know the content is safe.

Edmond does not have a rate for this but we do have service for Unoccupied for our landlords and property management. The rate is the same but the deposit is less.

Carrie Snell

**From:** Poole, Curt <CUPoole@brokenarrowok.gov>  
**Sent:** Tuesday, July 22, 2025 4:11 PM  
**To:** Rebecca Johnson <rebecca.johnson@lawtonok.gov>  
**Subject:** {\*\*EXTERNAL\*\*}--Re: Lawton needs your help

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Hello,

City of Broken Arrow does not have rate for this purpose, it would be considered a new turn on and follow all guidelines as if they are starting new service.

**Curt Poole**

*Utility Customer Service Manager  
Finance Department*

**City of Broken Arrow  
220 South First Street  
Broken Arrow, OK 74012**

office: 918.259.2400 ext.5279 | mobile: 405-426-5146  
[cupoole@Brokenarrowok.gov](mailto:cupoole@Brokenarrowok.gov) | [www.brokenarrowok.gov](http://www.brokenarrowok.gov)



*This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and, exempt from disclosure under applicable law. If you receive this message in error, you are hereby notified that the City of Broken Arrow does not consent to any reading, dissemination, distribution or copying of this message. If you have received this communication in error, please notify the sender immediately and destroy the transmitted information immediately.*

**From:** Dana Mattox <dana.mattox@stillwaterok.gov>  
**Sent:** Tuesday, July 22, 2025 4:17 PM  
**To:** Rebecca Johnson <rebecca.johnson@lawtonok.gov>  
**Subject:** {\*\*EXTERNAL\*\*}--RE: Lawton needs your help

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We have temporary service that we offer to our customers who are just needing the service for a short period of time to clean between tenants, to show the property, etc. The service is available for up to 180 days. However, they pay the same rate as a normal residential customer. The only service they do not have to pay for is trash, since the property must be vacant, so there should be no trash.

Our rates are posted on our website at [stillwaterok.gov](http://stillwaterok.gov). If you have any questions, please feel free to give me a call.

Dana Mattox  
Utility & Billing Services Director  
405.742.8221

From: Shelley Couser <Shelley.Couser@NormanOK.gov>  
Sent: Tuesday, July 22, 2025 4:23 PM  
To: Rebecca Johnson <rebecca.johnson@lawtonok.gov>  
Subject: {\*\*EXTERNAL\*\*}--RE: Lawton needs your help

WARNING: This email is from outside of the City of Lawton network.  
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Good Afternoon Rebecca –

The City of Norman does not have a fee or rate structure associated with inspections or showings. We do offer a 10 day “temporary” account for the landlords. This gives them 10 calendar days to set up cleaning before the next tenant moves into service. We charge a \$10 base fee plus any water consumption. They are not charged for sewer or trash during this time. The only 2 stipulations are they cannot have this service back to back and we only offer it to the owners of the property or the property management company.

If you have any further questions, please feel free to reach back out to me.

Have a great evening!

Respectfully,

Shelley Couser  
Utility Billing Supervisor  
City of Norman  
225 N. Webster Ave., Norman, OK 73069  
Direct (405)366-5353  
Customer Service (405)217-7739

City disclaimer: This email and any files transmitted with it are intended solely for the use of the individual or entity to which they are addressed. If you have received this email in error please notify the sender.

**From:** Scott Morris <smorris@enid.org>  
**Sent:** Tuesday, July 22, 2025 5:02 PM  
**To:** Rebecca Johnson <rebecca.johnson@lawtonok.gov>  
**Subject:** {\*\*EXTERNAL\*\*}--RE: Lawton needs your help

**WARNING:** This email is from outside of the City of Lawton network.  
**\*\*DO NOT CLICK\*\*** on links or open attachments unless you know the content is safe.

Our initiation fee is normally \$25, plus a \$100 deposit. We only charge landlords \$10.

Sincerely,



**Scott Morris**  
Assistant City Manager

401 W. Garriott, Enid, OK 73701  
Phone: (580) 616-7244  
Email: [smorris@enid.org](mailto:smorris@enid.org)



City of Moore

Appendix 1 Fee Schedule – H. Water Meters

<b>J.</b>	Temporary service, 10 days	20.00
	One additional 10 days allowed	20.00
	30 days	30.00
	Plus charges for usage over 3,000 gallons	