



City of Lawton

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

Lawton Water Authority

Special Meeting Agenda

Tuesday, September 23, 2025

6:00 PM

Lawton City Hall
Wayne Gilley Auditorium

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 awarding (CL26-002) Agricultural Leases to the named parties in the attached memorandum from the City Attorney's Office, with each award contingent upon the lessee executing a timely lease with the City and authorizing the Chairman and Secretary to execute the required documents.
2. Consider approving a second amendment to the School House Slough lease agreement as it pertains to the location of the proposed self-serve ice vending machine.

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 awarding (CL26-002) Agricultural Leases to the named parties in the attached memorandum from the City Attorney’s Office, with each award contingent upon the lessee executing a timely lease with the City and authorizing the Chairman and Secretary to execute the required documents.

Initiator: Timothy Wilson, Interim City Attorney

Information Source: Timothy Wilson, Interim City Attorney, Cynthia Augustine, Real Property Coordinator

Background:

The City of Lawton solicited bids for (CL26-002) Agricultural Leases. Finance advertised the invitation to bid for the various tracts and lease groups by publication, by posting notice and by mailing bid packets to seventeen (17) vendors. On August 6, 2025, the City Clerk opened the nine (9) bid packets received. Based on the offers received, the City Attorney recommends that the Lawton Water Authority and City of Lawton award the agricultural leases to the bidders as indicated in the attached memorandum. After comparing the offers made on the various individual tracts and lease groups, staff selected for recommendation the combination of individual tracts and lease groups resulting in the greatest overall revenue to the Authority.

The lease agreements are for a term of five (5) years. The recommended bid prices are an increase of \$11,840 compared to the previous leases.

Correlation to the True North Statement:

Exhibit:

Memorandum of Recommended Bidders
Lease Agreements are on file in the City Clerk’s Office

Key Issues:

Does the Authority wish to award (CL26-002) Agricultural Leases to named parties on attached memo from City Attorney’s Office?

Funding Source:

N/A

Recommended Action:

Award (CL26-002) Agricultural Leases to named parties on the attached memorandum from the City Attorney’s Office.

ATTACHMENTS:

- 1. Memo on Bid Recommendations

THE OFFICE OF THE CITY ATTORNEY

Memorandum

TO: Lawton Water Authority
Lawton City Council

FROM: Cindy Augustine
Real Property Coordinator

SUBJECT: Award Recommendation for CL26-002

DATE: August 26, 2025

Based on the offers received at our recent agricultural lease auction, our office recommends that the Lawton Water Authority and City award the following bidders the respective agricultural leases as indicated below. After comparing the offers made on the various individual tracts and lease groups, we selected for our recommendation the combination of individual tracts and lease groups resulting in the greatest overall revenue to the Authority.

TRACT	BIDDER NAME	AMOUNT
L-1	MILLER FARMS c/o DALE MILLER	\$2,447.50
L-6	MILLER FARMS c/o DALE MILLER	\$570
L-7	MILLER FARMS c/o DALE MILLER	\$352.50
LF-1 & LF-2	SAM RIDENHOUR	\$7,050
E-1	APACHE SEED FARMS c/o ALAN MINDEMANN	\$6,100
E-2	APACHE SEED FARMS c/o ALAN MINDEMANN	\$2,500
E-3	JEFFREY HAYS	\$350
E-4	JEFFREY HAYS	\$600
E-5	CHARLIE HALE	\$1,600
E-7	EVAN HAYS	\$3,350
E-9	CHARLIE HALE	\$3,300
E-11	FAIRWIND HOLDINGS c/o BRIAN EDWARDS	\$12,700
E-12	JEFFREY HAYS	\$850
E-13	CHARLIE HALE	\$2,100
E-15	LONNY GARRETT	\$800
E-16	CHARLIE HALE	\$350
E-17	CHARLIE HALE	\$400
E-21	LONNY GARRETT	\$2,850
E-22	EVAN HAYS	\$6,000
E-26	CHARLIE HALE	\$250
	Not included in the bids; need contracts;	
E-14	CAMERON UNIVERSITY	\$1.00
E-25	CAMERON UNIVERSITY	\$1.00

Item Title:

Consider approving a second amendment to the School House Slough lease agreement as it pertains to the location of the proposed self-serve ice vending machine.

Initiator: John Ratliff, City Manager

Information Source: Dewayne Burk, Deputy City Manager

Background:

On July 8, 2025 the Lawton Water Authority approved an amendment with Schoolhouse Slough Convenience Store, LLC that allowed for the installation of a self-serve ice vending machine to be installed in the campground area. It was been determined that the designated location that was previously identified in the amendment needed to be modified for utility installation purposes. Therefore, the City Manager has authorized the relocation to be moved to a location adjacent to the current designated area but on the other side of the campground road closer to the roadway and nearer to the utilities. This authorization requires a second amendment to the concession agreement.

Correlation to the True North Statement:

Everything we do is for the citizens.

Exhibit:

Key Issues:

Does the Authority wish to ratify the city manager's action.

Funding Source:

N/A

Recommended Action:

Approve the second amendment to the Schoolhouse Slough Concession Agreement.

ATTACHMENTS:

- 1. Revised Exhibit B Amendment Slough
- 2. 2nd Amendment to Schoolhouse Slough Concession Agreement



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 50 ft



**SECOND AMENDMENT TO THE CONCESSION MANAGEMENT &
OPERATION AGREEMENT SCHOOLHOUSE SLOUGH CONVENIENCE
STORE AND FUEL SYSTEM**

This **Second Amendment to Concession Management and Operation Agreement** (the "Second Amendment") is made this _____ day of _____ 2025, by and between the Lawton Water Authority (the "Authority") for the benefit of the City of Lawton (hereinafter referred to as "City") and School house slough Convenience Store, LLC (hereinafter referred to as "Concessionaire").

WHEREAS, the Authority, City, Concessionaire entered into a Concession Management and Operation Agreement dated May 1, 2024 (the "Agreement");

WHEREAS, the First Amendment to the Agreement was approved on July 8, 2025 (the "First Amendment");

WHEREAS, the parties wish to amend the Agreement to address the relocation of the ice vending machine, as shown on Exhibit B of the First Amendment.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. **The Ice Vending Machine** will now be constructed on property owned by the City of Lawton, located on the west side of Highway 58 at approximately 23511 Highway 58, Lawton, Oklahoma (the "New Location"). The ice vending machine will be placed on an approximately 20-foot by 10-foot concrete slab (the "Concrete Slab").

2. **Construction and Installation Responsibilities**

a. **Concessionaire's Responsibility for Construction:** Concessionaire shall be responsible for all costs, labor, and materials necessary for the construction, installation, and any alterations required for installing the ice vending machine. This includes, but is not limited to, preparing the Concrete Slab, installing necessary utilities, obtaining permits, and ensuring compliance with all local laws, regulations, and the requirements of the City of Lawton.

b. **Permits and Inspections:** Concessionaire shall also obtain any necessary approvals or permits from the City of Lawton prior to commencing construction.

3. **Updated Exhibit**

The location of the ice vending machine is depicted in the updated **Exhibit B**, which shall replace the prior Exhibit B and be incorporated into the Agreement.

Except as specifically modified by this Amendment, all other terms and conditions of the Agreement, including the First Amendment, remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seal the day and year first written above.

LAWTON WATER AUTHORITY,
A municipal body

By: _____
STANLEY BOOKER, Chairman

ATTEST:

DONALYNN BLAZEK-SCHERLER, City Clerk

Schoolhouse Slough Convenience
Store, LLC

BY: _____
Juan Rodriquez

ACCEPTED AND ACKNOWLEDGED on behalf of the City of Lawton this _____
day of _____, 2025.

STANLEY BOOKER, MAYOR

APPROVED as to form and legality on behalf of the City of Lawton this ____ day
of _____, 2025.

TIMOTHY WILSON, ACTING CITY ATTORNEY