



**9180 N US Highway 259 ▪ Broken Bow, OK 74728**

**(580) 494-6283 ▪ Fax- (580) 494-6284**

**[www.hochatownwater.com](http://www.hochatownwater.com) ▪ [customerservice@hochatownwater.com](mailto:customerservice@hochatownwater.com)**

**TTY/TDD- 711**

### Minutes from Tuesday, October 14, 2025

Directors of McCurtain County Rural Water District No. 5, an Oklahoma corporation, held its regular monthly board meeting on October 14, 2025, at 4:00 pm at the water office located at 9180 N US Highway 259, Broken Bow, OK 74728.

1. Meeting was called to order and at 4:02 pm by Chairman, Kevin Perry.
2. Roll was called and quorum was declared. 3 Board Members present. Paul Sorensen arrived at 4:09 pm making 4 board members present.

Directors present creating a quorum include:

Kevin Perry, Chairman

Chuck Wilson, Co-Chairman

Tommy McDaniel, Secretary-Treasurer

Paul Sorensen, member joined the meeting at 4:09 pm

Others present include:

Rodney Pratt, District Manager

Sarah Cash, Bookkeeper/Office Administrator

Dusty Payne, Project Manager

See attached sign in sheet.

3. Recognition of guests.
4. Proof of Posting of meeting was provided by Kevin Perry, Chairman, with the meeting being filed with Secretary of State, McCurtain County Court House, and posted at the MCRWD#5 office/website.

5. Motion was made by Tommy McDaniel to approve the consent agenda and seconded by Chuck. Roll call Chuck Wilson- Yes, Kevin Perry- Yes and Tommy McDaniel- Yes. Motion carried.
6. Managers report was read by district manager Rodney Pratt.  
Motion made by Chuck Wilson and seconded by Paul Sorensen to approve the managers report. Roll called Chuck Wilson- Yes, Paul Sorensen- Yes, Kevin Perry- Yes, Tommy McDaniel- Yes. Motion carried.
7. Mike Burrage, Rena Latta & Suzie Whitehead address the board regarding the First Bank. Renee Latta stated that the district has used First Bank since 98. She would like for the board to consider to keep an account with First Bank. Rena Latta provided a handout for the board. No action taken. Attachment provided.
8. Broken Bow Public Works City Manager Vickie Patterson speaks about the lake turnover has been the worst in 6-7 years, DEQ presents to RWD#5 regarding manganese in the water.
9. No public comments made.
10. Motion was made by Tommy McDaniel and seconded by Paul Sorensen granting Dusty Payne permission to inquire and receive information on all financial accounts for the district and to be added as an authorized signer on all financial accounts for the district. Roll called Chuck Wilson- Yes, Paul Sorensen- Yes, Kevin Perry- Yes, Tommy McDaniel- Yes. Motion carried.
11. Original November 2025 regular monthly board meeting date fell on Veterans Day.  
Motion made by Chuck Wilson and seconded by Tommy McDaniel to move the district's regular board meeting for November 11, 2025, to November 12, 2025, at 4:00 pm at district. Roll called Chuck Wilson- Yes, Paul Sorensen- Yes, Kevin Perry- Yes, Tommy McDaniel- Yes. Motion carried.
12. Motion was made by Paul Sorensen and seconded by Chuck Wilson to approve the proposed board meeting schedule for the year 2026. Roll called Chuck Wilson- Yes, Paul Sorensen- Yes, Kevin Perry- Yes, Tommy McDaniel- Yes. Motion carried.
13. Motion was made by Tommy McDaniel and seconded by Paul Sorensen to have a Christmas Party at Abendigo's for the board and staff members plus one on December 9<sup>th</sup> at 7:00 pm. Roll called Chuck Wilson- Yes, Paul Sorensen- Yes, Kevin Perry- Yes, Tommy McDaniel- Yes. Motion carried.
14. Rodney Pratt stated that his retirement date is set for December 31, 2025.  
Motion was made by Kevin Perry and seconded by Chuck Wilson to accept Rodney Pratt's retirement date of December 31, 2025.
15. Motion was made by Paul Sorensen to enter Executive session. Roll called Chuck Wilson- Yes, Paul Sorensen- Yes, Kevin Perry- Yes, Tommy McDaniel- Yes. Motion carried.
16. **Executive Session** - The board will conduct an executive session with its legal counsel pursuant to Title 25, Oklahoma Statutes, Section 307 (B)(4) concerning pending investigations by legal counsel relative to claims by and against the District. Legal counsel has advised the Board that disclosure to third parties of the report to be made by legal counsel to the Board during executive session would seriously impair the ability of the Board and its legal counsel to process claims and/or conduct the continuing investigation into the claims and potential litigation.

The subject of the executive session will be for the Board to discuss with legal counsel the statutory powers of the District pursuant to Title 82, Oklahoma Statutes, Section 1324.11(A)(1-2) which provides in part as follows:

A. Rural water, sewer, gas and solid waste management districts formed pursuant to this act shall be operated without profit, but the rates, fees, rents or other charges for water, gas and other facilities, supplies, equipment or services furnished by the district **shall be sufficient at all times:**

1. **To pay** all operating and maintenance **expenses necessary or desirable for the prudent conduct of its affairs** and the principal of and interest on the obligations issued or assumed by the district in the performance of the purposes for which it was organized; and

2. **For the creation of adequate reserves** for the retirement of indebtedness, **maintenance and other**

**purposes necessary and expedient to meeting all obligations of the district.**

17. Motion was made by Paul Sorensen and seconded by Tommy McDaniel to reconvene in Open Session. Roll called Chuck Wilson- Yes, Paul Sorensen- Yes, Kevin Perry- Yes, Tommy McDaniel- Yes. Motion carried.

18. Policy Approval of the 10% cost added to the developers invoice.

Item 1,2 &3 from attorney letter to board see exhibit 1 attachment.

Motion made by Kevin Perry and seconded by Paul Sorensen with item 1,2 &3 read.

Roll call Chuck Wilson- Yes, No, then Recused, Paul Sorensen- Yes, Tommy McDaniel- Recused, Kevin Perry- Yes.

19. Suggested from the district's attorney to not give a special rate homestead to residents.

Motion to eliminate homestead/resident exemptions in net rate assessment from previous meeting on 9/18/25 based on attorney recommendations. Roll call Chuck Wilson-Yes, Paul Sorensen-Yes, Kevin Perry-Yes & Tommy McDaniel-Yes. Motion carried.

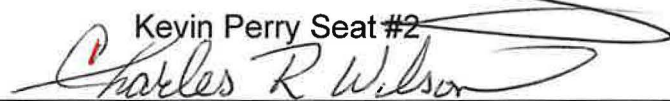
20. Motion made by Paul Sorensen and seconded by Chuck Wilson to accept new water rate increase effective billing on January 1, 2026. See attachment. Roll call Chuck Wilson-Yes, Paul Sorensen-Yes, Kevin Perry-Yes & Tommy McDaniel-Yes. Motion carried.

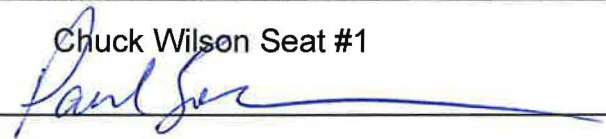
21. Board was updated by Rod on the Safety lighting for trucks and uniforms. No action taken as of 10/14/25.

22. Motion made by Tommy McDaniel and seconded by Paul Sorensen to accept updated Tulsa Policy reflective language specific to MCRWD#5. Roll call Chuck Wilson-Yes, Paul Sorensen-Yes, Kevin Perry-Yes & Tommy McDaniel-Yes. Motion carried.

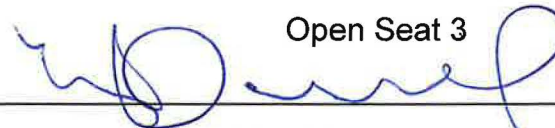
23. Motion made by Paul Sorensen and seconded by Chuck Wilson to accept the districts new open records request form that is very similar to the Tulsa Open Records Request form. Roll called Chuck Wilson- Yes, Paul Sorensen- Yes, Kevin Perry- Yes, Tommy McDaniel- Yes. Motion carried.
24. Discussion only on comprehensive plan for new district office building and site. No action taken.
25. New Business:  
Broken Bow Public Works Authority Water Plant director Jennie Woods updated the board on water plant water chemistry.
26. Having no further business, a motion was made by Paul Sorensen and seconded by Chuck to adjourn at 7:03pm. Roll called. All in favor. Motion carried.

Approved by:  Chairman

Approved by:  Co-Chairman

Approved by:  member

Approved by: \_\_\_\_\_ member

Approved by:  member

Minutes approved on December 10, 2025.



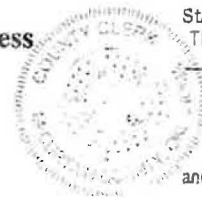
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### Notice

As required by Section 311, Title 25 of the Oklahoma Statutes, notice is given that the Board of Directors of Rural Water District No. 5 of McCurtain County will meet at 4:00 p.m. October 14, 2025, at the water office for a regular monthly board meeting.

### Order of Business

1. Call meeting to order.
2. Roll Call (Declare a quorum).
3. Recognition of Guests
4. Proof of Posting of Meeting.
5. Consideration & Approval of Consent Agenda.
  - a. Approval of Minutes for the Minutes of September 9<sup>th</sup> & September 18<sup>th</sup> meetings.
  - b. Approval of Bills and Disbursement.
  - c. Approval of Financial Report.
  - d. Approval of New Benefit Units.
  - e. Approval of New Transfer of Benefit Units.
  - f. Approval of Submittals from the 2022A loan fund
6. Discussion/Consideration/Approval/Rejection of Manager's Report. Presented by Rod Pratt.
7. Comments from the Public. (Limit of 3 minutes per individual and must pertain to agenda items)
8. Mike Burrage, Rena Latta & Suzie Whitehead to address the board regarding First Bank.
9. Discussion/Consideration/Approval/Rejection of granting Dusty Payne permission to:
  - A). Inquire and receive information on all financial accounts for the district.
  - B). Be added as an authorized signer on all financial accounts for the district.
10. Discussion/Consideration/Approval/Rejection of moving the November 11<sup>th</sup> regular monthly board meeting to a different day in November to observe Veteran's Day.
11. Discussion/Consideration/Approval/Rejection of the proposed meeting schedule for the year 2026, including dates, locations, and times.
12. Discussion/Consideration/Approval/Rejection of a Christmas dinner for board members and water district staff, with each attendee allowed to bring a plus one.
13. Discussion/Consideration/Approval/Rejection Rodney Pratt retirement plans so MCRWD5 can plan accordingly.
14. Discussion/Consideration/Approval/Rejection to enter Executive Session.
15. **Executive Session** - The board will conduct an executive session with its legal counsel pursuant to Title 25, Oklahoma Statutes, Section 307 (B)(4) concerning pending investigations by legal counsel relative to claims by and against the District. Legal counsel has advised the Board that disclosure to third parties of the report to be made by legal counsel to the Board during executive session would seriously impair the ability of the Board and its legal counsel to process claims and/or conduct the continuing investigation into the claims and potential litigation.



State of Oklahoma McCurtain Co., SS  
This instrument was filed for record  
1:41 o'clock PM

OCT 09 2025

and duly recorded in book \_\_\_\_\_ page \_\_\_\_\_  
Trish Ricketts, County Clerk  
by \_\_\_\_\_ Deputy



The subject of the executive session will be for the Board to discuss with legal counsel the statutory powers of the District pursuant to Title 82, Oklahoma Statutes, Section 1324.11(A)(1-2) which provides in part as follows:

A. Rural water, sewer, gas and solid waste management districts formed pursuant to this act shall be operated without profit, but the rates, fees, rents or other charges for water, gas and other facilities, supplies, equipment or services furnished by the district **shall be sufficient at all times:**

1. **To pay** all operating and maintenance **expenses necessary or desirable for the prudent conduct of its affairs** and the principal of and interest on the obligations issued or assumed by the district in the performance of the purposes for which it was organized; and

2. **For the creation of adequate reserves** for the retirement of indebtedness, **maintenance and other purposes necessary and expedient to meeting all obligations of the district.**

16. Discussion/Consideration/Approval/Rejection to reconvene in Open Session.

**Old Business:**

17. Discussion/Consideration/Approval/Rejection of policy approval of the 10% cost added to the developers invoice.

18. Update from Dusty Payne on excessive Manganese in the water supply.

19. Discussion/Consideration/Approval/Rejection of water rate changes.

20. Discussion/Consideration/Approval/Rejection of updated Rate Policy Form for the first billing cycle for 2026. Effective January 1<sup>st</sup> Bills.

21. Update on the purchase of Safety Lighting & Uniforms contract.

22. Discussion/Consideration/Approval/Rejection of the districts Open Records Act Policy modified by Steve Harris to reflect the district's specifics from the Tulsa Policy.

23. Discussion/Consideration/Approval/Rejection of the modified Open Records Request form for the district that is very similar to the Tulsa Open Records Request form.

24. Discussion/Consideration/Approval/Rejection Kevin Perry to provide an update on the architectural firm's comprehensive plan for new district office building and site. A Preliminary drawing has been created for review.

**25. New Business**

(Any matter not known about or which could not have been reasonably for seen prior to the time of posting.)

26. Consideration & Approval to Adjourn.

I certify that the Notice and Agenda was posted in prominent view at McCurtain County Rural Water No. 5. no later than 4:00pm on the 10th of October 2025.

I certify that the Notice and Agenda was posted on the district's website <https://hochatownwater.com>.

Sarah Cash

Signature

Sarah Cash

Printed name of the person posting meeting agenda.

## Regular Board Meeting Attendance Sheet

Meeting Date October 14, 2025

	Name Please Print	Please Sign
1	Rodney Pratt	Rodney Pratt
2	Kristy Boyett	Kristy Boyett
3	Sarah Cash	Sarah Cash
4	Ray McElhane	Ray McElhane
5	Raky Overgaard	Raky Overgaard
6	Stone Gardiner	Stone Gardiner
7	James Boko	James Boko
8	Charles Wilson	Charles Wilson
9	Brad Snider	Brad Snider
10	Greg Nelson	Greg Nelson
11	Suzie Whitehead	Suzie Whitehead
12	Tommy McOmrel	Tommy McOmrel
13	Mike Burge	Mike Burge
14	DMG Latta	DMG Latta
15	HR Haggard	HR Haggard
	Left Brents	Left Brents
	Dusty Payne	Dusty Payne
	Vickie Patterson	
	Jennie Woods	

Some individuals did not stay the full length of meeting.



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## MOR October 2025

There were two leaks on the system for the month of October 2025.  
Total usage for the month was 24,706,000 gallons with a daily average of 823,533 gallons.  
Monthly Bac-T Samples were "Absent"  
Stage II Testing looked great.  
Maintenance:

2	Bac-T Samples	\$62.00
2	Main Line Repairs	\$419.05
	<b>Total</b>	<b>\$481.05</b>

New Meters	14	Line Locates	248	Work Orders	319
Info From GIS System					
Active Members	2785				
Non Active Meters	1265				

**Notes:** (1) Eagle Mountain Phase 5 Water Tower Update : DEQ Permits has been received for the tank & 8" line extension.





# FirstBank

100 North High Street  
Antlers, OK 74523

October 14, 2025

To McCurtain County Rural Water District #5,

It has been a pleasure having your banking relationship with us. This relationship has dated back 27 years, and we would love to have the opportunity to continue that relationship. FirstBank has 4 banking locations in McCurtain County and was the first to open a location in Hochatown in 1998, the same year that your relationship began with us. Over the years, one thing has remained the same, our commitment to our customers to keep products and services at the highest level, and we commit to do that in the future as we have done in the past.

Currently, you have two accounts with us, both interest bearing business checking accounts. We do have more options if you would like to look at some lower transaction/higher yield opportunities. Below are some of those options:

- Hi-Yield Money Market Special – Current APY of 2.27%
- CD terms of 3 month to 3 years with competitive market rates

In addition to account types listed above, we offer specialized services for rural water districts such as:

- ACH Payroll
- ACH Debit (Payment by ACH of monthly water bills of customers)
- Remote Deposit
- Pledging for deposits above FDIC insurance coverage

In closing, with our longstanding relationship, the services we are able to offer, and our personal service to you, we would love to have the opportunity to continue that relationship. Thank you for your consideration.

Sincerely,

Rena Latta  
Senior Vice President

District 7

Proposed Form

**REQUEST FOR INSPECTION OR COPYING OF  
McCurtain County Rural Water District No. 5 Open Records Request Form**

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Name of Company: \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

This request is for ☐ INSPECTION or ☐ COPYING (please check one) of the following  
described records pursuant to the Oklahoma Open Records Act:

Record Title/Date

Number of Copies or Email PDF

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

**Record Custodian Shall Note in Margin Any Record Not Produced**

The Request is made for ☐ Business or ☐ Personal (Please Check One)

*I have been advised that a charge for copying public records is authorized by state law and has been  
established by McCurtain County Rural Water District No. 5.*

Signature \_\_\_\_\_

Title or Business Identity (If Applicable) \_\_\_\_\_

---

**Internal Use Only**

Request Date: \_\_\_\_\_

Request Time: \_\_\_\_\_

Delay in Production Yes or No

Reason \_\_\_\_\_

\$ \_\_\_\_\_

Search Fee Charged \$ \_\_\_\_\_

Total Charges \$ \_\_\_\_\_

The following record (s) were not produced for the reason (s) indicated:

Record	Reason
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____

Produced Date: \_\_\_\_\_ Produced Time: \_\_\_\_\_

Copies Made \_\_\_\_\_

Charge for non-office equipment

Search Time \_\_\_\_\_ hours, \_\_\_\_\_ minutes

Receipt number \_\_\_\_\_

Signature of Record Custodian \_\_\_\_\_

Sara

I will review and revise the letter. Regarding the minutes that currently state that the ratification and re-approval of the 10% was "passed" – you should change the minutes to show that the motion was voted on with 2 board members voting yes and 2 board members voting no. I see no need to further comment on whether the vote succeeded or failed to ratify.

Exhibit 1

Sarah

Kevin asked me to write out a resolution to be read by the Board and voted on, regarding the 10% charge issue. Below is the proposed resolution:

The Board adopts the following resolution as new business:

**The Board is aware that the District has for many years engaged in charging a 10% fee to developers based on 10% of actual costs anticipated or incurred. The Board votes to (1) reconfirm the past practice of making assessments of 10% which must be paid by developers, (2) ratify/authorize all past 10% assessments and (3) specifically authorize/re-authorize the 10% assessment, consistent with past practice, on HLD Properties, LLC as authorized by Oklahoma Statutes, Title 82, Sections 1324.10(10) and 1324.11.**

## Rate Schedule

As of January 1, 2026 billing, standard rate for a (1) residential or (1) cabin meter is \$37.75 minimum for the first 1,500. 1" meters are \$101.25 for the first 1,500 gallons. 1-1/2" meter is \$145.25 for the first 1,500 gallons. 2" meter is \$218.00 and a 3" meter is \$292.80 for the first 1,500 gallons. Meters with a dual purpose will be charged accordingly.

After the minimum of 1,500 gallons, the rate shall be as follows:

1,501 to 6,000 gallons is \$6.10 per 1,000 gallons

6,001 to 9,000 gallons is \$6.35 per 1,000 gallons

9,001 to 12,000 gallons is \$6.60 per 1,000 gallons

12,001 to 15,000 gallons is \$6.85 per 1,000 gallons

15,001 to 18,000 gallons is \$7.10 per 1,000 gallons

18,001 to 21,000 gallons is \$7.35 per 1,000 gallons 21,001 and up is \$7.60 per 1,000 gallons

## High Elevation Rate Schedule

Basic rate for a residential meter for one cabin or residence is \$49.00 minimum for the first 1,500 gallons One-inch meter is \$113.25 for the first 1,500 gallons. One and half-inch meter is \$156.50 for the first 1,500 gallons. The above tier will apply to anything over 1,500 gallon per month

Bills are due by the 10th of the month. They are delinquent after the 15th of the month. Payments must be in the office by 4:30 p.m. on the 15th of the month to avoid late charges. Any member who has not paid their bill by 8:00 a.m. on the 21st of the month is subject to disconnect of water service. There is a \$100.00 reconnection fee. **This is strictly enforced.**

**The Rate change will occur on January 1<sup>st</sup> of 2026 bill.**

Approved Date: 10-14-2025

Chairman [Signature]

Secretary/Treasurer [Signature]

Co-Chairman Charles R. Wilson

Member Paul [Signature]

Open Seat Member \_\_\_\_\_



MCRWDS Board Seal



State of Oklahoma McCurtain Co., SS  
This instrument was filed for record  
2:20 o'clock pm

OCT 15 2025

370 COPY RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
BY [Signature] 1<sup>st</sup> DEPT. CLERK  
BY [Signature] Deputy