

Noble County Rural Water District # 2
17250 John Wayne
Perry, OK 73077

Agenda

Regular Meeting
May 11, 2026
6:00 p.m.

The Board of Directors may discuss, vote to approve, disapprove, or table any item on the agenda.

1. Call to Order and Roll Call.
2. Consider appearances from the public.
3. Consideration, discussion, and possible board action on the minutes of April 13, 2026; Annual Meeting.
4. Consideration, discussion, and possible board action on the minutes of April 13, 2026; Regular Meeting.
5. Consideration, discussion, and possible board action on the minutes of April 29, 2026; Special Meeting.
6. Discussion only with Laura of CBEW Professional Group regarding the 2025 Audit Report.
7. Discussion only on the sub-division (The Meadows on 177); update from Chris Hudgins, Developer.
8. Consideration, discussion, and possible board action on a meter tap request for Eddie B. Maxwell; south on C. R. 170 to 25096 C. R. 170; located on property just south of 25096 C.R. 170; Perry (Residential).
9. Consideration, discussion, and possible board action on multiple residential dwellings connected to one benefit unit (meter).
10. Consideration, discussion, and possible board action on a Developers Agreement for Sub-Divisions within the Water District.
11. Discussion only on Professional Services Agreement for the Red Rock Road Line Extension from Ryan McDonald of McDonald Engineering.
12. Consideration, discussion, and possible board action on the financial reports for April 2026.
13. Chairman's Report.
14. Manager's Report.
15. Lone Chimney Report.
16. Administrative Assistant's Report.
17. Old Business.
18. New Business.
19. Consideration, discussion, and possible board action for adjournment.

Chairman, Board of Directors
Noble County Rural Water District # 2

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Minutes – Regular Meeting
May 11, 2026 (6:00 pm)

1. Call to Order and Roll Call.			
	Dan Hasenfratz	Chairman	Present
	Allen DeVilbiss	Vice-Chairman	Present
	Lance Fortney	Secretary/Treasurer	Present
	Randy Ritthaler	Member	Present
	Darrell Thomas	Member	Present

Also, present was: Brett Harris, Manager, Sheryl Lyon, Administrative Assistant, Kyle LaFosse, Field Assistant and Terry Lyon, Consultant. Also present: Jeff Dyess, Laura Morgan and Chris Hudgins.

It was determined from the roll call a quorum was present.

2. Consider appearances from the public. None.
3. Consideration, discussion, and possible board action on the minutes of the April 13, 2026; Annual Meeting. Motion Ritthaler; Second DeVilbiss to accept and approve the minutes of April 13, 2026; Annual Meeting. DeVilbiss; Fortney; Ritthaler; Thomas and Hasenfratz – 5 votes yea; 0 votes nay. Motion carried 5-0.
4. Consideration, discussion, and possible board action on the minutes of the April 13, 2026; Regular Meeting. Motion DeVilbiss; Second Ritthaler to accept and approve the minutes of April 13, 2026; Regular Meeting. DeVilbiss; Fortney; Ritthaler; Thomas and Hasenfratz – 5 votes yea; 0 votes nay. Motion carried 5-0.
5. Consideration, discussion, and possible board action on the minutes of the April 29, 2026; Special Meeting. Motion Fortney; Second Thomas to accept and approve the minutes of April 29, 2026; Special Meeting. DeVilbiss; Fortney; Ritthaler; Thomas and Hasenfratz – 5 votes yea; 0 votes nay. Motion carried 5-0.
6. Discussion only with Laura of CBEW Professional Group regarding the 2025 Audit Report. Laura Morgan was present for a question-and-answer session regarding the findings of the 2026 Audit Report.
7. Discussion only on the sub-division (The Meadows on 177); update from Chris Hudgins, Developer. Mr. Hudgins said the plat survey from the County Commissioners was approved for a 38 home sub-division. The DEQ permit has been approved with a 12-month timeline to complete the 6" water service line loop (2,532 feet). Brett Harris indicated that McDonald Engineering reported no issues with water services for this sub-division. Tracer wire will be required in all lines within the sub-division.
8. Consideration, discussion, and possible board action on a meter tap request for Eddie B. Maxwell; south on C.R. 170 to 25096 C.R. 170; located on property just south of 25096 C.R. 170; Perry (Residential). Discussion: There is a small line extension (approximately 1,000 feet). Motion Ritthaler; Second Fortney to accept and approve a meter tap request for Eddie B. Maxwell. DeVilbiss; Fortney; Ritthaler; Thomas and Hasenfratz – 5 votes yea; 0 votes nay. Motion carried 5-0.

9. Consideration, discussion, and possible board action on multiple residential dwellings connected to one benefit unit (meter). Jeff Dyess here to discuss multiple dwellings on his property that are connected to one benefit unit (meter). Discussion: On whether to let existing multiple residential dwellings on one benefit unit (meter) to be grandfathered in or whether to have the consumer/customer to separate and purchase a new benefit unit (meter). Lance Fortney requested that a lawyer review our policies on this issue. Brett Harris, Manager will contact a lawyer to meet and discuss.
Motion Fortney; Second Ritthaler to table this item for next meeting. DeVilbiss; Fortney; Ritthaler; Thomas and Hasenfratz – 5 votes yea; 0 votes nay. Motion carried 5-0.
10. Consideration, discussion, and possible board action on a Developers Agreement for Sub-Divisions within the Water District. Discussion: Lance Fortney advised that this needs to be reviewed by a lawyer prior to approval from this board. Additional discussion: The Meadows on 177 – about setting meter loops vs leaving meter can open without the meter loop. Should there be a time limit for the 38 taps after the main loop is installed. About adding an extension to the agreement if the time limit has expired. Motion Fortney; Second Ritthaler to table this item for next meeting. DeVilbiss; Fortney; Ritthaler; Thomas and Hasenfratz – 5 votes yea; 0 votes nay. Motion carried 5-0.
11. Discussion only on Professional Services Agreement for the Red Rock Road Line Extension from Ryan McDonald of McDonald Engineering. Dan Hasenfratz has a question about who the Owner would be that is listed on Task # 2 and # 5. Each task was discussed. Dan Hasenfratz, Chairman signed the agreement.
12. Consideration, discussion, and possible board action on the financial reports for April 2026. Discussion: a few questions about a couple of expenses – these were clarified.
Motion Fortney; Second Ritthaler to accept and approve the financial reports for April 2026. DeVilbiss; Fortney; Ritthaler; Thomas and Hasenfratz – 5 votes yea; 0 votes nay. Motion carried 5-0.
13. Chairman's Report. Dan Hasenfratz commented on the sub-division development and whether any of the other board members were aware of the developer and his credentials as a home builder. Lance Fortney commented about protecting the district with all potential consumers/customers and that it is their job to minimize all risks as a whole for the district.
14. Manager's Report. Brett Harris updated the water leaks created by a contractor north of Perry on Highway 77. Informed them of two small leaks that were on the schedule for repair. The Ritthaler pump station now has 3 phase electricity.
15. Lone Chimney Report. None.
16. Administrative Assistant's Report. None.
17. Old Business. None.
18. New Business. None.
19. Consideration, discussion, and possible board action for adjournment.
Motion DeVilbiss; Second Fortney to adjourn Regular Meeting of May 11, 2026. DeVilbiss; Fortney; Ritthaler; Thomas and Hasenfratz – 5 votes yea; 0 votes nay. Motion carried 5-0.

Respectfully submitted
Lance Fortney, Secretary/Treasurer
Approved this June 8, 2026

Noble County Rural Water District # 2

ATTEST:

Chairman

Secretary/Treasurer