



City of Lawton

Lawton Enhancement Trust Authority

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

Minutes

Wednesday, November 12, 2025

3:00 PM

Lawton City Hall
3rd Floor Conference Room

Meeting Called to Order and Roll Call

"Official action can be taken only on items which appear on the agenda. The Board may adopt, approve, ratify, deny, defer, recommend, or continue any agenda item. The Board may also propose and enact floor amendments to any matter presented before them. When more information is needed to act on an item, the Board may refer the matter to City Staff. Under certain circumstances, items are deferred to a specific later date or stricken from the agenda entirely."

Chairman Ezerski called the meeting to order at 3:00PM in the 3rd floor conference room of City Hall.

ROLL CALL:

PRESENT: Dwight Tanner, Dwain Baxter, Ted Symuleski, Chris Rabon, Johnny Owens, Barry Ezerski, Lane Hooton, *Addie Smith

ABSENT: Charles Owens (excused), Jeremy Lohman (excused)

OTHERS PRESENT: Dewayne Burk, Deputy City Manager; Neal Kirmer, Communications & Marketing; Tammy Branstetter, City Clerk's Office; Garrett Lam, City Attorney's Office; Larry Parks, Community Enrichment and Parks & Recreation Director; John Saville, Financial Services; Kirby Brown, Ward 3 Councilman Elect; Dr. Rosemary Bellino, Former City Council Member and former President of Lawton Beautiful, Inc; Matina Davis, Citizen of the Community; Merline LeDay, Citizen of the Community

*Arrived at 3:09 PM

Statement of Compliance with Oklahoma Open Meeting Act, 25 O.S. 301-314

Chairman Ezerski verified with Branstetter that the meeting notice and agenda were posted in accordance with the Oklahoma Open Meeting Act.

Introduction of Guests

Guests of the meeting introduced themselves.

Chairman Ezerski introduced newly appointed member Councilman Lane Hooton and

thanked him for coming.

Reports

1. Receive a report from Dennis Totte with Bedrock Nursery regarding current landscaping and irrigation projects, provide direction to Mr. Totte on current projects and take action as deemed necessary.

Dennis Totte was unable to attend the meeting. No report was given.

2. Receive a report from Parks and Recreation regarding departmental projects and monthly updates and take action as deemed necessary.

Larry Parks, Director of Community Enrichment and Parks and Recreation, said for Parks and Recreation departmental projects, I can tell you that at Lee West, right now, we're in the middle of putting a parking lot out there—a temporary parking lot to free up some of that congestion off of 67th for the neighborhood so that it would be easier for people to move in, utilize the park, and come back out. They are completing the park unit. It is in, and the surfacing right now is probably complete, but we're going to give it 48 hours to cure. It was the pour-in-place surfacing, like you see at Kid Zone, so it's a very nice park play unit. Also, the court has been resurfaced out there, and we did gain approval to put a splash pad out there as well. That's coming in the near future.

Parks said at Mocine Park right now, we did remove the park unit. The surfacing is in right now, and that's going to be the mulching. We did leveling, and a park unit is going in there also. Once Mocine is complete, then we'll move to Harmon, 35th Division and Gooch Acres. That will complete park improvements round two. Parks said round three just got approved, and it will start at the beginning of next year. So, all projects are moving forward as scheduled, to include the wade pools. We've got some structuring going on with the wade pools and the bathrooms at those parks where the wade pools are. We're going to do some flipping on those, improving the roofing structures on them, and the sheds, or the areas that control the pump houses — they are all in such bad shape. We're replacing all of those as well. We'll also do some painting, some upgrading to the concreting around them, and they'll look very nice.

Chairman Ezerski asked when the aquatics center would open in the spring.

Parks said I have two dates for that right now, but I'm not prepared to give you dates because we've got to take it to the Council before we're good to go. Typically, what happens is we open towards the end of June, and that is every aquatic area — not just the center.

Chairman Ezerski asked if Holiday in the Park is still going to be in Elmer Thomas Park.

Parks said it is — I can give a brief update on that also. Where we're at right now with Holiday in the Park, we're probably at about 90% complete with putting up all the

different displays and things. There's been a great teamwork effort going on with the Chamber, Arts and Humanities, and Parks and Rec, and we're way ahead of where we were this time last year. So, it looks real good—very promising.

Chairman Ezerski said if they start the amphitheater project next year, because I guess that was approved at the Council meeting, then we would probably move next year or two back to Gore.

Parks said we might, but I will tell you that with most of the construction area, we could still do Holiday in the Park. We'd just move it like we did when we had the aquatics center and leave it there.

Parks said as far as citations for Neighborhood Services, I'll tell you that for the month of November, so far, we have 197 citations. Of those 197, 152 are still out there, and the others have been resolved. For boarding and securing, we currently have 13 structures that we're boarding up, and a lot of tall grass and weeds that we're still working on. We did hire two new contractors to help us with that, and we're in the middle of getting that all squared away with where they're going to be located throughout the city and the wards to do those abatements. For bulk waste violations — we did have 12 this time, so that was an additional \$133 for five water accounts billed for the violations. The other ones were squared away.

Parks said I do want to let everybody know that the 9-11 project is back. Mr. Kelvin Ingram will bring that back when he comes back from his conference. We're looking to try to garner some funds to put that over at the Public Safety Building. Every community, pretty much within the state, cities have a 9-11 monument, and it's very fitting to put it over there. I did see some correspondence when I first got here, and we've been trying, but it seemed like every time we get ready to bring it to LETA, something happens, and the funds fall out. So, you will see that come forward. I believe \$17K is what we have now. I'm pretty sure that's what went in, but the total cost of that project ran about 50 grand short. So, we'll be asking for help. Now, I did ask the Fraternal Police Society, and they said they would give, and our fire department is going to give some also, but I don't know what their donations are. So, I just want to make the committee aware.

Chairman Ezerski asked Parks if he knows who maintains the planters along C Avenue starting at 6th Street going east. He asked if this is up to the individual businesses to maintain.

Parks said I will check it.

Chairman Ezerski said we were at the pizza place over there, and it just looked bad. I was talking to someone with the City of Duncan about their Main Street. They have two city employees that go out every other day down their Main Street to pick up trash, clean up, pull any weeds, and do anything needed along the sidewalks. He said I'm wondering if there's something like that.

Parks said we do, sir. The City of Lawton has separated the main arteries, east and west, north and south, and we have two contractors that do that. Lawn Wizards is our contractor to do that, and we do have Teen Challenge out there. Lawn Wizards is under new management, and they have had some shortcomings this year. With Teen Challenge - grade A top-notch, no issues whatsoever.

Parks noted that he will check on that area along C Avenue.

3. Receive Monthly Ward Updates from Trustees and take action as deemed necessary.

Chairman Ezerski said I'll give you an update as the Chamber Rep for the Downtown Lighting Project. Unfortunately, Rich Rogalski has been out of pocket for a while. I was out of pocket last week, so we're going to attempt to get things back on track. We did get our package together, and we did submit a request to McMahon for a grant. There's additional information that they need from us that we're going to get them in the next week to ten days. We are planning on being on their next agenda for that request. Indications are it's favorable. If you recall, we agreed to spend a little over \$28,000 for the lighting project at the last meeting. \$13,000 we're trying to recoup from McMahon. We did go ahead and start the process of purchasing the remaining lights that we needed. The structural engineer—I talked to him yesterday—he was actually in Lawton today and was out looking at those posts. Hopefully, he'll have a report back by the end of next week. And if it's favorable, then we can go ahead and work on the last remaining bits for the installation of them. So hopefully, we'll have that very soon as well.

Tanner asked if Richard is overseeing that project for us.

Chairman Ezerski said he's helping us, because the businesses actually went to him since he was originally involved with it. He was Assistant City Manager at the time, and he was actually the Executive Director of this entity at the time. He's agreed to continue helping us with it since he knew the ins and outs of where this whole thing started. So, he and I are kind of working together.

Tanner asked if Rogalski ordered the lights.

Branstetter said we're getting those lights ordered. Once ordered, it will take about a week and a half for them to be delivered.

Chairman Ezerski said it's probably going to take at least that long before we have the quotes in for the installation.

Business Items

1. Consider approving the minutes of the October 8, 2025, meeting.

A copy of the minutes of the October 8, 2025, meeting may be obtained from the City Clerk's Office upon request.

Motion by Johnny Owens, **Second** by Tanner, to approve the minutes of the October 8, 2025, meeting. **AYE:** Baxter, Rabon, Ezerski, Smith, Hooton, Symuleski, Tanner, Johnny Owens. **NAY:** None. **MOTION PASSED.**

2. Consider approving the list of expenses for the period covering October 3, 2025 – November 10, 2025.

John Saville, Financial Services, said we don't really have an expense, everything that's been expensed to date, you've approved. However, as we'll see as we move into the financials on the tracking sheets, we do have some projects in the pipeline based on last month's meeting and other things that have come in the past. So we really don't have anything to show you. We will bring something to the next meeting because by then there will be expenses.

No action was taken on this item.

3. Consider approving the Financial Statements for the month of September 2025.

Saville presented the Financial Statements for the month of September 2025. A copy of the Financial Statements for the month of September 2025 may be obtained from the City Clerk's Office upon request.

Saville said I'll start with the balance sheet. You may recall last month I was showing a balance on the first two line items under LETA for the beautification fund and the hotel-motel tax. I had reported a balance on that of negative \$14,557.11, and then the hotel-motel tax amount I reported is \$199,130.19. The negative resulted in the fact that we had the Shepler Park landscaping of \$58,904, and then we had some City of Lawton municipal fines for \$3,903 - netted out to \$55,000. So, I took that against that first line item of the beautification fund, and I since learned after that—and I think I may have learned it in the meeting—that those two line items are toward beautification. So, I think I indicated to the board last month that I would make that adjustment so that it doesn't look funny like that. It has no impact at all on the balance. It's just for optics' sake — it's just to look better. So, that's kind of what I did to bring that over. So, the items that we're showing this month are \$40,444.56 and \$142,216.52 — that dropped by \$1,912 since last month, and that's for the \$1,730 fence that you guys did for the Farmers Market. We had \$182 for Yard of the Month, and then we had the miscellaneous increased by \$59.70, which is the interest earned. And then the only other change in the cash items under City National Bank for the various breakouts here, the Freedom Festival grew \$2,500 up to \$33,512.92, and that is because we received \$2,500 from Blue Peak as a sponsor for the Freedom Festival; that hit the bank. No other items changed for the month, so we're left with \$316,159.35 total in City National Bank.

Saville said we are showing an accounts receivable for Freedom Festival for \$2,500. That is a carryover from fiscal year 25. AT&T was a sponsor for this, and that's still

outstanding, and I communicated with Jason Poudrier this morning, and he indicated to me that they're still working on that. So that'll stay there until he can get the money. He's working on that. So, that's the \$2,500. And then the accounts payable, \$28,819.99 — that is for Bedrock Nursery for the 46th Street Irrigation Project. That's showing as a payable for that. The check was processed on that in late September. The check did not cut until October 2nd. That was the next available check run. So, that's a timing issue on that. That payable won't be there, but as of September 30th, it is there. So, that will clear.

Saville said then we move down to the equity section. The restricted funds have not changed. The unrestricted funds vary depending on the activity of the items during the month. So the net income — that's a year to date number — is actually a loss of \$85,615.66.

Saville said we'll move to the profit and loss. Very little activity for the profit and loss for the month. The only income items we had were \$59.70. And then the beautification projects, that represents that \$28,000 I've just mentioned that was a payable. Since it processed during September, the expense hits. And then the only other item that makes up the \$30,000 is that \$1,730 expense item. So those two items together total to \$30,549. And then, of course, we have the Yard of the Month award for \$182. So the monthly loss is \$30,672.29 for the month of September.

Saville said the next page is the 2025-2026 income and expense tracker. This is the activity year to date. The beautification fund is \$3,903 — that's City of Lawton municipal fines. Interest earned is \$81.75. So, our total revenue year to date as of September 30th is \$39,084.75. And then we move down to expenses. The repairs and maintenance total is \$39,168.17. \$200 for the dues and memberships — that's not changed. The negative amount for LETA grant awards of \$1,970—I know what that is. It's also a carryover from fiscal year 25. That's for individuals: two ground workers, one shuttle driver, and one ice vendor. That was an accrual at the end of the year. The accrual was reversed at the start of the year, then the checks came in and were paid. Two of them got paid in August, and then there was another correction in there. So, that's resulted in a negative \$1,970. I need to figure out what that is. It looks like there's a duplicate reversal, but I don't know that for sure. But I will get to the bottom of that and figure out what it is. Then the \$50,286 is the beautification to date. Freedom Festival, \$1,733.75. So, the total expenses year to date are \$89,600.41. So, the year to date net loss is \$85,615.66, which matches the balance sheet number under the equity section. I will make a comment on the repairs and maintenance. We have expenses and projects pending of \$17,344.15. Then the beautification, we have \$30,500 pending, and we'll see that on the next spreadsheet on the tracker with the items in progress.

Tanner said on the revenue for LETA beautification funds or the municipal fines, you were saying \$39,000, but it says \$3,900.

Saville said he apologizes — it's \$3,903. We will report in October some more fines that came in.

Chairman Ezerski inquired about hotel-motel tax payments.

Saville said that's another thing I'm still getting my hands around. We have to claim that, and so I'm in the process of learning how to do that. There is money available.

Chairman Ezerski said we are spending money.

Saville said I think I heard yesterday there was \$48,000 available that we can go draw. So, I have to go through the process to pull everything together to go ahead and draw that.

Ezerski noted that we did get the check in from the insurance company for the accident on 2nd Street.

Saville said it went to the bank today. It was just short of \$6,000.

Saville said on the income and expense tracker through September 30, for the beautification projects, we have the Lawton Art Walks project that was approved. That was done. There were some stencils done at Hugh Bish Elementary for \$1,000. That processed. I'm still showing it as a remaining amount, but it invoiced on October 7th, and the check will be cut with the check run, which should run tomorrow. So, that will be gone. The irrigation system for the \$28,199.99, I'm showing it as an expense and showing zero for a remaining amount. That's because the check did cut right after the first of the month. So, I went ahead and took that off the remaining item, but technically, in the grand scheme of things, it is still remaining as of September 30th. However, just a day or two later, it's gone. So, I just made that notation that it's done, and the check is out. Then we skip down to the repairs, maintenance, and replanting. The first three items there are Second Street irrigation, the missing container replacements, and the car accident replacement containers. We have POs issued and estimates in hand from Bedrock for those amounts. Nothing's been expensed. So, \$2,950, \$6,819.80, and \$5,116.80. We haven't received invoices on those yet, so I don't know where we're at in the process of if the work's been done, but the POs are in place, and we have the estimate. So, it's just a matter of getting that in, and then we're good to go to pay that. Then we have \$900 for the car accident cleanup. We have the invoice and the PO in place. That check should cut tomorrow. Then we have \$311.96 and \$1,192.59 for Second Street pots and beds at the intersections of Ferris and Euclid, and the fall pot planting for 2nd Street. So, we have invoices processed on all three of those items, and they should cut next month, so they should be off the board next month.

Motion by Johnny Owens, **Second** by Tanner, to approve the Financial Statements for the month of September 2025, as presented. **AYE:** Baxter, Rabon, Ezerski, Smith, Hooton, Symuleski, Tanner, Johnny Owens. **NAY:** None. **MOTION PASSED.**

4. Select a Halloween Yard of the Month winner for October 2025.

Neal Kirmer, Communications and Marketing, presented the nominations for Halloween

Yard of the Month. Kirmer said we had four yards this year — everybody went all out. We have the following themes: Freddy Krueger, one we've been calling Carnival, and we have two Cemeteries. We have 1,575 total votes online, and the winner this year with 772 votes was Carnival.

Owens said I make a motion to go with the online votes — the Carnival.

Motion by Johnny Owens, **Second** by Tanner, to select "Carnival" as the 2025 Halloween Yard of the Month winner. **AYE:** Baxter, Rabon, Ezerski, Smith, Hooton, Symuleski, Tanner, Johnny Owens. **NAY:** None. **MOTION PASSED.**

5. Consider and possible action to appoint Mr. Kelvin Ingram as the Executive Director of the Lawton Enhancement Trust Authority (LETA), effective upon approval.

Chairman Ezerski provided background information on this item. Chairman Ezerski said when Charlotte resigned, it was interesting. We really didn't have anything in our bylaws that really talked about how to go about getting another executive director. But since almost all of them have come from the city and are city employees, it ended up becoming more of a selection for City Manager Ratliff, and who would be best suited to fill that position based on what they do and their time constraints as well. So, that came down from City Manager Ratliff. And of course, Kelvin's been to a couple of our meetings, and he's in our AMBUCS group. He's a great guy, and I think he'd do a great job.

Motion by Tanner, **Second** by Johnny Owens, to approve appointing Kelvin Ingram as Executive Director. **AYE:** Baxter, Rabon, Ezerski, Smith, Hooton, Symuleski, Tanner, Johnny Owens. **NAY:** None. **MOTION PASSED.**

Adjournment

Motion by Johnny Owens, **Second** by Baxter, to adjourn the November 12, 2025, meeting. **AYE:** Baxter, Rabon, Ezerski, Smith, Hooton, Symuleski, Tanner, Johnny Owens. **NAY:** None. **MOTION PASSED.**

There being no further business to discuss, the meeting adjourned at 3:30 PM.