

MINUTES

LAWTON CITY LAKES AND LAND COMMISSION SPECIAL CALLED MEETING

APRIL 29, 2026, 4:15 PM

CITY HALL – BANQUET HALL

212 SW 9TH STREET, LAWTON, OKLAHOMA

CALL TO ORDER/ROLL CALL

Meeting was called to order at 4:15 p.m.

Staff Present:

Kelvin Ingram: Deputy Director/Parks and Recreation Also Present: Misty Roberts/ Admin 2
James Bonnarens: Lakes Superintendent/Parks and Recreations

ROLL CALL

PRESENT:

Austin Rabon (Chair)
Kade McClure (Co-Chair)
Donald Smith
Jimmy Garrison
Robert Weger
Dustin Hilliary

Absent:

Mark Scott (resigned)

Notice of the meeting and agenda were posted on the City Hall noticeboard as required by law.

REPORTS

1. Parks & Recreation Staff

• Boathouse price step-outs regarding lease rates

Bonnarens stated that when the boathouse and camper lease rates were increased in 2023, the City Manager's Office intended for the rates to increase by 25% annually until reaching the full annual lease rate of \$3,500. However, the rate schedule adopted in City code only included the phased increases through 2026. As a result, if the city were to implement the full \$3,500 rate beginning in 2027 for existing boathouse leaseholders, many would experience a significant one-year increase. It is important to note that when a boathouse is sold, the new owner is immediately subject to the full current lease rate. Therefore, only existing leaseholders who have retained their boathouses are affected by the incomplete phase-in schedule. To provide a more gradual transition and remain consistent with the original intent of the 2023 rate adjustment, staff recommend presenting an ordinance to the City Council before December that continues the annual 25% rate increase until existing leaseholders reach the full annual lease rate of \$3,500, with the final increase adjusted as necessary to achieve the full rate.

Project Updates

School House Slough Paving Project:

The School House Slough paving project remains on schedule. Bids are expected to be received by the end of the summer, with construction anticipated to begin in September.

The Streets Department has been paving the loop road around the park at School House Slough and, weather permitting, expects to complete the work by the end of this week.

The Drainage Department completed the riprap installation and bank restoration on the west side of the boat ramp at School House Slough. The project was completed in approximately two weeks.

The Lakes Crew installed a new water line beneath the park road to provide potable water service to the three existing pavilions. In addition, six hydrants were installed near the boathouses, providing convenient access to potable water for boathouses. The old cottonwood trees have been removed from the park area. Improvements to the pavilions will include new grills, new picnic tables, painting and replacement roofs.

Robinson's Landing Dry Storage:

The Robinson's Landing dry storage project has been revised from a 20-unit facility to a 16-unit facility. Construction will continue throughout the summer and is not expected to interfere with recreational activities in the area.

Ralph's Resort Restroom:

The new restroom for Ralph's Resort has been ordered. Delivery is currently anticipated for late May to mid-June.

2. Lake Commission – No report

Audience Participation – None

Unfinished Business – None

Business Items

3. Approve the minutes of November 19th, 2025, Special Meeting

Motion: McClure made the motion to approve the minutes of the November 19th, 2025, Special Meeting. The motion was seconded by Weger.

Vote: AYES – Rabon, McClure, Smith, Garrison, Weger, Hilliary

Result: Motion Passes

4. Approve the minutes of January 21st, 2026 Regular Meeting

Motion: McClure made the motion to approve the minutes of the January 21st, 2026, Regular Meeting. The motion was seconded by Weger

Vote: Ayes – Rabon, McClure, Smith, Garrison, Weger, Hilliary

Result: Motion Passes

5. Approve the minutes of the March 19th, 2026 Special Meeting

Motion: Smith made the motion to approve the minutes of the March 19th, 2026, Special Meeting. The motion was seconded by McClure.

Vote: Ayes – Rabon, McClure, Smith, Garrison, Weger, Hilliary

Result: Motion passes

6. Discuss and take action on possible boathouse height restrictions.

Bonnarens stated that since the last meeting, he has researched boathouse height restrictions at other locations. He noted that the City's boathouse program is unique compared to most areas in the state, as many lakes require owners to either own property adjacent to the lake or lease shoreline property from the U.S. Army Corps of Engineers, such as at Lake Texoma.

He reported that the Grand River Dam Authority limits boathouse structures to a maximum height of 20 feet. In New Hampshire, boathouse heights are generally limited to 15 to 20 feet and are typically restricted to single-story structures. The Adirondack Park Agency also limits boathouses to a single story with a maximum height of 15 feet, with provisions allowing for a deck in some cases.

Rabon asked what the tallest boathouse currently on the lake is.

Bonnarens responded that the tallest is located at Site 34 and is approximately 25 feet tall.

Rabon then asked whether the height of the structures presents a safety concern.

Bonnarens explained that the safety concern discussed at the previous meeting relates to the removal of damaged boathouses when flotation systems fail or other catastrophic events occur. Larger and taller structures are more difficult to remove, raising concerns about who will have the equipment and expertise to handle those situations. He added that, based on his most recent conversations, the builder who has historically performed much of this work may retire after completing the boathouse currently under construction, which could make future removals more challenging.

Rabon asked Bonnarens what his recommendation would be as far as height?

Bonnarens states that his recommendation would be single story, with a top deck, due to it being easy to pull out if needed.

Rabon stated that if you have a single story, if you want to have a boat slip you have no room.

McClure asked what the current height restriction was for boathouse.

Bonnarens stated that there is currently no height restriction for boathouses. Based on his research of regulations in other states and jurisdictions, many limit boathouses to a maximum height of 15 feet or a single story. Some allow structures up to 20 feet in height, typically to accommodate a steeper roof pitch.

The Board continued its discussion regarding boathouse height, weight, life expectancy, and removal requirements.

Rabon asked whether the Board wished to take action on the agenda item or table it for consideration at a later date. No action was taken on this agenda item.

7. Discuss and take action on the potential rental of RV lease spaces next to the restroom in School House Slough to become a seasonal rental when available.

Bonnarens stated that seven permanent RV sites located next to the restroom at School House Slough were not leased for the 2026 season. He explained that these sites are less desirable due to their location. Staff recommended allowing only these full-hookup sites to be rented on a daily basis at a rate of \$45 per night, when available, in order to generate revenue from otherwise vacant sites.

He further explained that guests could extend their stay for up to 30 days at the daily rate of \$45 per night. Stays exceeding 30 days, up to a maximum of three months, would be charged a monthly rate equivalent to \$40 per day. Any stay longer than three months would require the guest to enter into an annual lease agreement.

Hilliary asked if these were the same sites that had been offered for bid twice.

Bonnarens confirmed that they were and stated that no bids had been received for the sites.

Motion: Smith made the motion to approve the rental of RV lease spaces next to the restroom in the School House Slough to become a seasonal rental when available. The motion was seconded by McClure

Vote: Ayes – Rabon, McClure, Smith, Garrison, Weger, Hilliary

Result: Motion passes

8. Discuss and take action on tent camping on the East Campground “RV” are.

Bonnarens stated that, at one time, tent camping was allowed in the East Campground RV site area. He explained that campers began placing tents on sites to reserve them for themselves or for others before the weekend, often without occupying the sites with an RV. Staff brought the issue before the committee, and the City Code was subsequently amended to allow tents in the RV campground only when accompanied by an RV.

Bonnarens further stated that staff is beginning to see an increase in groups interested in tent camping. He noted that designated tent camping is currently available in the Ponds and Primitive Camping areas. However, when RV sites in the East Campground are vacant, staff would like the flexibility to allow tent campers to occupy those sites.

He explained that the East Campground RV sites provide amenities such as a pavilion, picnic table, and water access, which are not available in the primitive camping areas. These additional amenities would enhance the camping experience for tent campers who may not be able to afford an RV but would still like to enjoy the improved facilities. While tent campers would be unable to utilize the electrical hookups because the sites are equipped with 50-amp service intended for RVs, they have indicated they are willing to pay for the use of the other amenities available at the sites.

Rabon asked whether RV campers object to tents occupying those sites.

Bonnarens responded that opinions vary depending on the individual camper.

There was continued discussion regarding the dates during which tent camping would be permitted in the East Campground. After discussion, the Commission concluded that from May 1 through the day after Labor Day, tent camping in the East Campground would not be permitted unless the tent was accompanied by an RV.

Motion: McClure made the motion to approve that tent camping would not be allowed on the East Campground from May 1 through the day after Labor Day. The motion was seconded by Smith

Vote: Ayes – Rabon, McClure, Smith, Garrison, Weger, Hilliary

Result: Motion passes

Meeting was adjourned at 5:15 p.m.

RESPECTFULLY SUBMITTED BY THE LAKES AND LAND COMMISSION
CHAIRMAN, AUSTIN RABON