



City of Lawton

City Council

MINUTES

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

Tuesday, November 21, 2023

3:00 PM

**Lawton City Hall
Council Chambers/Auditorium**

"Official action can be taken only on items which appear on the agenda. The Council may adopt, approve, ratify, deny, defer, recommend, or continue any agenda item. The Council may also propose and enact floor amendments to any matter presented before them. When more information is needed to act on an item, the Council may refer the matter to the City Manager or the City Attorney. The Council 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."

**MEETING CALLED TO ORDER WITH INVOCATION BY REVEREND ALLAN HAMPTON,
FOLLOWED BY THE PLEDGE OF ALLEGIANCE.**

ROLL CALL

PRESENT: Mary Ann Hankins, Ward 1
George Gill, Ward 4
Allan Hampton, Ward 5
Bob Weger, Ward 6
Randy Warren, Ward 8

ABSENT: Kelly Harris, Ward 2
Linda Chapman, Ward 3
Onreka Johnson, Ward 7

ALSO PRESENT: Stanley Booker, Mayor
John Ratliff, City Manager
Timothy Wilson, Interim City Attorney
Donalynn Blazek-Scherler, City Clerk

Council observed a moment of silence for the late Councilmember Hanna.

PRESENTATION:

True North Award- Teresa Macias

BUSINESS ITEMS:

1. Consider approving a resolution amending Appendix A, Chapter A-19, **23-1053**
Articles A-19-1 and A-19-5, Schedule of Fees and Charges, Lawton City Code, 2015, by adding rental fees for amenities within Schoolhouse Slough, increasing fees at Lake Lawtonka recreational areas and reorganizing general lake fees, allowing for any floor amendments, and authorizing the Mayor and City Clerk to execute the resolution.

Attachments: [Res 23- \(Lake Fee Increases\)](#)

Dewayne Burk, Deputy City Manager, presented an amended resolution which allows new tenants to begin their lease at the fair market value. On the boathouses, the 25% increase over three years still left us at less than the fair market value as recommended by the Lakes Master Plan. To address this, a tiered system was created to span three years. Upon passage of this resolution, staff will move forward with the increases and will bring back another resolution to address taking everything out to fair market value. The resolution breaks apart Lake Ellsworth and Lake Lawtonka.

Mayor Booker asked if the goal is to price the boathouses all the same.

Burk stated they are all the same right now. The water space that is occupied by each boathouse is the same. Some of the older boathouses are in a dilapidated state, so we are looking to address fees for different boathouses. We recognize that it is not a one size fits all, so we are searching for a solution to address that.

Mayor Booker asked if the camper preferred sites are waterfront.

Burk stated in the Slough area, there are different sections. Some of are closer to the water and some spaces have special amenities. When we took over the Slough, we inherited the leases from the previous concessionaire, and Council chose to not modify that. There were some variations this year that were not entirely appropriate given the higher value of waterfront spaces. Only the 25% is addressed in the resolution, but we can certainly change that via a floor amendment.

Mayor Booker asked if staff had done any research on the value of the preferred spot and asked if the previous black market was eliminated.

Burk stated when transfers ended, the black market was eliminated.

Mayor Booker asked if someone leaves a space now, they go to the new rate now.

Burk stated that is what is being proposed. We need to come up with a policy to bring back to Council to determine how spaces are awarded, such as a sealed bid, a lottery, or a list.

Mayor Booker stated he agrees with the 25% increase, but he thinks the numbers are still too low for waterfront spaces.

Warren stated we need to have both the incremental increase and a scheduled price increase the closer you get to the water. We also need to have a way to police the transfer of spaces when a trailer is purchased.

Burk stated the only way to do that is space inspections. The leases are specific to individuals or businesses. We are learning more about it as we get more involved with the management of the Slough and believe some spaces are being rented out like an AirBnB.

Warren stated he has heard the same thing, and if it's true, it needs to be stopped. If that is going to happen, it needs to be something constructed by the citizens of Lawton and the revenue needs to go back to the citizens of Lawton. It's subleasing City property.

Burk provided an example of friends going in on a lease agreement together and the difficulty of policing that. He stated he believes we are taking the first step with the rate increases. He stated the expectation should be that the City is receiving the fair market value. As far as the increased fees for lakefront spaces, that is something staff can research and bring back.

Gill reiterated that waterfront spaces are more valuable. He also mentioned the RFP for the store and fuel pumps and upcoming improvements. He asked if boathouses and boathouses spaces are transferable like the RV spots.

Burk stated that is more difficult because the RVs can be tagged and moved where the boathouses can't. We have to come up with a system to assess the value of the boathouses.

Gill stated he doesn't want to run into the same problem as before where the City ends up owning the boathouses. He went on to ask how much money is earmarked for improvements.

Burk stated the direction from Council at the previous meeting was to put together a plan for \$3 million worth of improvements. That plan is being put together now.

Gill stated he just wanted to bring up that even though rates are going up, the customers at the lake are getting something in return.

Burk stated the five boathouses that were under the management of the previous concessionaire were earning more income than any of the other boathouses at the Slough or Robinson's Landing. He believes that is because they were operated by the concessionaire.

Motion by WARREN, Second by GILL, to approve Resolution 23-177 incorporating floor amendments referenced in the resolution. AYE: Hankins, Gill, Hampton, Weger, Warren. NAY: None. *Motion Passed.*

EXECUTIVE SESSION ITEMS:

Motion by WEGER, Second by Hampton, to adjourn into executive session. AYE: Hankins, Gill, Hampton, Weger, Warren. NAY: None. *Motion Passed.*

City Council remained in executive session from 3:26PM to 4:58PM.

Motion by WEGER, Second by WARREN, to return from executive session. AYE: Hankins, Gill, Hampton, Weger, Warren. NAY: None. *Motion Passed.*

2. Pursuant to Section 307B.2, Title 25, Oklahoma Statutes, consider convening **23-1041**
in executive session to discuss negotiations with International Association of Fire Fighters (IAFF), Local 1882, and the City of Lawton, specifically whether council desires the City to request negotiations to include a possible amendment to the parties' Fiscal Year 2023-2024 collective bargaining agreement, and, if necessary, take appropriate action in open session.

Motion by WARREN, Second by WEGER, to authorize staff to initiate negotiations as staff may deem appropriate for the purpose of amending the parties' Fiscal Year 2023-2024 collective bargaining agreement. AYE: Hankins, Gill, Hampton, Weger, Warren. NAY: None. *Motion Passed.*

ADJOURNMENT

Motion by GILL, Second by HAMPTON, to adjourn the meeting. AYE: Hankins, Gill, Hampton, Weger, Warren. NAY: None. *Motion Passed.*

There being no further business the meeting adjourned at 4:59PM.