

MINUTES
LAWTON CITY COUNCIL SPECIAL MEETING
MARCH 16, 2021 – 2:00 P.M.
LAWTON CITY HALL
COUNCIL CHAMBERS/AUDITORIUM

Stan Booker, Mayor

Also Present:
Michael Cleghorn, City Manager
Greg Gibson, Assistant City Attorney
Traci Hushbeck, City Clerk

Mayor Booker called the meeting to order at 2:00 p.m. Notice of meeting and agenda were posted on the City Hall notice board as required by law. Invocation was given by Council Member Linda Chapman, followed by the Pledge of Allegiance

ROLL CALL

PRESENT: Mary Ann Hankins, Ward One
Keith Jackson, Ward Two
Linda Chapman, Ward Three
Allan Hampton, Ward Five
Onreka Johnson, Ward Seven (Arrived @ 2:16 p.m.)
Randy Warren, Ward Eight

ABSENT: Jay Burk, Ward Four
Sean Fortenbaugh, Ward Six

Mayor Booker stated the addendum will be addressed first.

ADDENDUM:

1. Consider discussing the concept of current and/or future splash pads and current wading pools within the City of Lawton, discuss parks and/or the Parks Master Plan, and provide any direction to staff they deem appropriate and/or take any associated action as deemed necessary.

Mayor Booker stated this is on the agenda in reference to the motion that was made at the regular council meeting and the agenda item is written to be so broad that you can talk about anything parks.

Warren stated there has been some ongoing discussion about splash pads on the east side and the west side. The one on the west side will be located in Lee West Park and there was concern about parking. He has been provided a site plan of that location and he feels everyone will be

able to live with that in that general vicinity. He stated the parking lot needs to be done in asphalt, not gravel. He stated he feels the citizens in that area will be very happy.

Bart Hadley, Deputy City Manager, stated it was drafted with a gravel parking lot, but he has met with the parks and recreation director and that is not allowed by code, so the parking lot will be a solid surface.

Warren stated he would like to see green areas in all the parks we end up keeping. The thing he would like to see happen is similar to Legacy Park in Norman where they turned a detention pond into an area with an amphitheater, lights and fountains. He feels this is something we could look at near Lake Helen.

Mayor Booker questioned if they could use the water off the splash pad.

Hadley stated some are reused and some are not. The one south is recycled and the one at Elmer Thomas park is put back into the lake.

Richard Rogalski, Deputy City Manager, stated he thinks it may be drained into the sewer system, not the lake. There is a certain way to process the water for it to be used to irrigate. They could look at that system. It cost more to install a recirculation system and for maintenance. It is less expensive to let it go down the drain than to treat the water.

Mayor Booker questioned our policy on splash pads during a drought.

Rogalski stated there is a certain level where you would turn it off.

Warren stated now you have to filter water to even put on the grass.

Chapman stated she has two sets of numbers for repair of 35th division park. One for \$120,000 and one for \$40,000. She questioned where these estimates came from.

Hadley stated the larger number was to make it ADA compliant. This is not as exact as when someone will come in and give you an actual bid.

Chapman stated if they were to do something in 35th Division, Mocine and Harmon parks, would they be taken off the parks master plan.

Hadley stated these are things they felt needed to be done right away and there was money in the CIP for these projects.

Chapman stated she does not want to spend money on parks that could be taken away.

Hadley stated because the two new splash pads will not be done for this summer, the staff recommendation was to go ahead and continue operating the wading pools other than 35th division, because it was so costly and Elmer Thomas Park was so close.

Hampton stated we need to maintain some of these older structures, and he would like to see some of these brought before council. He feels it is wonderful that there is money available for these things.

Hadley stated when wading pools were brought back it was the intent to look at transitioning those to a different use where water would recirculate.

Hampton stated it is important to look at every option.

Hadley stated the firm working on the parks master plan has been gathering information from the community and a lot of citizens have provided input.

Hankins stated the council has a lot of questions that they need clarified before they can move on and she suggested it be brought to council with more detail.

Mayor Booker stated this is a good time to give staff direction on what the council is thinking. They are gathering a lot of information now on what the council wants to know.

Hampton stated having the information a little earlier would give them more time to be able to digest the information that is being collected. Then he would have a better understanding of what ideas are being considered.

Warren suggested that they include Lawton Enhancement Trust Authority (LETA) on any plans for the new and existing splash pads as far as the landscaping, etc. He fully supports doing something with these historic structures.

Mayor Booker questioned what a realistic open date for the two new splash pads would be.

Jeffery Temple, Parks and Recreation Director, stated it would be pushing it for late summer.

Mayor Booker stated he has told citizens that we are not doing anything until the parks master plan. He understood that this money was not out of the PROPEL CIP.

Temple stated the concept of the splash pads were approved out of the 2015 CIP, and the master plan is funded out of the PROPEL.

Mayor Booker stated he does not see what the rush would be for two weeks at the end of the summer. He wants the splash pads, but he thinks we need to plan.

MOVED by Warren SECOND by Hampton, to direct staff to bring back a site plan for splash pads on the east and west locations to include parking amenities.

Rogalski questioned if he wants just the splash pad location or how the park will be developed.

Warren stated the site plan needs to include ingress, egress, parking, and location of splash pad. Hampton stated placement of everything in those parks are very important.

VOTE ON MOTION: AYE: Jackson, Chapman, Hampton, Johnson, Warren, Hankins. NAY: None. MOTION CARRIED.

Mayor Booker stated they are still discussing all things parks.

Hadley stated staff would like to hear some direction on how to handle the wading pools.

Mayor Booker stated that Council Members Hampton, Chapman, and Johnson have been the most vocal on this issue. He questioned if they would like to give some input.

Chapman questioned if they are going to open the wading pools this summer.

Hadley stated that staff's recommendation is to open two of the three this year.

Chapman stated she received calls from people who are interested in keeping the historical part of the parks. That needs to be a consideration.

Hampton stated he needs time to gather some information about what needs to be done at 35th Division Park and to talk to citizens in that area.

Hadley stated staff can put together some numbers on how much it will cost to get it operational, maybe by the first meeting in April.

Johnson requested he look into the cost of getting these pools at 100% and also having a lifeguard at these pools.

Mayor Booker suggested a council committee be formed with council members from wards 3, 5 and 7 to work with staff concerning the wading pools.

Jackson stated he would also like to be involved.

MOVED by Johnson SECOND by Hampton, to form a council committee to work with staff regarding the wading pools. AYE: Hankins, Jackson, Chapman, Burk, Hampton, Warren. NAY: None. MOTION CARRIED.

Mayor Booker stated he is appointing Jackson, Chapman, Hampton, and Johnson to that committee.

Warren stated they need to make sure they include water fountains.

Hampton stated they also need a plan and budget for a maintenance schedule.

Mayor Booker stated the council and the Parks and Recreation Commission need to be involved in as much as possible.

Cleghorn stated we are in the preliminary process of the master plan and they will include council more in the process. All the data is coming from the public outreach process and the council will start to become more involved.

Mayor Booker stated everyone is invested in the parks, because every council member has parks in their ward.

Warren stated citizens put a lot of money in their hands and parks are going to be the one thing they can see and use. If we do it right, they will provide funds for the future.

Johnson questioned if there were going to be more community conversations.

Temple stated the council is on the steering committee for phase two and phase three.

Mayor Booker questioned who are on the steering committee.

Temple stated the steering committee is made up of leaders from the community who are trying to make sure the master plan stays on track.

NEW BUSINESS ITEM:

1. Consider providing direction to staff regarding two (2) potential new splash pads and take action as necessary. **No action taken**

OLD BUSINESS ITEM:

2. Hold a public hearing and adopt a resolution declaring the structures located at 818 NE Carver Avenue, 908 SW D Avenue, 916 SW D Avenue, 1416 SW Park Avenue, 2404 SW A Avenue and 2515 SW A Avenue to be dilapidated pursuant to Section 6-5-1 Lawton City Code, ordering the owner to abate the nuisance, authorizing summary abatement, and authorizing the City Attorney to commence legal action in District Court to abate the nuisance

818 NE Carver Avenue

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2008.

PUBLIC HEARING OPENED. No one appeared to speak.

MOVED by Johnson SECOND by Warren, to continue the public hearing on this matter to May 18, 2021. AYE: Hankins, Jackson, Chapman, Hampton, Johnson, Warren. NAY: None.
MOTION CARRIED.

908 SW D Avenue

Bowen reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2015.

PUBLIC HEARING OPENED. No one appeared to speak and the public hearing was closed.

MOVED by Hampton SECOND by Johnson, to approve **Resolution 21-49** declaring the structure/s on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Jackson, Chapman, Hampton, Johnson, Warren. NAY: None. MOTION CARRIED.

916 SW D Avenue

Bowen reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2018.

PUBLIC HEARING OPENED. No one appeared to speak and the public hearing was closed.

MOVED by Hampton SECOND by Jackson, to approve **Resolution 21-50** declaring the structure/s on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Jackson, Chapman, Hampton, Johnson, Warren. NAY: None. MOTION CARRIED.

1416 SW Park Avenue

Bowen stated the owner was issued a demolition permit last Friday and demolition has begun. No action is required.

2404 SW A Avenue

Bowen stated this item will be stricken due to an error.

2515 SW A Avenue

Bowen stated the owner recently sold this property so they will need to give notice to the new owner. No action is required.

NEW BUSINESS ITEM:

3. Hold a public hearing and adopt a resolution declaring the structures located at 104 NE Arlington, 126 NE Bell Drive, 207 SW Park Avenue, 558 NE Carver Avenue, 806 SW 15th Street, 1301 NW Taft Avenue, 1303 SW 3rd Street, 1414 SW H Avenue, 1614 SW C Avenue, 1760 SW 14th Street, 1804 NW Floyd Avenue, 1906 SW D Avenue, 1907 SW D Avenue, 1921 SW 20th

Street, 2009 SW B Avenue, 2015 SW B Avenue, 2101 SW B Avenue, 2103 SW McKinley Avenue, 2714 NW 25th Street to be dilapidated pursuant to Section 6-5-1 Lawton City Code, ordering the owner to abate the nuisance, authorizing summary abatement, and authorizing the City Attorney to commence legal action in District Court to abate the nuisance.

104 NE Arlington

Bowen stated this item will be stricken due to an error.

126 NE Bell Drive

Bowen reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2018.

PUBLIC HEARING OPENED. No one appeared to speak and the public hearing was closed.

MOVED by Warren SECOND by Jackson, to approve **Resolution 21-51** declaring the structure/s on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Jackson, Chapman, Hampton, Johnson, Warren. NAY: None. MOTION CARRIED.

207 SW Park Avenue

Bowen reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2014.

PUBLIC HEARING OPENED. No one appeared to speak and the public hearing was closed.

MOVED by Johnson SECOND by Warren to approve **Resolution 21-52** declaring the structure/s on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Jackson, Chapman, Hampton, Johnson, Warren. NAY: None. MOTION CARRIED.

558 NE Carver Avenue

Bowen reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2015.

PUBLIC HEARING OPENED.

Austin Solenberg, 58 Landmark Circle, stated he owns this property and the one next to it at 560 NE Carver. While they lived at 560 NE Carver there was a lot of activity going on at this property. He bought the home and used it for storage. He moved and now leases the property at

560 NE Carver and the renter also uses the property for storage which is included in his rent. He received notice from the City a few years ago and he corrected all the issues and now there is an issue again. He was told to show up to this hearing and explain the issue and how he utilizes the home. He looked at remodeling the home and renting it out but determined it was cost prohibitive.

Mayor Booker questioned if storage qualifies for a legal use.

Bowen stated there are certain requirement they will have to do to be able to use it as legal storage. It cannot take up a certain percentage of lot. He will have to combine it with the other lot on the deed.

Rogalski stated a single-family residential structure could be used as storage or as an accessory structure but it cannot be a blight to the neighborhood. He would need to pull a permit and repair the building so that it is no longer a blight to the neighborhood. It is the condition of the house that is the issue.

Johnson stated if Mr. Solenberg could work with staff and do some improvements she will continue the hearing to May 18th.

MOVED by Johnson SECOND by Hampton, to continue the public hearing on this matter to May 18, 2021. AYE: Hankins, Jackson, Chapman, Hampton, Johnson, Warren. NAY: None. MOTION CARRIED.

806 SW 15th Street

Bowen reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property.

PUBLIC HEARING OPENED.

Lyman Sartain, 10551 SE 45th Street, stated he is trying to sell the property. He does not have the money to fix it right now.

Bowen stated it has been in this condition for at least four years.

Hampton stated it looks abandoned. He questioned if there are plans to repair it.

Mr. Sartain stated he is going to put it on the market and try to sell it.

Hampton stated is Mr. Sartain will pull a permit and begin to fix it with whatever money he has, staff will work with him. Most of the homes on this list need to be fixed or torn down. This causes problems for everyone in these neighborhoods.

PUBLIC HEARING CLOSED.

MOVED by Hampton SECOND by Warren, to approve **Resolution 21-53** declaring the structure/s on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Jackson, Chapman, Hampton, Johnson, Warren. NAY: None. MOTION CARRIED.

1301 NW Taft Avenue

Bowen reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2014.

PUBLIC HEARING OPENED. No one appeared to speak and the public hearing was closed.

MOVED by Jackson SECOND by Warren, to approve **Resolution 21-54** declaring the structure/s on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Jackson, Chapman, Hampton, Johnson, Warren. NAY: None. MOTION CARRIED.

1303 SW 3rd Street

Bowen reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2011.

PUBLIC HEARING OPENED.

Sammy Lipscom, 509 SW I, stated she has put a lot of money into this house and she is in the process of fixing it up. She stated her daughter is deployed, but she is coming home in April to help her. She is requesting an extension.

MOVED by Johnson SECOND by Warren, to continue the public hearing on this matter to May 18, 2021. AYE: Hankins, Jackson, Chapman, Hampton, Johnson, Warren. NAY: None. MOTION CARRIED.

1414 SW H Avenue

Bowen stated this property will be stricken because of an error.

1614 SW C Avenue

Bowen reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2019.

PUBLIC HEARING OPENED. No one appeared to speak and the public hearing was closed.

MOVED by Hampton SECOND by Warren, to approve **Resolution 21-55** declaring the structure/s on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Jackson, Chapman, Hampton, Johnson, Warren. NAY: None. MOTION CARRIED.

1760 SW 14th Street

Bowen reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2020.

PUBLIC HEARING OPENED. No one appeared to speak.

MOVED by Johnson SECOND by Warren, to continue the public hearing on this matter to May 18, 2021. AYE: Hankins, Jackson, Chapman, Hampton, Johnson, Warren. NAY: None. MOTION CARRIED.

1804 NW Floyd Avenue

Bowen stated this property will be stricken because of an error.

1906 SW D Avenue

Bowen reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2014.

PUBLIC HEARING OPENED. No one appeared to speak and the public hearing was closed.

MOVED by Hampton SECOND by Chapman, to approve **Resolution 21-56** declaring the structure/s on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Jackson, Chapman, Hampton, Johnson, Warren. NAY: None. MOTION CARRIED.

1907 SW D Avenue

Bowen reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2014.

PUBLIC HEARING OPENED. No one appeared to speak and the public hearing was closed.

MOVED by Hampton SECOND by Chapman, to approve **Resolution 21-57** declaring the structure/s on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Jackson, Chapman, Hampton, Johnson, Warren. NAY: None. MOTION CARRIED.

1921 SW 20th Street

Bowen reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property.

PUBLIC HEARING OPENED. No one appeared to speak and the public hearing was closed.

MOVED by Johnson SECOND by Warren, to table the public hearing on this matter to May 18, 2021. AYE: Hankins, Jackson, Chapman, Hampton, Johnson, Warren. NAY: None. MOTION CARRIED.

2009 SW B Avenue

Bowen reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2015.

PUBLIC HEARING OPENED. No one appeared to speak and the public hearing was closed.

MOVED by Hampton SECOND by Johnson, to approve **Resolution 21-58** declaring the structure/s on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Jackson, Chapman, Hampton, Johnson, Warren. NAY: None. MOTION CARRIED.

2015 SW B Avenue

Bowen reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2020.

PUBLIC HEARING OPENED. No one appeared to speak and the public hearing was closed.

MOVED by Hampton SECOND by Warren, to approve **Resolution 21-59** declaring the structure/s on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Jackson, Chapman, Hampton, Johnson, Warren. NAY: None. MOTION CARRIED.

2101 SW B Avenue

Bowen reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2015.

PUBLIC HEARING OPENED. No one appeared to speak and the public hearing was closed.

MOVED by Hampton SECOND by Johnson, to approve **Resolution 21-60** declaring the structure/s on the property a dilapidated public nuisance and authorize the abatement thereof as

set forth in the resolution. AYE: Hankins, Jackson, Chapman, Hampton, Johnson, Warren.
NAY: None. MOTION CARRIED.

2103 SW McKinley Avenue

Bowen reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property.

PUBLIC HEARING OPENED.

Jack Irwin, 715 SW Park, stated he does not own the trailer, he has spoken to an attorney who told him to go before the city judge to request a grant of ownership but he was told the City does not do that. He does not know what to do.

Mayor Booker stated he has never heard of that and he does not know how to advise Mr. Irwin. He requested Mr. Irwin tell the council why it should or should not be torn down.

Mr. Irwin stated it can be torn down, it is not his. The City boarded it up and then charged him \$400 and threatened to put a lien on his land. The trailer has a title with the owner's name.

Mayor Booker suggested they continue this item.

MOVED by Johnson SECOND by Warren, to continue the public hearing on this matter to May 18, 2021. AYE: Hankins, Jackson, Chapman, Hampton, Johnson, Warren. NAY: None.
MOTION CARRIED.

2714 NW 25th Street

Bowen reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2017.

PUBLIC HEARING OPENED. No one appeared to speak and the public hearing was closed.

MOVED by Hankins SECOND by Hampton, to approve **Resolution 21-61** declaring the structure/s on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Jackson, Chapman, Hampton, Johnson, Warren.
NAY: None. MOTION CARRIED.

There being no further business to consider, the meeting adjourned at 3:49 p.m. upon motion, Second and roll call vote.

STAN BOOKER, MAYOR

ATTEST:

TRACI HUSHBECK, CITY CLERK