

MINUTES
CITY PLANNING COMMISSION

Minutes of the City Planning Commission meeting held July 15, 2021 in the City Council Auditorium, City Hall, 212 SW 9th Street, Lawton, Oklahoma.

The agenda for the meeting was posted on the bulletin board in City Hall in compliance with the Oklahoma Open Meeting Act.

The meeting was called to order at 1:30 p.m. by Chairman David Denham.

MEMBERS PRESENT: David Denham
 Ron Jarvis
 Deborah Jones
 John Jones
 Paula Bowen
 Dave Davison
 Darren Medders

MEMBERS ABSENT: Shelli Fox (excused)
 Neil Springborn (excused)

ALSO PRESENT: Christy James, Director Community Services
 Richard Rogalski, Deputy City Manager
 Michael Cleghorn, City Manager
 Greg Gibson, Assistant City Attorney
 Tammy Anderson, Recording Secretary

CONSIDER RECEIVING A PRESENTATION ON THE CONSOLIDATED PLAN FOR FFYS 2021-2025, HOLDING A PUBLIC HEARING TO RECEIVE CITIZEN COMMENTS AND PROVIDING A RECOMMENDATION TO THE CITY COUNCIL.

Commissioner Davison asked about the parks and recreation allocation, specifically the Fort Sill Boulevard and Cache area.

James stated our money is so little in that pot, that we really couldn't do much as far as making over Fort Sill Boulevard.

Commissioner Davison asked if there could be some sort of study or funding like the one that got the 2nd Street project completed.

Rogalski explained the process that occurred with the 2nd Street Project. This would be a very expensive project. LEDA has done some median beautifying along that road to try

and make it look better but we are talking millions of dollars to get anything substantial done.

Commissioner Davison stated I'm not talking about any new buildings being put in, I'm talking about cleaning up the existing real estate there.

Rogalski explained that he thinks it would be a great idea, there's just a lot to do.

Commissioner Davison stated we need to start talking about this and put it on some sort of committee list.

Chairman Denham noted that area has been focused on by LEDA previously. It is on a list, but it is way down on the list as of right now.

James stated we do fund two code enforcement officers through CDBG, and that's all their job is, is to go enforce code in that area to the businesses that may not be in compliance.

Chairman Denham stated that to revamp Fort Sill Boulevard, that would probably need to be a 30-year plan with this type of funding and the amounts she gets.

Commissioner Davison stated Fort Sill's North Gate is becoming a lot more used because in my opinion, those people are coming out that gate to avoid the look of Fort Sill Boulevard.

Chairman Denham stated that gate's becoming more used because of people driving back and forth to Elgin, it's just quicker.

Chairman Denham declared the public hearing open.

Chairman Denham declared the public hearing closed.

MOTION by D. Jones, SECOND by Medders, to recommend approval to the City Council of the Consolidated Plan for FFYs 2021-2025.

AYES: Jarvis, J. Jones, Bowen, Davison, Denham, D. Jones. NAYS: None.

MOTION CARRIED 7 – 0.

CONSIDER RECEIVING A PRESENTATION ON THE ANNUAL ACTION PLAN FOR FFY 2021, HOLDING A PUBLIC HEARING TO RECEIVE CITIZEN COMMENTS AND PROVIDING A RECOMMENDATION TO THE CITY COUNCIL.

Commissioner D. Jones asked if all of the public service organizations are in compliance.

James stated that the compliance paperwork is due today.

Commissioner D. Jones asked if that will happen before the City Council allocates the money.

Chairman Denham stated that I remember during the presentations, there was one organization that had not documented spending the money.

James stated that they have gotten more claims since the public hearing, but since the City is in limbo with a new accounting system, we haven't been able to pay out those last few that we got before our new system.

Chairman Denham stated and that would be another condition to giving them new money though right, is that they have spent all their previous year's money.

James stated they don't ever have it to spend, it's a reimbursement program, so if it never gets used, I just roll it back into the CDBG funds for other uses.

Chairman Denham asked if Habitat for Humanity would qualify as a CHDO.

James stated they do, and they have gotten money in the past, but I haven't heard from them in 2 or 3 years and they have not reached out for funding recently.

Chairman Denham stated thank you. Any more questions.

Commissioner Medders stated on one of your slides you had Roadback at zero, but on another one it was allocated, so are we making that distinction.

James responded my recommendation would be the top 7 public service organizations. We've done it this way for the past several years. Because of their scoring they were ranked 8th. You guys do have the opportunity to fund all 8 though.

Chairman Denham asked and just for clarification, they were one of two entities that did not make a presentation at the last meeting correct.

James responded yes, and that was part of their scoring, that's why their scoring was low compared to some of the others.

Chairman Denham asked if Carter Crane did not present as well.

James responded yes, that is correct and that's why they have dropped quite a bit from previous years.

Chairman Denham asked if there are any more questions.

Chairman Denham declared the public hearing open.

Don McGee, the Executive Director of Roadback Inc. came to present about what his

organization does to work with the homeless population of Lawton and stated their needs are going up. He also explained why things weren't turned in on time and their paperwork isn't in compliance.

Commissioner D. Jones stated I'm always concerned when an applicant doesn't show up to present because all the other applicants are here, that's part of the process. She stated that she is concerned that we're hearing an 11th hour communications problem with the staff. Roadback to my knowledge, has been an applicant for several years, and so I'm confident that you're aware that the staff doesn't set the criteria. This is federal money. She then asked, if Roadback talked to the staff prior to the application period on reporting.

McGee states I have consulted with Ms. Alvarado, Ms. Demint, I have even had issues with sending the same forms back and forth and them saying I never sent them.

Commissioner D. Jones stated well I'm not trying to take sides, but I do know this program has extensive paperwork and requirements and if you're encountering problems, you have to keep at it, so to say, and make sure you familiarize yourself with the requirements as the applicant, and certainly if the staff is not communicating with the applicants, then that's not my problem, that's the City Manager's problem.

Chairman Denham asked if Roadback received any input or reasoning why when they got the kickbacks.

McGee responded that the issue was some numbers needing to be changed. The last kickback was to do with the total of low-income clients served. Before I took over, there was a woman, Ms. Irene, who did this stuff for years; she even came in to help fill them out and she got them kicked back, so I don't know what the deal was. I did in fact reach out to the City Manager's office and Irene reached out to the Mayor at some point within the last 12 months.

Chairman Denham asked what the reason was for them not being at the prior presentation meeting.

McGee responded that they were short staff, overwhelmed and just missed it. They would have loved to have been there.

Chairman Denham stated very good, sure wish you were at that meeting.

Commissioner Medders stated maybe since both parties are here, we can rectify this situation. He then asked what numbers Roadback is currently serving this month.

McGee responded they currently have 12 inpatient clients, but since the covid outbreak, they are down to 8 and they've had to shut down their outpatient services.

Commissioner Medders asked yearly, how many clients does Roadback serve.

McGee responded yearly, about 300 per year.

Commissioner Medders stated so my point is, with that many people being served maybe we can get this worked out with the City Manager's help.

Chairman Denham asked if Roadback Inc. was a United Way agency?

McGee responded yes, we are sir.

Commissioner Davison stated so with the loss of this funding, however drastic it is, is bringing to light a lot of situations and problems you all are having. Maybe we would be better off as it be so that all these things can be addressed.

Commissioner D. Jones asked when does this go to Council.

James responded on July 27th.

Commissioner D. Jones stated that gives them approximately 2 weeks to work out their compliance issues. So, if we recommended the 7 with a contingency that they work with the staff during this time period to try and meet the deadline, can we do that.

Chairman Denham stated we do have one of the two options, including funding for Roadback.

Commissioner D. Jones stated but if they're not in compliance, that is an issue.

Rogalski stated I think that it is something that needs to be addressed. We are always trying to improve processes, so just because there was a way you were doing it before, and it was okay, doesn't mean it's that way right now and I think Christy has done a great job of trying to bring our compliance up with these things.

McGee responded that initially the problem was with the numbers and it was done on an excel spreadsheet and rounded the numbers. We changed it and when it comes to taking feedback, I'm all for it.

Rogalski stated I'm just now hearing about it. He then asked how long ago that claim that was red-lined was submitted.

McGee stated the last one that was submitted was about a month ago.

Rogalski asked if there was only one claim that was submitted before that.

McGee responded no, there were claims in July, August and September that were all paid, and October is when the snags started happening.

Rogalski responded if this council decides to fund your organization, I would urge you, in the future, to meet and talk about these things earlier.

Chairman Denham stated it goes without saying that your organization does very good work and I hope you can continue to provide that service.

McGee responded absolutely; I love it.

Chairman Denham asked if anyone else would like to come address the commission.

City Manager Michael Cleghorn approached the podium and stated that he would like to clarify, his office did receive correspondence from the applicant yesterday evening, and Ms. James did reach out to him this morning. I'm not here to try to advocate or persuade you, but I would like you to consider the precedence you're setting if you choose to fund an applicant that did not initially present at the first hearing that occurred.

Chairman Denham stated just for clarification, they did submit their application on time, they just did not make it to the public hearing, which two other organizations did not.

Chairman Denham asked if anyone else would like to speak, no one approached; he then closed the public hearing.

Commissioner D. Jones asked Commissioner Medders to amend his motion to funding Roadback if they get in compliance by Jul 27th.

Commissioner Medders stated hopefully we can sit down with them and have them learn this so he could be in compliance monthly from here on out.

Chairman Denham stated that regardless if there are issues going forward from here, they need to be addressed at the appropriate time and not accumulate.

Commissioner Davison stated that Roadback had 3 months of compliance before these issues started happening.

Chairman Denham stated we have a motion to approve the Annual Action Plan with funding to the top 8 community organizations, contingent upon number 8 being in compliance by the July 27th Council meeting. Is that correct, and Commissioner Bowen, do you still second that motion.

Commissioner Bowen responded yes.

MOTION by Medders, SECOND by Bowen, to recommend approval to the City Council of the on the Annual Action Plan for FFY 2021 for the top 8 organizations with the contingency that Roadback Inc. gets paperwork compliant before deadline. AYES: Jarvis, J. Jones, Bowen, Davison, Denham, D. Jones. NAYS: None. MOTION CARRIED 7 – 0.

COMMISSIONERS' REPORTS OR COMMENTS

None.

SECRETARY'S REPORT

Rogalski stated we have a couple of new faces in the department Kameron Good, who is replacing Cindy. The other planner position is open and posted. We also have Ashlynn Foy who is sitting right behind Tammy and has taken her position. We are glad to have them and you'll hear more from them as time goes on.

AUDIENCE PARTICIPATION

None.

ADJOURNMENT

Meeting adjourned at 2:23 p.m.

David Denham, Chairman
City Planning Commission