



## City of Lawton

### Lawton Enhancement Trust Authority

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

### Minutes

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Wednesday, June 11, 2025

3:00 PM

Lawton City Hall  
3rd Floor Conference Room

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#### Addendum Business Items

1. Consider approving an estimate from Bedrock Nursery in the amount of \$11,152.50 for Phase 1 of irrigation improvements at Shepler Park and authorize payment of all applicable expenses incurred up to \$11,152.50.

Totte provided background information on this item. Totte said I was asked to bring some estimates for Shepler Park, which is just north of the Lawton Farmer's Market. There have been some recent improvements to the park—they redid the entryway, installed new stairs and handrailings, and created some spaces that could be ideal for landscaping. One area in particular is a circular section that used to have a fountain. I sketched out a rough layout while I was waiting here. This central circular bed and an adjacent triangular area—which I believe is intended to feature some kind of memorial plaque or signage, possibly in memory of one or more individuals—could both be nicely landscaped.

Beyond those, there are two larger flower beds located on the outer sides of the space. I've broken the project into two phases. Phase One includes the circular bed and the triangular area. Phase Two covers the two outer beds, which are designed to mirror each other and will feature taller trees and boulders, and they will look really good. Each phase includes both landscaping and irrigation components.

For the irrigation, we'll need to tap into the existing water lines located at the far northwest and northeast corners of the site, out by Gore Boulevard. There is existing irrigation in those corners, but we'll need to trench and bore under several sidewalks to bring the water up to the new landscaped areas. All of this is accounted for in the irrigation estimate.

When I first put together the landscaping proposal, I hadn't yet reviewed the full scope of irrigation work, especially the boring required. Once I reviewed the numbers, I decided to offer a combined proposal for both phases, with a discount if they're completed together. Originally, the discount was \$3,000 off the total. However, after factoring in the irrigation costs, I can increase the total discount to \$5,000 if both phases are done at the same time.

Based on the current estimates, Phase One includes \$20,300 for landscaping and \$11,100 for irrigation. Phase Two includes \$18,800 for landscaping and \$8,500 for irrigation. The bid already reflects a \$3,000 discount, but if both phases are approved together, I can offer an additional \$2,000 off the combined total.

Vice-Chairman Rabon asked for the total of all the invoices. Also, he said I think we've asked this question before—but is someone, somewhere, keeping track of where we're putting these lines? It seemed like when we did the museum project, we ran into a problem, and even at the kids' park down there, we weren't sure where our footprint actually was.

Totte said I'd say I know most of the places we maintain, but I can't say I know 100% of all the areas across the city. We have pulled some maps in the past and worked with the Water Department—they do have some of it documented. I know, for example, down at Carnegie Hall, they had some documents on file. To answer your question regarding the grand total of the invoices, the total for all four items is \$58,904.67. If you apply the additional \$2,000 discount for doing all four together—bringing the total discount to \$5,000—that would bring the final total to \$56,904.67.

Vice-Chairman Rabon asked Susan Schlecht, LETA Accountant, if the Authority has enough funding to cover the invoices.

Schlecht said yes, we have quite a bit in our hotel motel line item—it's \$144,000. All of our current outstanding projects are already encumbered, but those funds are not included in that amount. So we have that full \$144,000 available. We will get some more hotel motel revenue from this fiscal year, and we will claim all of those, but it's not a lot.

Lohman asked Totte when he plans to do this work.

Totte said I'm not sure—I was contacted by Larry and Jason, and they asked me to provide estimates for it. I met them down there, I'd say maybe about a month ago.

Schlecht said there's one other thing I need to mention—we're currently low on budget for that particular line item. We can classify it under the "beautification" project category, which does have a budget. However, if you'd rather not go that route, we can wait until the new fiscal year starts in July.

Totte said we're probably looking at about 60 days from now before the work actually happens.

Schlecht said we'll get this in the budget for the new fiscal year.

Johnny Owens asked Totte if he has a survey drawing on all of this, showing where all the lines are running.

Totte said I can put something together to document this. From the street, there's a

sidewalk that runs all the way up to the site. The easiest way to keep track of the line is to run it parallel to that sidewalk, about six feet off the walk, all the way to the back of the site. Then we'll bore under the sidewalk as needed. I'll make sure to document this and put it on file so we know exactly where everything is.

Owens said I think it would be better this way, so if something comes up down the road, you won't have to do as much work.

Vice-Chairman Rabon said I think it'd be nice if the city had a master plan somewhere where we knew where all this was. He asked Larry Parks, Community Enrichment, if this falls under his department.

Parks said I just made a request for information related to that, but I will say for the two main parks that we have—the primary parts Bedrock has been working on and any other company we have—the city areas outside the parks are where we really need to know their locations. Aside from what we currently have going on with Rogers Lane and the Craig Myrtles project, we have no known locations.

**Motion** by Lohman, **Second** by Johnny Owens, to approve an estimate from Bedrock Nursery in the amount of \$11,152.50 for Phase 1 of irrigation improvements at Shepler Park and authorize payment of all applicable expenses incurred up to \$11,152.50. **AYE:** Smith, Johnny Owens, Rabon, Baxter, Lohman, Charles Owens. **NAY:** None. **MOTION PASSED.**

2. Consider approving an estimate from Bedrock Nursery in the amount of \$8,584.00 for Phase 2 of irrigation improvements at Shepler Park and authorize payment of all applicable expenses incurred up to \$8,584.00.

**Motion** by Lohman, **Second** by Charles Owens, to approve an estimate from Bedrock Nursery in the amount of \$8,584.00 for Phase 2 of irrigation improvements at Shepler Park and authorize payment of all applicable expenses incurred up to \$8,584.00. **AYE:** Smith, Johnny Owens, Rabon, Baxter, Lohman, Charles Owens. **NAY:** None. **MOTION PASSED.**

3. Consider approving an estimate from Bedrock Nursery in the amount of \$20,315.24 for Phase 1 of landscaping improvements at Shepler Park and authorize payment of all applicable expenses incurred up to \$20,315.24.

**Motion** by Lohman, **Second** by Charles Owens, to approve an estimate from Bedrock Nursery in the amount of \$20,315.24 for Phase 1 of landscaping improvements at Shepler Park and authorize payment of all applicable expenses incurred up to \$20,315.24. **AYE:** Smith, Johnny Owens, Rabon, Baxter, Lohman, Charles Owens. **NAY:** None. **MOTION PASSED.**

4. Consider approving an estimate from Bedrock Nursery in the amount of \$18,852.93 for Phase 2 of landscaping improvements at Shepler Park and

authorize payment of all applicable expenses incurred up to \$18,852.93.

**Motion** by Lohman, **Second** by Charles Owens, to approve an estimate from Bedrock Nursery in the amount of \$18,852.93 for Phase 2 of landscaping improvements at Shepler Park and authorize payment of all applicable expenses incurred up to \$18,852.93. **AYE:** Smith, Johnny Owens, Rabon, Baxter, Lohman, Charles Owens. **NAY:** None. **MOTION PASSED.**

Totte advised that he will be sending over new estimates to reflect the additional \$2,000 discount.