

**MINUTES
SPECIAL CALLED MEETING
LAKES AND LANDS COMMISSION
MAY 30TH, 2018**

A Special Called Meeting of the Lakes and Lands Commission was held Wednesday, May 30th, 2018, at the Lawton Public Library, Meeting Room 1 and was called to order by Chairman, Mark Duncan at 4:15 p.m. Notice of the meeting and agenda were posted on the City Hall bulletin board as required by state law.

ROLL CALL:

MEMBERS PRESENT: Mark Duncan, Bob Dismuke, Mike Slavin, Richard Campbell, Donald Ryans, Sean Fortenbaugh, JC Grayson

MEMBERS ABSENT: None

STAFF PRESENT: Jack Hanna, Parks and Recreation Director; Keith Neitzke, Parks and Grounds Administrator; Jim Bonnarens, Lakes Maintenance Supervisor; Misty Roberts, Lakes Admin Asst. I; Brad Davis, Lake Patrol;

OTHERS PRESENT: Toni Capra – Sunken Bridge Yacht Club, Don Smith – Lawton Boat Club, Jimmy Smith – SBYC,

Duncan asked for considerations of the minutes from the Special Called Meeting March 14th, 2018. There was no discussion and a motion by **Fortenbaugh** and a second by **Ryans** to **approve the minutes as written. Motion carried unanimously for the approval of the minutes for the March 14th, 2018 meeting.**

AUDIENCE PARTICIPATION: Members of the Lawton Boat Club and the Sunken Bridge Yacht club commented on behalf of their clubs during the meeting. Their comments are included in the minutes.

NEW BUSINESS:

1. Review, discuss and take action on the lease agreement for the Sunken Bridge Yacht Club.

Hanna states that the reason this item has been brought to Lakes and Lands was that this item was talked about at a meeting but there was not a contract brought forth at an L & L meeting. The contract was brought up at a City Council meeting and was tabled so that the commission members on L & L could go over and review the contract. The Club members also would like to speak on behalf of the contracts.

Jimmy Smith – Commandeer of the Sunken Bridge Yacht Club. Smith has been a board member of the club for approximately 10 years. Smith states that the main issue of the contract is money. Smith states that the club is non-profit and that they put all of their money back into the club and into the grounds. The club has spent \$7000.00 about 5 years ago to dredge the coast. Last year the club spent about \$3250.00 on dock repairs. That is still in the process. The club has checked into pricing on fencing at a cost of \$8000.00. They have sheds, pavilions, boat docks and boat ramps to upkeep. Smith believes that the increase to the contract is acceptable to

the current members. The club understands that due to no increase over the last several years that they are due an increase. They do have camping which is limited, they have maybe 5 or 6 members that bring campers out and they hold them to the City of Lawton 2 week camp rule. The main purpose of the club is sailing. Half of the club members have Hobie Catamarans which you have to launch off the beach. Safety is a big deal for the club because they do have a mast on all the boats and assembly is a big problem. With Hobie Cat's there is no way launch one from the school house slough unless you put the boat together. The club has an annual regatta but has not scheduled this year but in the past 20 years they have had 1-2 a year. We bring anywhere from 20-30 boats with 1-2 families in the Lawton area.

Duncan asked how many boats are actually on the docks.

Smith states that they have 12 but only 10 being usable. A couple of years ago during an ice storm, 2 of the wet slips were destroyed. They are currently in the process of being fixed.

Smith states that the fees for the club are \$250.00 a year for a (shore) dry slip and a wet slip is \$400.00 and there has been discussing with board members of increasing fees.

Duncan asked how many of the boats that are on the dry dock are being used on the regular bases.

Smith stated about 10-15.

Duncan asked how shallow the cove was.

Smith states that yes it is shallow and averages about 6-8 feet of water. He said that the problem is the mouth of the cove which further down the line is going to be another added expense but they need to add more rip rap rock because the waves are carrying dirt and silt off. Right now with the water up the deepest would be about shoulder height. Average of water depth when the lake is low is about waist high. When the lake is low you have to know where to go in order to get the boat in the water.

Fortenbaugh asked what you have to do to have a membership.

Smith responded that you have to have a sailboat. You have to send a copy of the registration, you have the \$50.00 initial membership fee and if you want a dry/wet slip (which they don't have right now, wet slip), that would be for a new member wet slip would be \$450.00, and dry slip new member would be \$300.00 a year.

Slavin asked if club membership is capped.

Smith responded that there was not a cap.

Dismuke asked if they had gained any new members lately.

Smith responded that every couple of years they get new military personnel that come through. They have some members join that figure out that there is a lot of work involved with sailing, some have moved away. There has been a turnover in the couple years of about 5-6 different families.

Toni Capra – Secretary of the Sunken Bridge Yacht Club states that they have 21 active members. Capra states that one of the things they want to do is have sailing classes and get young people involved in sailing.

Duncan states that some of the concern that he has heard from other people is the appearance of the area. Some of the discussion is that there are some sailboats that look dilapidated, that are sitting out there with grass growing under the trailers and the fencing pieced together. When people start talking to me about that, I start listening. Duncan states that he understands that this is the best place to be able to launch a sailboat and can't imagine that the club would want to be where people have trailers and other boats and that it puts a whole different aspect on things where people can use sailboats. Duncan asked if there was a time frame of repairing the fence,

dredging the channel and understands that it is all about revenue. In the same sense it is also about revenue for this City of Lawton and putting 10 more RV spots or however many more you could at \$20.00 a night in that area. Is there any projection of when these issues will be handled? **Capra** states that there has not been a meeting yet to discuss the issues as we have been working on the request for proposal. The next step would be having a meeting a bringing those issues up and making those decisions. The club has been in limbo because they thought the RFP was accepted and no it has been determined that it has not been. So we are waiting to see if we are going to even be able to get a lease. When you are talking about those kinds of improvements, if we have to pay so much more in a lease, (hearing rumors that people were saying it should be \$15,000.00) that it would not be possible to make those kinds of improvements.

Duncan states that he has never heard that.

There was continued discussion regarding time frames of the improvements and Duncan stated that he and the commission would like to see progress and things moving forward instead of just staying the same way for 8-10 years. Duncan definitely agrees that there is a need for the Sailboat Club and a place to launch them.

Dismuke wanted to table that action to give a chance to come up with a plan if that would be an option and Duncan stated that they could make the motion to do so and give the club a timeframe to give the commission a timeframe of what they could do or what they are willing to do even if it is to raise the capital.

Capra states that she knows that raising the rent is going to be evitable.

There was a question about being able to table the RFP by Dismuke.

Hanna states that right now there is not a binding contract. The contract has been extended from month to month to get a contract in place. They have been long term renters and they are the only ones that have replied to the RFP. Hanna states he does not want to speak for the Legal Department but from conversations that this cannot be stretched out to much longer from month to month. So whatever recommendation that we have being that we make the lease from year to year the packet still needs to go to legal, reviewed, approved by legal and then back to council causing more of a delay. So if a one year lease is determined we are looking at about another 30 days before this goes back to council.

Dismuke asked if they could give the club 60 days to meet to come up with a plan to take care of some of these issues, before a decision is made.

Hanna states that if that if this is changed to a one year lease the whole RFP process would have to go back out for bid because it is not the original bid that went out. If it did go back out for bid again it could possibly be another 60 days or longer.

Dismuke states that if he and the commission see that improvements are being made that they are not opposed to the 5 year contract.

Commission members moved to approve the lease as is and a motion was made by Fortenbaugh and a second by Slavin.

AYES: Duncan, Dismuke, Slavin, Campbell, Ryans, Fortenbaugh, Grayson

NAY: NONE

2. Review, discuss and take action on the lease agreement for the Lawton Boat Club.

Hanna states that the Lawton Boat Club increase their fee's without the City of Lawton having to do so by 10% and they added that with that increase that they would like 24 year around campsites like they do on the City side and Hanna states he did not have a problem with that decision. They were not doing year around campsites.

Don Smith with the Lawton Boat Club states that the Boat Club went through the RFP process and the request that Hanna was discussing the boat club under the old lease showed that they were allowed to park RV's out at the boat club starting March 15 to November 15 give or take a couple of weeks. With the new RFP the boat club asked for year around camping. The campsites that are out there now were but out there by boat club funds and by member's contributions. There has not been any City of Lawton money spent for any improvements. All improvements have been done by club members. The boat club has a policy that your area must be maintained and if not somebody will come out and mow for you and it will cost that person. The boat club has a yearly (usually in April) work day. They have 24 semi permanent (changed with new RFP) spots where campers come out to stay. There are also some temporary spots where members who do not have permanent spots can come out and stay for two weeks at a time. After that they do have to move off.

Duncan asked what the membership fee was.

D Smith responded if you want to join it is \$125.00. If you own a boat you can become a member. If you do not own a boat you can become a social member which is \$83.00 a year. If you have a permanent spot it is \$450.00 a year and then the temp spots for members who do not have a permanent spot is \$5.00 per night. D. Smith stated that right now they currently have approximately 50 regular members 14 social members.

Commission members moved to approve the lease and a motion was made my Dismuke and a second by Slavin.

AYES: Duncan, Dismuke, Slavin, Campbell, Ryans, Fortenbaugh, Grayson

NAY: NONE

3. Discuss and take action on the RFP on the Robinsons Landing Concession.

Hanna states that the RFP was sent out. P & R received about 15 phone calls and emails inquiring about Robinsons Landing and only received one bid.

Duncan asked where the RFP is posted.

Hanna states that the RFP is posted in the newspaper and legally we have to post at 3 different sites on City of Lawton property. Mike Cowling is the one who won the bid. He currently has a business of I-49 Outlaw BBQ. He wants to do his BBQ at Robinson's Landing in addition to a general store, bait, tackle and go through License and Permits to be able to sell hunting, fishing and boating licenses. He does know he has to change the image of what it was. The store started off great then went downhill. There were a number of reasons why the contract was terminated from the person that was in the store before, the person before was not paying his monthly contract fee, insurance was not up to date and his hours of operation were not posted clearly as stated in the contract, in addition to some other issues. Since Mikes RFP was the only one that came back. He wants to lease the building for \$350.00 a month as the previous tenant was. He will have the store, the boathouse and the wet slips. Hanna states that he wants to bring to Lakes and Land before he takes the RFP to City Council.

Campbell asked if the information was in the packet.

Hanna states that they had just received the information back from Finance and just had a single copy and is the same terminology-lease that Triple Creek had.

There was some continued discussion on the concern of who was going into the new lease.

Duncan asked if there was a motion to accept the RFP. Grayson makes the motion to accept the RFP on the Robinsons Landing Concession and Dismuke seconds the motion.

AYES: Duncan, Dismuke, Slavin, Campbell, Ryans, Fortenbaugh, Grayson

NAY: NONE

4. Discuss and take action of the leasing of a section of land at Colliers Landing.

Hanna states that there is a piece of land over at Colliers Landing (Cove Acres sub-division) across from the fire department that has no recreational value to the City of Lawton. They would like to reach out to the fire department and see if they would lease and maintain the property for \$1.00.

Dismuke make a motion to approve the leasing of the section of land at Colliers Landing, Slavin seconds the motion.

AYES: Duncan, Dismuke, Slavin, Campbell, Ryans, Fortenbaugh, Grayson

NAY: NONE

5. Discuss and take action of camping code amendments.

Neitzke states that they would like to amend some of the camping codes to better address some of the issues that the Lakes Division is having.

Bonnarens states that we are having issues with failure to pay. Camping fees are due at the time the spot is occupied and since our situation is unique, we have Sonya or Misty out collecting fee's between 7:00 am – 3:30 pm. They are both running to catch campers to collect. Some campers come out leave their campers or tents and not come back for 3-5 days if not longer and we have no idea who they belong to. We eventually take up the tents that are left without paying and don't know who owns them until the owner comes in to complain and then we charge them for "holding" that spot.

Neitzke states that city code is real loose on what we actually do. There is no limit on how long you can put a tent out to hold a spot and at what point to we pull them off the site when they are failing to pay to occupy. Misty had one lady who owed \$300.00 from last year that never paid and came in this year to pay for it and camp again. Admin. Policy has been if you don't pay in 3 days we disconnect your power and you don't get it back on until you pay. But this needs to be in code.

Duncan agrees that there does need to be a change in the code in addition to a penalty.

Hanna states our long term goal is to have a closed campground so that this can be avoided and have more control on who is coming and going into our campgrounds.

This item was discussed and when the Lakes Division comes back to the amendments to what codes they want changed will bring back to the Lakes and Land Commission members.

REPORTS/CORRESPONDENCE:

A. Reports from Parks and Grounds Director, Jack Hanna

Updates: The bathroom at Ralphs Resort has been ordered and as soon as we get a timeline of delivery (maybe about 4 weeks) we will schedule the demolition of the old bathroom.

The Medicine Park Fire Department has drafted the commentary for council for us to go out for discussion with them and is sitting on Mr. Hadley's desk and possibly be on the June 5th City Council Meeting.

Golf Carts from Medicine Park to the lake, a meeting will be scheduled in about two weeks with the members who volunteered to be on that group.

Fisherman's Cove went out for another RFP and nobody responded to it. Talked to finance regarding this and we are going to send out another RFP and extend the date to another 30 days.

We do not have the man power to maintain the area and hopefully we will get someone in to develop the area and make it a nice place to camp and have recreation.

B. Reports from Parks and Grounds Administrator, Keith Neitzke – No report

C. Reports from the Lakes Division Supervisor, Jim Bonnarens – No report

D. Reports from Lake Patrol Staff, Lt. Brad Davis

Davis reports that he has been with the City of Lawton Police Department for 17 and plans for retirement with his last 3 years at the Lakes Division.

-COMMENTS/DISCUSSION/ADJOURNMENT

Campbell asked who approves boat houses at the lakes.

Hanna states that License and Permits does the coding. If you are going to update, renovate, or build new you have to go through them.

Campbell states that there is a boathouse out there currently without a boat stalls. It is the new one that was just built out there. All the other boathouses had to have boat stalls in them.

Hanna states that they presented the plans to License and Permits and they approved it and will be in touch with them regarding this.

There were no other reports, correspondence, or discussion and the meeting adjourned by unanimous decision of the Commission at 5:45 p.m.

RESPECTFULLY SUBMITTED BY THE
LAKES AND LAND COMMISSION
CHAIRMAN, MARK DUNCAN