

**MINUTES
REGULAR CALLED MEETING
LAKES AND LANDS COMMISSION
WEDNESDAY October 20th, 2021**

A Regular Called Meeting of the Lakes and Lands Commission was held Wednesday, October 20th, at the Owens Multipurpose Center, Meeting Room and was called to order 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: Sean Fortenbaugh, Dustin Hilliary, Austin Rabon, Mark Scott, Donald Smith, JC Grayson

MEMBERS ABSENT:

STAFF PRESENT: Keith Neitzke, Parks and Grounds Administrator; Jim Bonnarens, Misty Roberts, Lakes Admin Asst. II; Juan Rodriguez, Campground fee collector/code enforcement

OTHERS PRESENT: NONE

Fortenbaugh asked for considerations of the minutes from the Regular Called Meeting April 20th, 2021 regular called meeting. There was one correction noted and corrected before the meeting. **There was no discussion, and a motion was made by Rabon and a second by Grayson to approve the minutes as written. Motion carried unanimously for the approval of the minutes above mentioned minutes.** The minutes for the July 21st, 2021 meeting were not complete yet.

AUDIENCE PARTICIPATION: Yvonne and Charles Hall, boathouse owners
Kim McConnell, Lawton Constitution

NEW BUSINESS:

1. Discuss and take action on Elgin and the City of Lawton moving forward for potentially building a fire station at Watts and Tony Creek and accept the Cove acres fire building as City property.

Rodriguez (filling in for Bonnarens) that this would be a benefit to the City use the building as storage. This is already on City property. The city leased it forever for \$1.00. Cove Acres does not have enough volunteers in that area to keep it.

Scott asked if anyone was maintaining currently.

Rodriguez states that yes, the building is kind of being maintained right now but it will fall back onto the city.

Neitzke states that once they break the lease and vacate the property comes back to the City and asked if we received a formal request from the Cove Acres Fire Department.

Fortenbaugh makes a motion to accept the building as a City of Lawton building. Donald Smith seconds the motion. AYES: Fortenbaugh, Grayson, Hilliary, Smith, Rabon, Scott NAYS: None

2. Discuss and take action on code change for boathouse inspections and additions or any changes to the Inspection Check List.

A. Determine if ANY non-compliance is a failure for renewing permit and the time such failures need to be resolved in.

B. If there are structures put in without permission, is that a violation restricting issuing of permit or do we give them 15, 30, 60, etc., days to remove? If not removed, do we start removal process? Do we allow them to exist by changing the code?

This agenda item was tabled. Once the inspections are complete this item will be revisited.

3. Discuss and take action on code change to add inflatable “supplemental” floats for boathouses.

Continue requiring enough fixed incapsulated foam floats to float boathouse but allow supplemental air

around outside if desired for leveling potential. If this is approved as supplemental floats, any barrels that are known to exist should be removed. The only need someone would have to use a barrel is because they don't have adequate floatation (ie. Not enough for the size of structure, not enough for the weight distribution, existing are deteriorated and saturated and are not as effective as when it was new).

Fortenbaugh asked what is the deal on the barrels? Rodriguez states that the problem is you can't attach barrels. With a little wind the barrels pop out. Rodriguez passes out information regarding heavy duty air tanks and boat lift floats. Smith asked if there were very many boathouse owners who have barrels. Rodriguez stated probably more than half. There was continued discussion regarding the barrels, encapsulated foam and the air tanks. Commission members approved to allow the heavy-duty air tank and boat lift floats inflatable "supplemental" floats only.

Hilliary makes a motion to accept the heavy-duty floats and boat lifts inflatable "supplemental" floats only and Smith seconds the motion.

AYES: Fortenbaugh, Grayson, Hilliary, Smith, Rabon, Scott NAYS: None

4. Discuss and take action to make accommodations for boathouse owners that have proof building/remodel permits that are merely waiting on contractor to complete. Have name and number of contractors to check to see if his backlog of work is keeping him from getting work done on the boathouse in question.

Rodriguez states that time is an issue. Depending on the issues and degrees of repair some of the owners may need more time to work on the boathouses. Would it be possible to make accommodations for us to make an extension of time if we get in with the contractor to see what their backlog is?

Rabon states that with the first-time inspections he expects to be issues but after the first year every boathouse should be fixed up then we start hammering with the issues that should have been resolved.

Fortenbaugh stated that we should try to make reasonable accommodations on people trying to fix their boathouse issues.

Smith asked if you get a permit, how long is that permit good for?

Rodriguez stated that is where the problem is, if you get a building permit from neighborhood services that permit is good for a year but code 19-5 you have 90.

After further discussion this agenda item was tabled and will be brought back to the next meeting after more inspections are done and Juan is able to see what most of the problems are and the possible length of time it would take to correct the issues.

5. Discuss and take action on a self-contained sink/toilet type setup. Show pictures.

Rodriguez shows a picture of a self-contained type toilet and sink that will dump grey water into a container.

Smith asked what was in the code saying that they can't have any sinks or self-contained set up?

Rodriguez states that code says no soap water, grey water of any kind, dish water, washing bodies, in the boathouse then in '75 they put in the code no sinks allowed. Commission members agree to allow a "self-contained" toilet as long as nothing is discharged in the lake.

Scott makes a motion to allow self-contained toilets, not sinks in the boathouses and Rabon seconds the motion. AYES: Fortenbaugh, Grayson, Hilliary, Smith, Rabon, Scott NAYS: None

6. Discuss if any plumbed water should be allowed at the boathouses? Hydrants? Plumbing already not allowed "in" the boathouses, says nothing about a hydrant, outdoor plumbed shower.

Fortenbaugh asked what does the code say about the plumbed water?

Rodriguez states that the code does not state anything about it. Smith states that there is a section (not in the one we are looking at pertaining to boathouses) that states you cannot discharge any water, grey water from an RV for example within so many feet of the high-water mark. Rodriguez states he does not allow RV's to do so and shows them where the lift station is.

No action was taken on this unless issues come up when Juan is inspecting.

7. Discuss and take action on whether tents should be allowed on East CG during the off-season starting October 1 or on the Tuesday after Labor Day?

This item was scratched from the agenda due to it being discussed at a meeting earlier in the year.

8. Discuss and take action on Fisherman's Cove concession. Is the concessionaire meeting submitted development requirements? Are they worth keeping as concession until 2023 or do we want it vacant when the master plan is completed?

Christine James introduces herself as the new Parks and Recreation Director. James states that the lease holder is not holding up to her end of the deal as far as improvements stated by her plan that she submitted in 2018. Do we hold her accountable, or do we try to terminate her lease and leave the area vacant until the master plan comes through at the lakes?

Commission members discussed this item and Grayson made the motion to let her stay and hold her accountable to her business plan and Smith seconds the motion.

AYES: Fortenbaugh, Grayson, Hilliary, Smith, Rabon, Scott NAYS: None

REPORTS/CORRESPONDENCE:

A. Reports from Parks and Grounds Director, Christine James – James reports that on the master plan that we have a kickoff meeting on November 12th. We will be going out to the lake with Runyan Associates.

They propose that in about 9 months they will come back with a lakes master plan.

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

C. Reports from the Lakes Division Supervisor, Jim Bonnarens – Juan reports for Jim. The grant for Colliers Landing was approved by council.

D. Reports from Lake Patrol Staff, Lt. Tony Bray – No report

-COMMENTS/DISCUSSION/ADJOURNMENT

There were no other reports, correspondence, or discussion and the meeting adjourned by unanimous decision of the Commission at 5:48 p.m.

RESPECTFULLY SUBMITTED BY THE
LAKES AND LAND COMMISSION
CHAIRMAN, SEAN FORTENBAUGH