



# THE SHAWNEE TWIN LAKES NEIGHBORHOOD NEWS

## ORDINANCE AND ZONING CHANGES

Notes from the final Shawnee Lake Advisory Committee (SLAC) meeting and action taken at the subsequent City Commission meeting:

### SLAC MEETING – August 23

1. The committee discussed three specific changes:
  - a. Under Lake Protection Zone (LPZ), Section D: Should we include provisions for temporary use of the lease sites for camping, etc?
    - It was decided to include “Bed and Breakfast” under permitted uses, as long as a conditional use permit is obtained and the same rules are followed as for a Bed and Breakfast elsewhere within the city limits.
    - There was some discussion as to whether a recreational vehicle should be allowed as a primary residence or cabin on the lake lots. As a result, city staff added the following language to permitted uses: “Overnight camping for personal use (not a commercial campground), provided that it is done in a contained unit (e.g., motor home, fifth wheel, travel trailer, etc.) and the use is temporary and the unit does not remain on the site between use. Temporary use is considered a use which does not exceed 60 days in a calendar year and does not include any single stay greater than 14 days.”
  - b. Under LPZ, Section F(3). Is the prohibition on fencing too restrictive (no part of the 25-foot buffer zone shall be fenced off). The majority agreed the buffer should remain unfenced to allow emergency access.
  - c. Under Ordinances, Section 16-326, Lease Cancellation: Language stating a lease could be canceled for “violation of any city rule” was changed to: “The City Commission may upon a showing of intentional disregard for the terms of the lease and this division or other city ordinance pertaining to the lake, cancel the city lease ...”
2. One leaseholder asked if they could switch from their current lease to the 30-year lease and Justin said the city would probably do that if the leaseholder was willing to pay the increased amount. Justin clarified, however, that

as 5-year leases expire, leaseholders would be automatically switched to the new lease.

3. There was no further discussion on the city’s proposed new lease rate which would start out at \$600 per year and increase 2% per year (over each previous year). Based on this formula, the lease rate would increase from \$600 to approximately \$1,400 over a 30-year lease term.

### CITY COMMISSION – September 7

The City Commission approved the changes as proposed by city staff, with an effective date of November 1<sup>st</sup>. The mayor and 5 commissioners voted in favor of the changes, with Vice-Mayor Frank Sims abstaining.

*Justin later said his department will be drafting a new lease based on the changes and will make a copy available to the Shawnee Lake Advisory Committee for review. A complete copy of the zoning and ordinance changes is posted at [www.shawneetwinlakes.net](http://www.shawneetwinlakes.net) under MEMBERS ONLY.*

## Welcome

### City Leaseholders

**To our Annual SLLA Membership Meeting:**

**Friday, October 22<sup>nd</sup> at 6:30 pm**  
**Shawnee Homebuilders Cabin**  
**(West of Hwy 102 at the end of Lake Road)**

We believe the recent involvement of the SLLA (along with other representative groups on the Shawnee Lake Advisory Committee) was instrumental in obtaining a 30-year lease for city leaseholders at a reasonable rate and under terms favorable to both the city and leaseholders.

We hope to continue this positive dialogue with the city in the future as lake and leasehold issues surface and hope you will decide to join us in supporting this effort.

Please celebrate with us on October 22nd by joining us for dinner, fellowship, and an entertaining photo show of the Shawnee Twin Lakes.

**All city leaseholders are invited!**

## Lake Improvements?

James Bryce, Interim Director of Operations for the City of Shawnee, said planned improvements at the Twin Lakes include replacing boat docks damaged by last spring's tornado, adding five daytime boat slips, parking for boats, an enclosed police boat slip, electricity at the Glen Collins Park, more camping spaces and upgrades to the existing camping area, along with adding about 20 new RV pads.

The damaged boat docks are expected to be replaced through an Oklahoma Department of Wildlife boating access grant but other improvements will need to be funded by revenue generated from the lake. According to the Shawnee News-Star, Vice Mayor Frank Sims said he thinks "there's a tremendous amount of revenue that can be generated out there".

Bryce said adding a new water well, 20 concrete RV pads with 50-amp service and water hookups, a dump station, restrooms and showers, would cost about \$227,000. The other camping and boating improvements would cost around \$192,000.

Bryce said he also needs at least two new full-time employees as soon as the budget will allow – one for maintenance and one (a lake manager) to handle permits and write tickets.

## RV Park Planned Near Wes Watkins Reservoir

Firekeepers RV Resorts, Ltd. has announced plans to build a 51-acre RV Park in McLoud. The land, purchased 7 years ago by Steven Gage (CEO of Firekeepers), is located north of I-40 on Parkwood (74<sup>th</sup> Street) just west of McLoud Road. The location is desirable because of its proximity to the Wes Watkins Reservoir and Firelake Grand Casino.

McLoud City Manager Larry Dillon said plans call for 125 RV slots (including 50 buddy sites), 70 cottages, several casita sites, a lodge, pool, exercise/spa room, and camper service building. The cottages and casitas (small bungalows) will be available for purchase by the public.

The park is a joint venture between landowner Steven Gage and developer Bud Surlles of Bud Searles' Signature Resorts in Texas. According to Dillon, the \$6-\$7 million cost will not be funded by the city.

Groundbreaking is expected around the end of September with completion in May 2011.

## Alarm Fees Implemented

The City Commission approved a new ordinance regulating security alarms at their September 7 meeting. Two options were proposed, with the difference being the amounts charged for registration and violations.

The approved version proposed by Police Chief Russell Frantz consists of a \$25 initial registration fee, \$15 annual renewal, and three false alarms at no cost. The fourth false alarm would cost \$25 and subsequent false alarms would result in a \$100 fine.

The alternate version prepared at Vice-Mayor Frank Sims' request set an initial registration fee of \$50 with a \$25 annual renewal fee. The first false alarm would cost \$100 and subsequent false alarms \$500.

Chief Russell Frantz supported the lower-cost version, stating his department is not trying to make money off the fines but rather cover administrative costs and encourage people to be more responsible for their alarm systems but Sims defended his proposal, saying he did not think the lower cost option would accomplish that.

The new ordinance will go into effect January 1, 2011 for businesses and July 1, 2011 for residents. Since leaseholds are inside the city limits, this ordinance will also apply to leaseholders.



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# Lake Report



Lake #1 tower at 1071.75 on September 12, 2010.

# Pottawatomie County Sheriff's Department

August 18, 2010 a child's wish for daddy to come home alive was granted when Pottawatomie County Deputy Joe Leeds returned home after being struck in the chest by four bullets during a traffic stop near the lake on Patterson Road. One year earlier in July 2009, two Seminole County deputies who were shot and killed in the line of duty were not as fortunate. The difference – Deputy Joe Leeds was wearing a bullet-proof vest.

Imagine approaching a strange vehicle after dark in a remote area not knowing what might happen when you stepped out of your car. Many protective vests used by the Sheriff's Department are "hand-me-downs" from other law enforcement agencies, are nearing expiration, or do not fit properly. Other badly-needed equipment like radios and cameras for patrol cars not only protect the deputies, but also aid in apprehending criminals before they have time to hurt someone else.

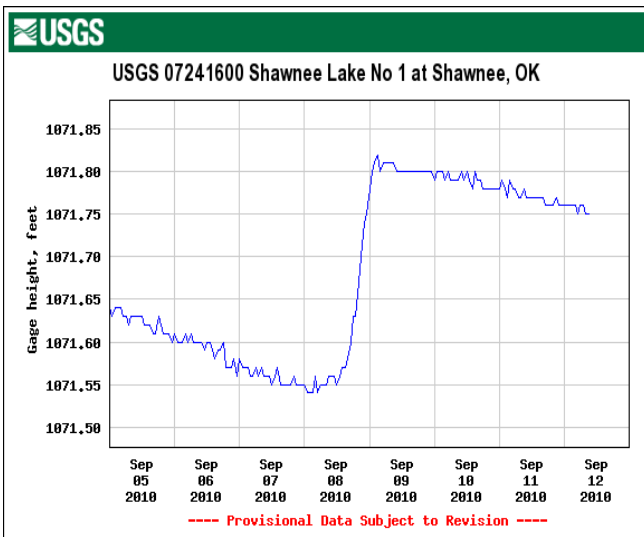
Many deputies are unpaid reservists who donate their time and also pay for their own uniforms, badges, and gasoline and in some cases, transportation and equipment. These men and women (salaried or volunteer) who put themselves in harm's way to protect us from the worst imaginable crimes deserve protection themselves. And the families who sacrifice time with them and see them off every day not knowing if they'll return alive deserve to know they have the moral and financial support of the community.

Pottawatomie County Sheriff Mike Booth and his staff are doing the best job possible under the circumstances. And the reservists are to be commended for personally funding some of their expenses, but this takes money away from their families and shouldn't be necessary.


If you read the news, you know about the murders and attempted murder that have occurred recently in our area. These and other crimes (burglary, drugs, gang activity, etc.) will undoubtedly continue, so we desperately need these deputies.

Hopefully the time will come when the Sheriff's Department will have the vehicles and equipment they need so the deputies can concentrate on doing their job without wondering if a worn or ill-fitting vest might save their life. But until then, they need your support and there are many ways to help -- you can volunteer to serve on the Pottawatomie County Sheriff's Auxiliary or make a cash donation to the reserve program. For more information call Deputy George Afentul at 275-2526.

*Alissa Johnson, granddaughter of Lake Road Pet Boarding owners (Frankie and Nancy Spears) will be hosting a 30-day fundraiser at their business at 1929 W. Benedict. For more information, stop by or call 395-9775.*



Most recent instantaneous value: 1071.75 9-12-2010 09:00



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*NOTE: To stay informed about issues affecting the lake and leaseholds, we invite you to join us. Of each membership, \$15 goes toward operating expenses and the remaining \$35 is deposited into a legal fund. Benefits include a quarterly newsletter, special bulletins, informative e-mails, working with the city on your behalf, and an annual dinner meeting.*

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## **CITY LEASEHOLDERS**

*Join the*

# ***Shawnee Lake Leaseholders Alliance***

***JOIN NOW! All membership fees received on or after October 1st will be good through December 31, 2011***

Name(s): \_\_\_\_\_

E-Mail: \_\_\_\_\_ Phone: \_\_\_\_\_

Lake Address: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

Interested in Serving on Board or Committee? Yes  No

Please enclose \$50 annual membership fee and mail to: SLLA  
P.O. Box 1034  
Shawnee, OK 74802-1034