

Duncan Lakes Recreational Master Plan

Public Meeting — The Master Plan Review



“Love Your Lakes”

Duncan Recreational Lakes Master Plan

Duncan Lake
Lake Humphreys
Clear Creek Lake
Lake Fuqua
Duncan, Oklahoma



Agenda

Recap Process

Inventory/Analysis

Survey – Online

Survey – Online Residents vs Non-residents

Survey - Previous Public Meeting

The Master Plan Strategies

Vision

Master Plan Drawings/Maps

Remove and Replace per the Priorities

Repair and Maintain per the Priorities and Analysis

New Improvements / Master Plan

Fundraising

Implementation

New forms of Promotion and Branding

New Activities and Partners

Maintenance

Questions, Comments, Concerns

Adjourn

Inventory and Analysis

1. An inventory of existing items was conducted and documented
2. Obtained a clearer picture of the lake's current positive conditions, deficiencies, and opportunities
3. The lakes amenities are numerous and spread out over large areas
4. Replacement over repair is the best option in most cases
5. The amount of replacement is extensive
6. Components are from a similar timeframe, resulting in an equal rate of decline over time
7. Established priorities through the use of surveys for the order of what gets attention

Public Survey, Input and Ideas

The viewpoint of the public is that the lakes have been neglected and that there is a lack of trust with the City and how it regards the lakes. The citizens are demanding assurances that any investments into the lakes need to be properly funded and maintained over the life of the improvements. Provide a transparent capital asset depreciation and replacement schedule and its associated costs of maintenance and eventual replacement. Provide a separate and transparent O&M account.

The public is eager to see the lakes return to what they once were and made even better. The following is a summary of their desires:



Existing Facility Importance					
RESULTS					
Priority Assessment	Ranked for Most Interest	Duncan Lake	Lake Humphreys	Clear Creek Lake	Lake Fuqua
Restroom	1	3	2	1	4
Camp Sites	2	3	1	2	4
Fishing Pier	3	3	1	2	4
Fish House	4	3	2	1	4
Concession	5	3	2	1	4
Boat Ramp	6	3	2	1	4
Playgrounds	7	3	2	1	4
Boat Dock	8	3	1	2	4

Additional Facility Importance					
Priority Assessment	Ranked for Most Interest	Duncan Lake	Lake Humphreys	Clear Creek Lake	Lake Fuqua
Picnic Shelter Areas	1	3	1	2	4
Beach Areas	2	2	4	1	3
Camp Lodge and Cabins	3	2	3	1	4
Walking / Biking Trails	4	3	2	1	4
Boat Rental Facility	5	3	2	1	4
Nature Center	6	3	1	2	4
Off-Leash Dog Areas	7	3	1	2	4
Mountain Bike Trails	8	3	1	2	4
Designated Areas for Motor Bike Trails	9	1	4	3	2
Arboretum	10	4	3	1	2
Other	11				
BMX Track	12	1	4	3	2

Priorities on Location of Improvements and Activities					
Most Utilized Activity					
Priority Assessment		Duncan Lake	Lake Humphreys	Clear Creek Lake	Lake Fuqua
Fishing	1	3	1	2	4
Camping	2	3	1	2	4
Disk Golf	3	1	Not Available	Not Available	Not Available
Pavilion Use - Parties, Reunions	4	2	3	1	4
Swimming - designated area only	5	3	Not Allowed	1	Not Allowed
Boating - Skiing / Jet Skis	6	3	Not Allowed	1	Not Allowed
Boating - Sail Boating	7	3	Not Allowed	1	Not Allowed
Boating - Other	8	3	2	1	4
Horseback Riding	9	1	Not Available	Not Available	Not Available
Hunting - Shotgun (Bird Only)	10	3	1	Not Allowed	3
Hunting - Archery and Bow Fishing	11	Not in April, May, June	1	Not Allowed	Not Allowed

Duncan Residents vs Non-Residents Online Survey Summary

Summary of Significant Resident vs Non-Resident Differences

Q1: *age*, little difference

Q2: *gender*, little difference

Q3: *income*, little difference

Q4: *home*, n/a

Q5: *how often*, little difference but a little larger percentage for non-residents

Q6: *season*, little difference

Q7: *which lake visited*, resident use of Clear Creek and Humphreys larger vs non-resident visit of Duncan Lake is larger

Q8: *purpose of visit*, residents came to fish more

Q9: *participation in third-party activities*, residents utilized the ranges and more while non-residents use the horseback riding trails

Q10: *which facility is most important to you*, little difference

Q11: *improvements desired*, more residents want access to boats, walking trails, picnic shelters, beach areas, cabins, whereas non-residents had a bigger desire for more equestrian access

Q12: *support of tax use*, non-residents were more supportive of using Duncan tax dollars

Q13: *meeting attendance*, more residents were interested in attending than non-residents

Vision

Love the Lakes and Let Each Lake Do What it Does Best

Focus Resources to take advantage of the lake that performs the task or improvement the best

Create an updated, safe and modern lakes recreational system that reflects today's need for health and wellness, opportunities for education and connection with nature, interaction with others or solitude for reflection. The focused improvements will be cost effective, efficient and well maintained and create a better quality of life for the region and add lasting value to the community.

Recommendations

CPTED - CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The lakes improvements should always incorporate the strategic elements of Crime Prevention Through Environmental Design (CPTED)

CPTED is a way to design the physical environment that removes identifiable crime risks. Environmental design can be implemented by utilizing a multi-disciplinary team that focuses on the built, social and administrative environment.

The primary principles that make up these strategies are:

Natural Surveillance – eyes on a park space, or the perception that eyes could be on a space creates a risk for people considering engaging in a criminal act. The space should also be free of hiding places and be well lighted. This allows for normal users to feel comfortable in the space. Clustering activities such as concessions with bathrooms, playgrounds, and pavilions provides activity and the perception and realities of eyes all around.

Natural Access Control – Natural barriers, open fences, signage, lighting, walkways and other wayfinding objects help direct pedestrians and vehicles and deters criminal behavior on the well-directed route.

Territorial Control – The collective use of spaces creates activity and ownership that reinforces the intended use of the space and deters would-be offenders. So psychologically, for example, a pavilion space is used for gatherings and music and enjoyment and nothing else.

Maintenance – Maintain the spaces so that it continues its intended use and is perceptibly an important space and is in control of those who regard it as a significant space. Planting shall be kept in such a way as to not create hiding places. Light bulbs replaced to ensure adequate lighting. Therefore, psychologically and physically, it is less likely to be used for criminal behavior.

Recommendations

Lake Improvements

Duncan Lake: Active

Duncan Lake is the lake with the most activities



Immediate Action:

1. New signage at Cemetery Rd and Duncan Lake Rd. and Duncan Lake Rd and Plato Rd., incorporating and consolidating the various third party organizations
2. New informational signage at campground area entrance
3. New Duncan Lake Rd sign at Cemetery Rd.
4. Change out all existing street and traffic signage that is faded and not legible
5. Upgrade beach area



Secondary Action:

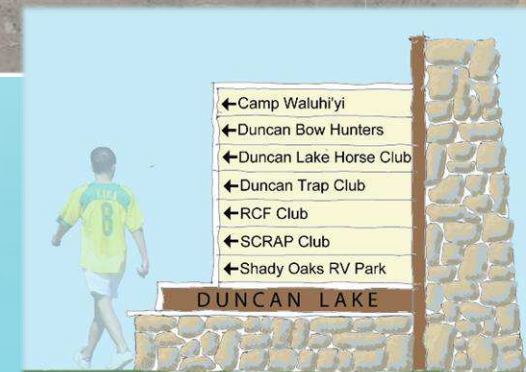
- A. Remove existing restroom by concession building
- B. Remove existing concession building
- C. Replace with a combo restroom, concession building
- D. Reseal and stripe boat ramp parking lot
- E. Upgrade campground electrical, concrete pads, picnic tables, grills, signage
- F. Multiple small picnic shelters adjacent to beach area
- G. Playground area adjacent to beach area



Subsequent Action:

- i. Fish weighing and cleaning station
- ii. Pavilion near new concession stand/restroom building

1 SIGN AT PLATO RD



3 STREET SIGN AT CEMETERY RD
1 INFO SIGN AT CEMETERY RD

Example: INFORMATION SIGN AT CEMETERY RD AND PLATO RD

RESTROOM IMAGE FROM CXT CONCRETE BUILDINGS -MONTROSE



CXT Concrete Buildings		TEXTURES			
<small>300 N. Sulphur Road Building #1 Sankara, IA 50216 Tel: 562-880-2766 Fax: 562-880-2767</small>					
Wall Textures					
<small>STANDARD</small> 		<small>OPTIONAL</small> 			
<small>SPECIALTY</small> 					
<small>Roof Textures</small> <small>STANDARD</small> 		<small>OPTIONAL</small> 		<small>SPECIALTY</small> 	

Pre-Designed, "off-the-shelf" Structures Provide Value and Flexibility with the Many Material Options

DUNCAN LAKE



INFORMATION AND PERMIT VENDING KIOSK IMAGE FROM RCP



GABLED PICNIC SHELTER IMAGE BY RCP SHELTERS, INC.



WOOD OR STEEL GABLED PAVILIONS IMAGE BY ROMTEC SHELTERS, INC.

RESTROOM / CONCESSION COMBINATION IMAGE FROM ROMTEC, INC



DUNCAN LAKE					
FIRST PRIORITY - IMMEDIATE ACTION					
New signage at Cemetery Rd and Duncan Lake Rd. and Duncan Lake Rd and Plato Rd., incorporating and consolidating the various third party organizations	2	EA	Vertical Metal Street Sign	5000	\$10,000
New informational signage at campground area entrance	1	EA	Monument Sign	3000	\$3,000
New Street sign at E1517 Rd and Duncan Lake Rd.	1		Vertical Metal Street Sign	500	\$500
New Duncan Lake Rd sign at Cemetery Rd.	1	EA	Vertical Metal Street Sign	500	\$500
Change out all existing traffic signage 15mph	1	EA	Street Name, Traffic Metal Signs	500	\$500
Upgrade beach area	100	Ton	Beach Sand Material	135	\$13,500
TOTAL					\$28,000
SECOND PRIORITY					
Remove existing restroom by concession building	1	EA	Demolish Building	10000	\$10,000
Remove existing concession building	1	EA	Demolish Building	20000	\$20,000
Replace with a combo restroom, concession building and associated parking	1	EA	Pre-Engineered Building	250000	\$250,000
Reseal and stripe boat ramp parking lot	4285	S.Y.	Seal and Stripe	5	\$21,425
Upgrade campground electrical, concrete pads, picnic tables, grills, signage	57	E.A.	Campsite Package	7500	\$427,500
Multiple small picnic shelters adjacent to beach area	4	EA	Pre-Engineered Shelter	12000	\$48,000
Playground area adjacent to beach area	1	EA	Playground	75000	\$75,000
Playground area adjacent to existing stone pavilion	1	EA	Playground	100000	\$100,000
Kiosk for permit vending cover and information	1	EA	Kiosk Shelter	5000	\$5,000
TOTAL					\$956,925
SUB-TOTAL					\$984,925
SUBSEQUENT ACTION					
New fish weighing and cleaning station	1	EA	Shelter with Concrete Block / Water	20000	\$20,000
Pavilion near new concession stand/restroom building 30x44 laminated wood shelter	1	EA	Pre-Engineered Shelter	50000	\$50,000
TOTAL					\$70,000
GRAND TOTAL					\$1,054,925

Lake Humphreys: Passive

Immediate Action:

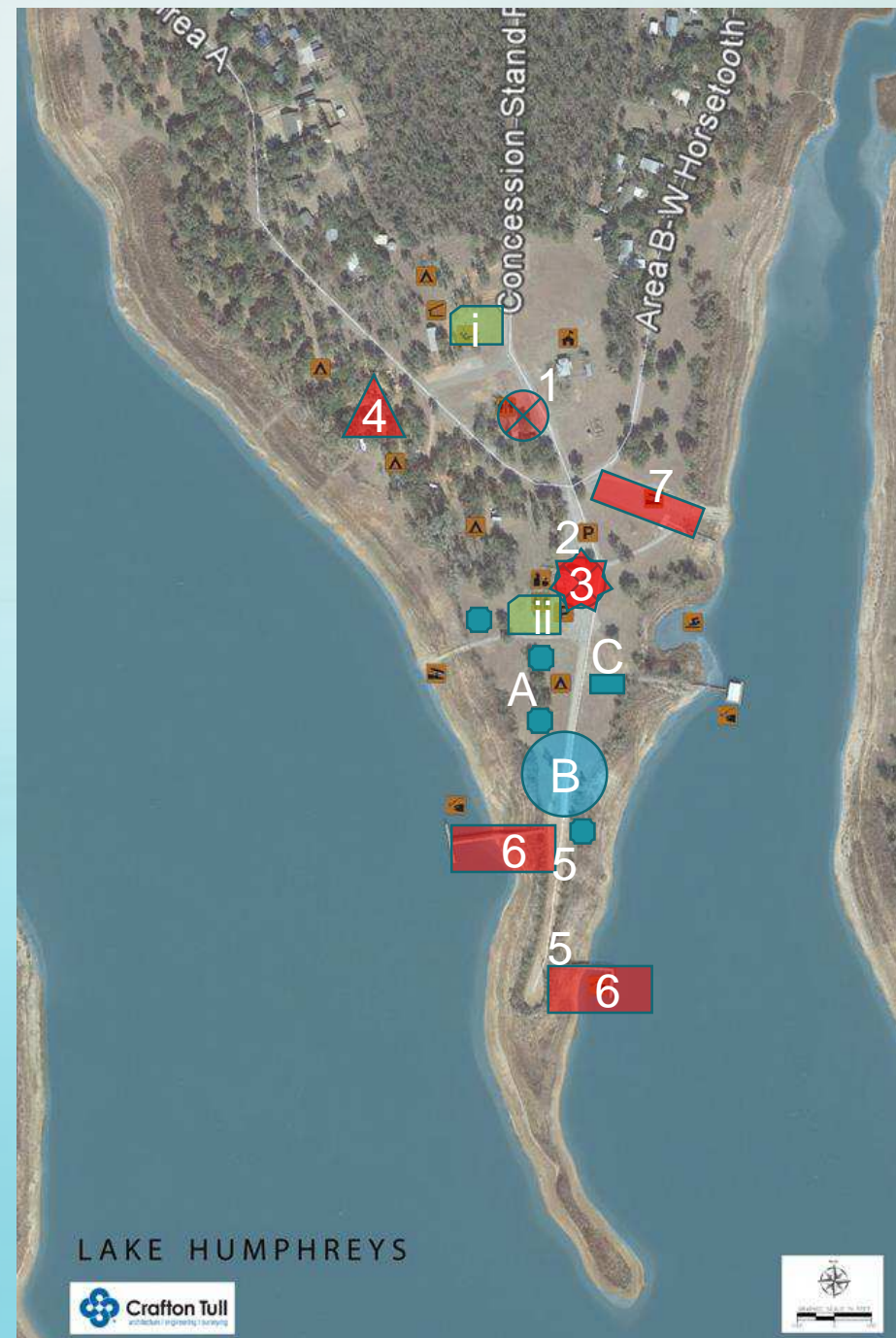
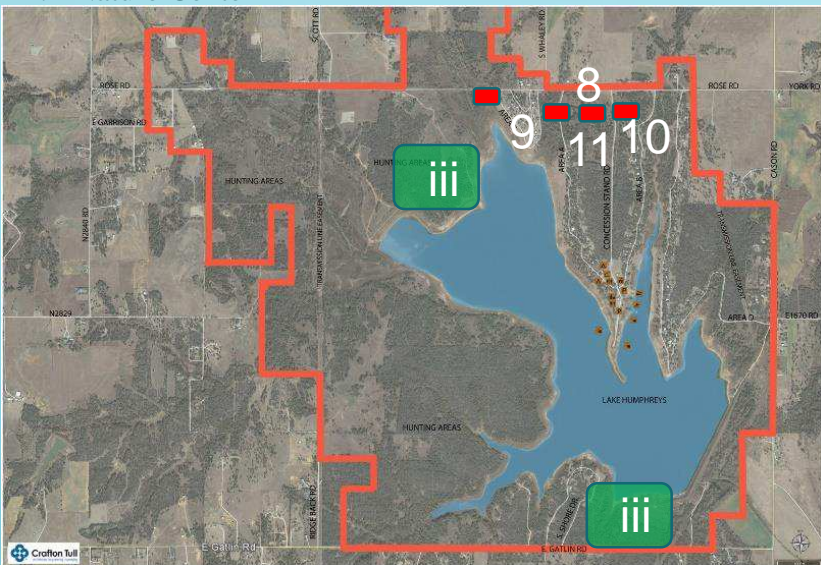
1. Remove existing restroom
2. Remove existing concession building
3. Replace with a combo restroom, concession building
4. Upgrade campground electrical, concrete pads, picnic tables, grills, signage
5. Upgrade accessible access to fishing piers
6. Repair and stabilize fishing piers
7. Reseal and stripe ramp parking area
8. New sign at intersection of Concession Stand Rd and Rose Rd.
9. New informational signage at Concession Stand Rd, Area A, and Area B park area entrances
10. Change out all existing street and traffic signage that is faded and not legible
11. Consider changing Concession Stand Road name to Lake Humphrey Avenue

Secondary Action:

- A. Add a series of shelters within the peninsula to compliment a new concession building.
- B. Provide improved turn-around vehicular and pedestrian access.
- C. Fish weighing and cleaning station

Subsequent Action:

- i. Add and upgrade playground facilities to existing pavilion
- ii. Add new playground facility adjacent to new pavilion
- iii. Nature Center



LAKE HUMPHREYS					
FIRST PRIORITY - IMMEDIATE ACTION					
Remove existing restroom	1	EA	Demolish Building	10000	\$10,000
Remove existing concession building	1	EA	Demolish Building	20000	\$20,000
Replace with a combo restroom, concession building	1	EA	Pre-Engineered Building	250000	\$250,000
Upgrade campground electrical, concrete pads, picnic tables, grills, signage	38	EA	Campground Package	7500	\$285,000
Upgrade accessible access to fishing piers	2	EA	Concrete Access Ramping	10000	\$20,000
Repair and stabilize fishing piers, 1320 lf	1320	LF	Wood Repairs	10	\$13,200
Re-seal and stripe ramp parking area	10058	S.Y.	Asphalt Sealer	5	\$50,290
New monument sign at intersection of Concession Stand Rd and Rose Rd.	1	EA	Monument Sign	5000	\$5,000
New informational signage at Concession Stand Rd, Area A, and Area B park area entrances	1		Vertical Metal Street Sign	500	\$500
Change out all existing street and traffic signage that is faded and not legible	1	EA	Vertical Metal Street Sign	500	\$500
Consider changing Concession Stand Road name to Lake Humphrey Avenue	1	EA	Vertical Metal Street Sign	500	\$500
TOTAL					\$654,990
SECOND PRIORITY					
Add a series of shelters within the peninsula to compliment a new concession building	6	EA	Pre-Engineered Shelter	15000	\$90,000
Provide improved turn-around vehicular and pedestrian access.	1	EA	Asphalt Turn-around	100000	\$100,000
New fish weighing and cleaning station	1	EA	Shelter with Concrete Block / Water	20000	\$20,000
Kiosk for permit vending cover and information	1	EA	Kiosk Shelter	5000	\$5,000
TOTAL					\$215,000
SUB-TOTAL					\$869,990
SUBSEQUENT ACTION					
Add and upgrade playground facilities to existing pavilion	1	EA	Playground	50000	\$50,000
Add playground area adjacent to new pavilion	1	EA	Playground	100000	\$100,000
Nature Center	1	EA	Building, Trails, Outdoor Exhibits	2,000,000	\$2,000,000
TOTAL					\$2,150,000
GRAND TOTAL					\$3,019,990

Clear Creek Lake: Active, Social, Family Oriented Activities, Recommend no Hunting Activities

10 ■ SIGN AT HWY 29

Immediate Action:

1. Remove existing concession building
2. Remove existing restroom by concession building
3. Replace with a combo restroom, concession building
4. Upgrade campground electrical, concrete pads, picnic tables, grills, signage
5. Upgrade beach area at concession pavilion
6. Repair and stabilize fishing piers and walkways
7. New informational signage at intersection of Cabin Site Rd and Clear Creek Rd.
8. New informational signage at Parker and Clear Creek Rd, replacing the wooden sign
9. New informational signage at Parker and Campground Rd.
10. New informational signage at Lake Rd and Clear Creek Rd.
11. New informational signage at HWY 29 and Clear Creek Rd.
12. New informational signage at Campground Rd and Clear Creek Rd.
13. Change out all existing street and traffic signage that is faded and not legible
14. Remove existing restroom at the corner of Lake Rd and Lakefront Rd.
15. Remove existing wooden playground equipment
16. Fish weighing and cleaning station

Secondary Action:

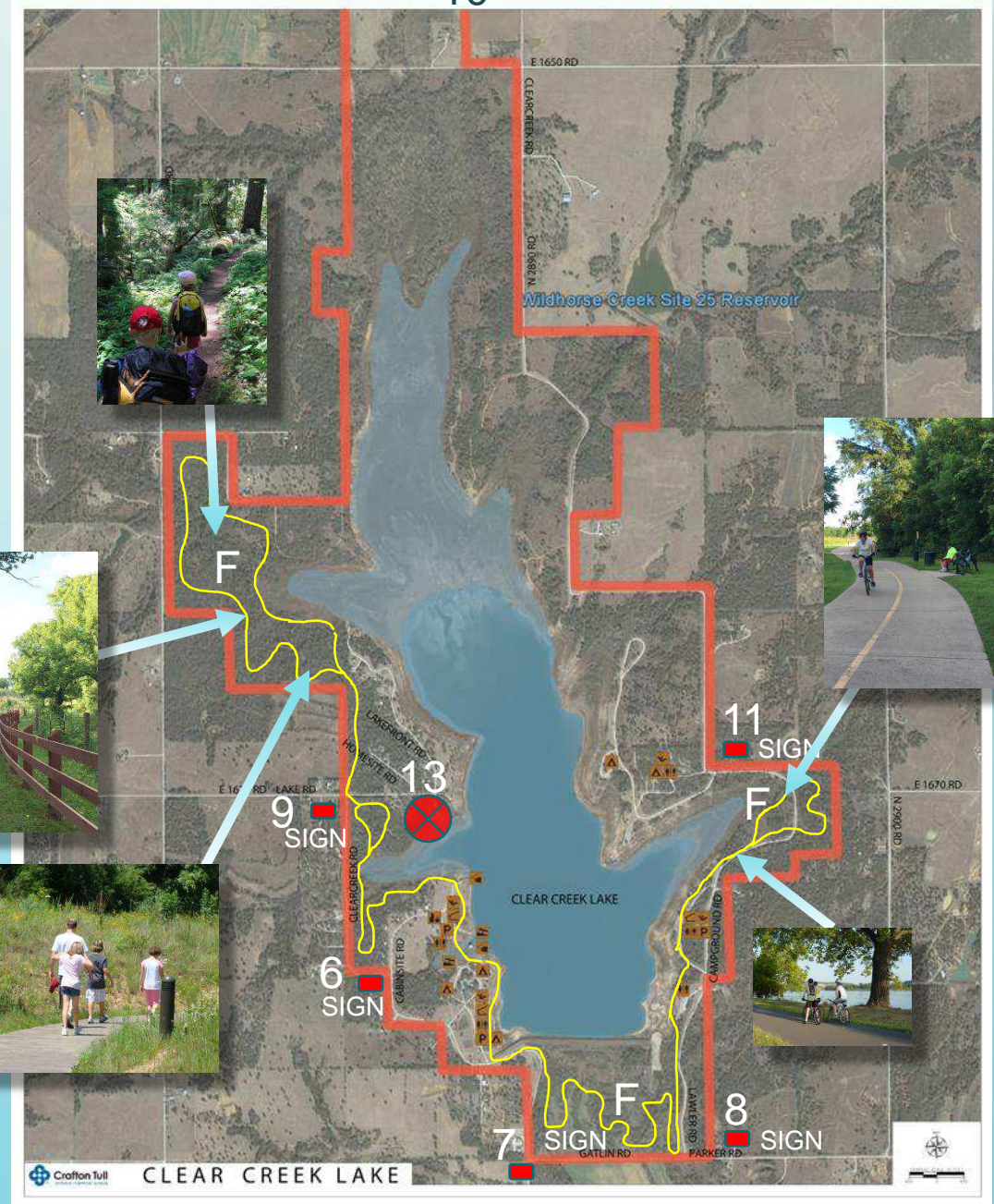
- A. Replace restroom at large campground area at the northeast side of lake
- B. Canoe and small boat dock and shelter
- C. Move boat dock to other side of lake
- D. New beach area adjacent to other pavilion
- E. New beach area near new boat dock and ramp
- F. Walking Trails
- G. Off-Leash Dog Park Areas

Subsequent Action:

- i. Replace restrooms at the three other areas
- ii. Upgrade campground electrical, concrete pads, picnic tables, grills, signage
- iii. Camp Lodge and Cabins
- iv. Amphitheater, Stage, Performance Venue

Alternative Third Party Development:

- KOA
- Yogi Bear's Jellystone Park



Clear Creek Lake: Active, Social, Family Oriented Activities

Immediate Action:

1. Remove existing concession building
2. Remove existing restroom by concession building
3. Replace with a combo restroom, concession building
4. Upgrade campground electrical, concrete pads, picnic tables, grills, signage
5. Upgrade beach area at concession pavilion
6. Repair and stabilize fishing piers and walkways
7. New informational signage at intersection of Cabin Site Rd and Clear Creek Rd.
8. New informational signage at Parker and Clear Creek Rd, replacing the wooden sign
9. New informational signage at Parker and Campground Rd.
10. New informational signage at Lake Rd and Clear Creek Rd.
11. New informational signage at HWY 29 and Clear Creek Rd.
12. New informational signage at Campground Rd and Clear Creek Rd.
13. Change out all existing street and traffic signage that is faded and not legible
14. Remove existing restroom at the corner of Lake Rd and Lakefront Rd.
15. Remove existing wooden playground equipment
16. Fish weighing and cleaning station

Secondary Action:

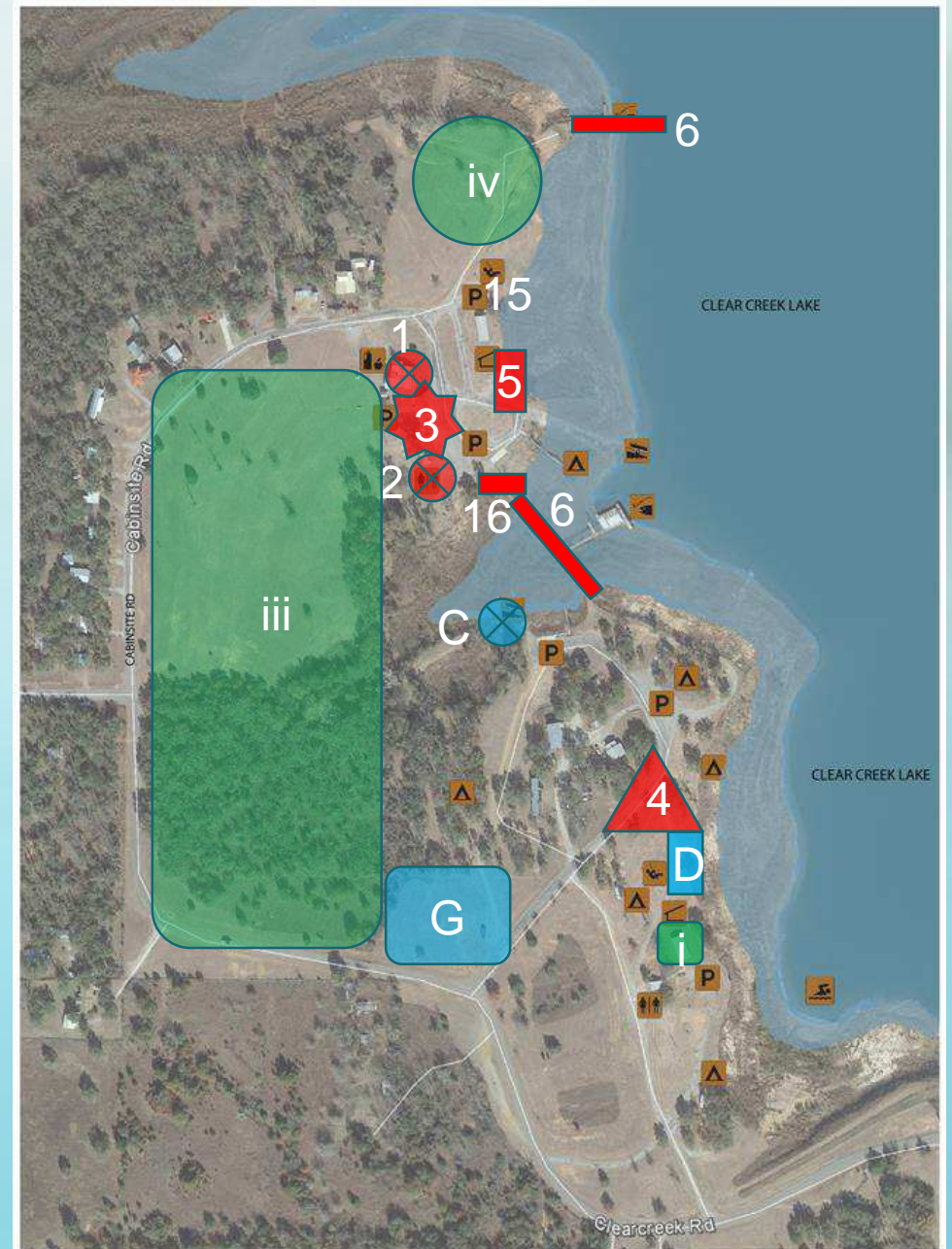
- A. Replace restroom at large campground area at the northeast side of lake
- B. Canoe and small boat dock and shelter
- C. Move boat dock to other side of lake
- D. New beach area adjacent to other pavilion
- E. New beach area near new boat dock and ramp
- F. Walking Trails
- G. Off-Leash Dog Park Areas

Subsequent Action:

- i. Replace restrooms at the three other areas
- ii. Upgrade campground electrical, concrete pads, picnic tables, grills, signage
- iii. Camp Lodge and Cabins
- iv. Amphitheater, Stage, Performance Venue

Alternative Third Party Development:

- KOA
- Yogi Bear's Jellystone Park





AMPHITHEATER SHELTER
SHELTER IMAGE FROM POLIGON



COMBINATION RESTROOM /
CONCESSION BUILDING
IMAGE FROM ROMTEC, INC



RESTROOM IMAGE FROM CXT
CONCRETE BUILDINGS -MONTROSE



BEACH



CANOE, KAYAK, TUBE RENTALS

Clear Creek Lake: Active, Social, Family Oriented Activities

Immediate Action:

1. Remove existing concession building
2. Remove existing restroom by concession building
3. Replace with a combo restroom, concession building
4. Upgrade campground electrical, concrete pads, picnic tables, grills, signage
5. Upgrade beach area at concession pavilion
6. Repair and stabilize fishing piers and walkways
7. New informational signage at intersection of Cabin Site Rd and Clear Creek Rd.
8. New informational signage at Parker and Clear Creek Rd, replacing the wooden sign
9. New informational signage at Parker and Campground Rd.
10. New informational signage at Lake Rd and Clear Creek Rd.
11. New informational signage at HWY 29 and Clear Creek Rd.
12. New informational signage at Campground Rd and Clear Creek Rd.
13. Change out all existing street and traffic signage that is faded and not legible
14. Remove existing restroom at the corner of Lake Rd and Lakefront Rd.
15. Remove existing wooden playground equipment
16. Fish weighing and cleaning station

Secondary Action:

- A. Replace restroom at large campground area at the northeast side of lake
- B. Canoe and small boat dock and shelter
- C. Move boat dock to other side of lake
- D. New beach area adjacent to other pavilion
- E. New beach area near new boat dock and ramp
- F. Walking Trails
- G. Off-Leash Dog Park Areas

Subsequent Action:

- i. Replace restrooms at the three other areas
- ii. Upgrade campground electrical, concrete pads, picnic tables, grills, signage
- iii. Camp Lodge and Cabins
- iv. Amphitheater, Stage, Performance Venue

Alternative Third Party Development:

- KOA
- Yogi Bear's Jellystone Park



Clear Creek Lake: Active, Social, Family Oriented Activities

Immediate Action:

1. Remove existing concession building
2. Remove existing restroom by concession building
3. Replace with a combo restroom, concession building
4. Upgrade campground electrical, concrete pads, picnic tables, grills, signage
5. Upgrade beach area at concession pavilion
6. Repair and stabilize fishing piers and walkways
7. New informational signage at intersection of Cabin Site Rd and Clear Creek Rd.
8. New informational signage at Parker and Clear Creek Rd, replacing the wooden sign
9. New informational signage at Parker and Campground Rd.
10. New informational signage at Lake Rd and Clear Creek Rd.
11. New informational signage at HWY 29 and Clear Creek Rd.
12. New informational signage at Campground Rd and Clear Creek Rd.
13. Change out all existing street and traffic signage that is faded and not legible
14. Remove existing restroom at the corner of Lake Rd and Lakefront Rd.
15. Remove existing wooden playground equipment
16. Fish weighing and cleaning station

Secondary Action:

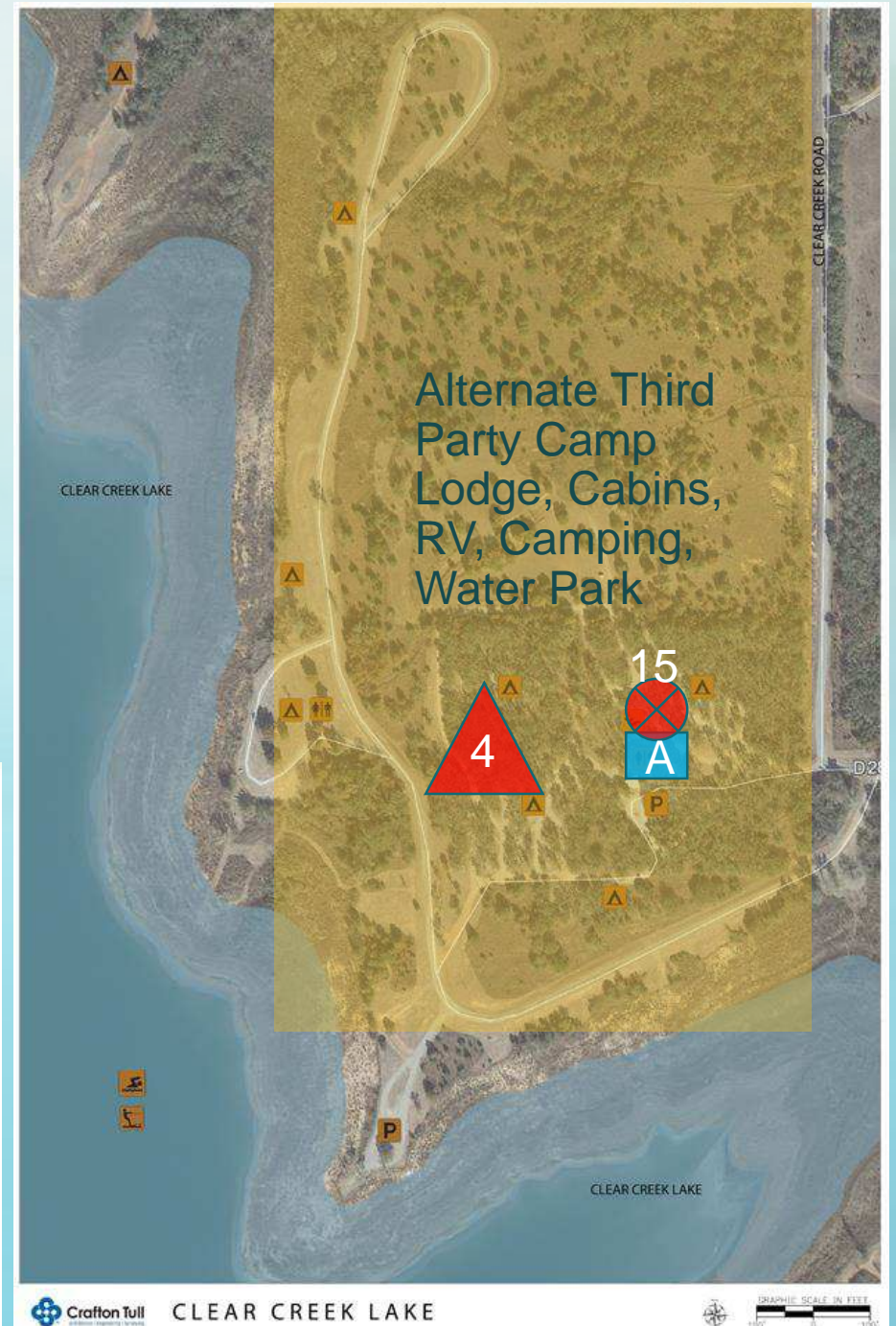
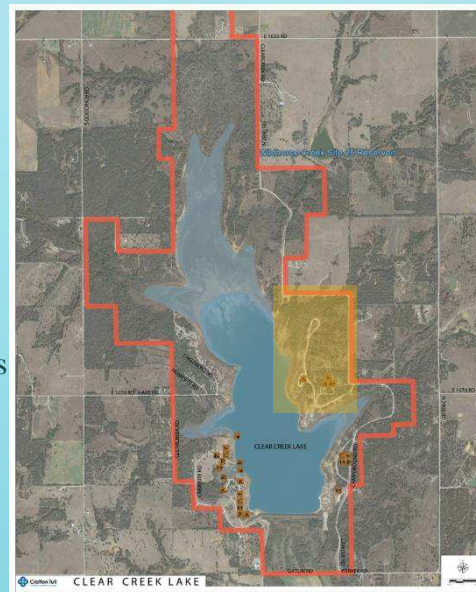
- A. Replace restroom at large campground area at the northeast side of lake
- B. Canoe and small boat dock and shelter
- C. Move boat dock to other side of lake
- D. New beach area adjacent to other pavilion
- E. New beach area near new boat dock and ramp
- F. Walking Trails
- G. Off-Leash Dog Park Areas

Subsequent Action:

- i. Replace restrooms at the three other areas
- ii. Upgrade campground electrical, concrete pads, picnic tables
- iii. Camp Lodge and Cabins
- iv. Amphitheater, Stage, Performance Venue

Alternative Third Party Development:

- Example: KOA
- Example: Yogi Bear's Jellystone Park



Clear Creek Lake: Active, Social, Family Oriented Activities
Alternative Third Party Development – Public / Private Development:

- KOA
- Yogi Bear’s Jellystone Park

OWN A KOA CAMPGROUND Log in

THE BRAND FRANCHISING BUILD A KOA BUY A KOA NEWS

WELCOME TO KOA

Kampgrounds of America is one of the most recognized brands in North America. Since 1962, KOA has been delivering outdoor hospitality to all varieties of campers from travelers looking for a convenient stop-over to families seeking a fun getaway in the outdoors to retirees enjoying a winter stay in one of our southern destinations.

KOA is heading into its sixth decade stronger than ever, delivering on the brand promise of unmatched quality, cleanliness, safety and fun. KOA leads the campground industry by continually innovating and increasing the KOA owners' share of the value-driven camping market.

With nearly 600 campgrounds across the United States and Canada, the KOA system is made up of a diverse, friendly and professional group of entrepreneurs. Our franchisees enjoy individual business ownership combined with KOA's unparalleled marketing, technological and peer support. This fresh, flexible franchise model allows business owners to achieve their unique goals and ambitions and live the lifestyle they've desired.

WHY PARTNER WITH KOA? Watch our video to learn about becoming part of the KOA system. [PLAY THE VIDEO ▶](#)

FRANCHISE BROCHURE Complete benefits information associated with a KOA franchise. [CLICK HERE ▶](#)

REQUEST INFORMATION Interested in purchasing an existing KOA or building a new KOA? [REQUEST NOW ▶](#)

CONTACT US KOA Franchise Representative 903-546-7299 [EMAIL](#)

CLUB YOGI REWARDS Find us on Map info@keystonelakejp.com

KEYSTONE LAKE
 200 Acres of Family Fun
 18 Miles West Of Tulsa

Call us Today 918-865-2845

Home Lodging Rates Park Activities Policies Communications [RESERVE NOW](#)

Family, Friends And Fun

RV Rentals from \$9.47/Day
[Reserve your RV Now ▶](#)

FOLLOW US...
 Yogi Bear... 10K likes
 Like Page
 Be the first of your friends to like this

Yogi Bear's Jellystone Park™ Camp-Resort at Keystone Lake



**Our park will open for the season on May 15th 2017,
 Call us or reserve your site online**

Yogi Bear's Jellystone Park™ Camp-Resort at Keystone Lake



2 Pools and Water Slides Opening 6/30

CLEAR CREEK LAKE					
FIRST PRIORITY - IMMEDIATE ACTION					
Remove existing concession building	1	EA	Demolish Building	20000	\$20,000
Replace with a combo restroom, concession building	1	EA	Pre-Engineered Building	250000	\$250,000
Upgrade campground electrical, concrete pads, picnic tables, grills, signage	103	EA	Campground Package	7500	\$772,500
New beach area adjacent to existing pavilion by concession	240	Tons	Sand	135	\$32,400
Repair and stabilize fishing piers and walkways	5920	SF	Potential Wood Repairs	5	\$29,600
Provide new boat ramp parking area	30000	SF	Asphalt Lot	12	\$360,000
New informational signage at intersection of Cabin Site Rd and Clear Creek Rd.	1	EA	Vertical Metal Street Sign	500	\$500
New informational lake signage at Parker and Clear Creek Rd, replacing the wooden sign	1	EA	Monument Sign	5000	\$5,000
New informational signage at Parker and Campground Rd.	1	EA	Vertical Metal Street Sign	500	\$500
New informational signage at Lake Rd and Clear Creek Rd.	1	EA	Vertical Metal Street Sign	500	\$500
New informational signage at HWY 29 and Clear Creek Rd.	1	EA	Vertical Metal Street Sign	500	\$500
New informational signage at Campground Rd and Clear Creek Rd.	1	EA	Vertical Metal Street Sign	500	\$500
Change out all existing street and traffic signage that is faded and not legible	10	EA	Vertical Metal Street Sign	200	\$2,000
Remove existing restroom at the corner of Lake Rd and Lakefront Rd.	1	EA	Demo Restroom	10000	\$10,000
Remove existing wooden playground equipment	1	EA	Demo Playground	5000	\$5,000
New fish weighing and cleaning station	1	EA	Shelter with Concrete Block / Water	20000	\$20,000
TOTAL					\$1,509,000

Lake Fuqua: Passive

Immediate Action:

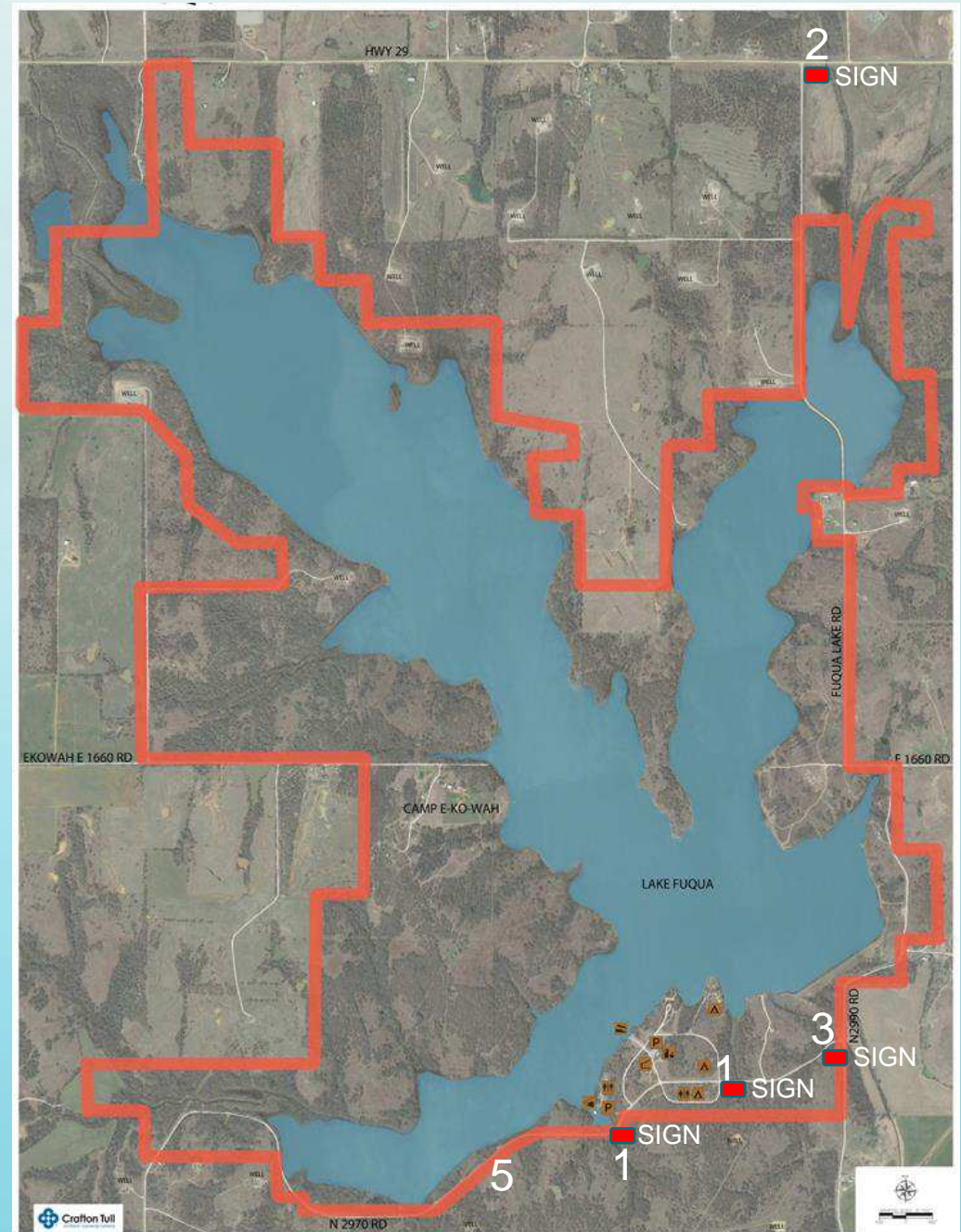
1. New informational signage at both east and west entrances
2. Add new signage at intersection of Hwy. 29 and Fuqua Lake Rd (16 Mile Rd. S)
3. Add new signage at the intersection of Fuqua Lake Rd (16 Mile Rd S) and 1670.
4. Change out all existing street and traffic signage that is faded and not legible
5. Consider changing 1670 Rd to Lake Fuqua Avenue

Secondary Action:

- A. Remove existing restroom by concession building
- B. Remove existing concession building
- C. Replace with a combo restroom, concession building
- D. Upgrade campground electrical, concrete pads, picnic tables, grills and signage

Subsequent Action:

- i. Replace demolished fishing pier
- ii. Fish weighing and cleaning station



Lake Fuqua: Passive

Immediate Action:

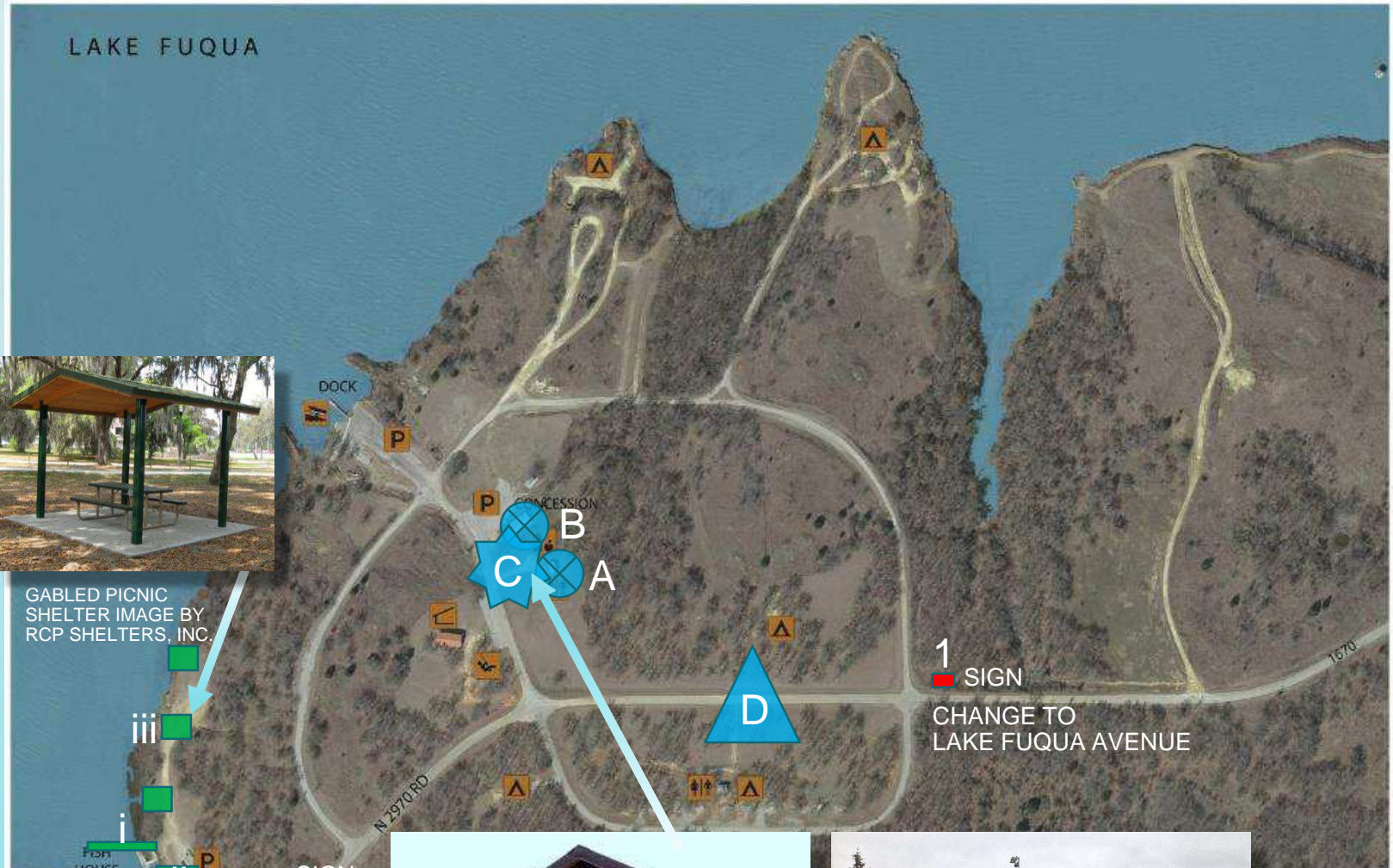
1. New informational signage at both east and west entrances
2. Add new signage at intersection of Hwy. 29 and 16 Mile Rd. S
3. Add new signage at the intersection of 16 Mile Rd S. and 1670.
4. Change out all existing street and traffic signage that is faded and not legible
5. Consider changing 1670 Rd to Lake Fuqua Avenue

Secondary Action:

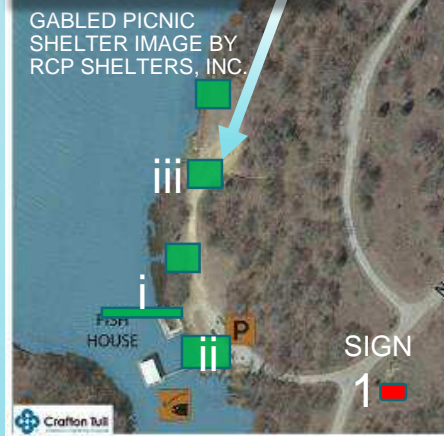
- A. Remove existing restroom by concession building
- B. Remove existing concession building
- C. Replace with a combo restroom, concession building
- D. Upgrade campground electrical, concrete pads, picnic tables, grills and signage

Subsequent Action:

- i. Replace demolished fishing pier
- ii. Fish weighing and cleaning station
- iii. 3 gabled picnic shelters



GABLED PICNIC SHELTER IMAGE BY RCP SHELTERS, INC.



RESTROOM / CONCESSION COMBINATION IMAGE FROM ROMTEC, INC



LAKE FUQUA					
FIRST PRIORITY - IMMEDIATE ACTION					
New informational signage at both east and west entrances	2	EA	Monument Sign	6000	\$12,000
Add new signage at intersection of Hwy. 29 and 16 Mile Rd. S	1	EA	Vertical Metal Sign	500	\$500
Add new signage at the intersection of 16 Mile Rd S. and 1670.	1	EA	Vertical Metal Sign	500	\$500
Change out all existing street and traffic signage that is faded and not legible	4	EA	Vertical Metal Sign	500	\$2,000
Consider changing 1670 Rd to Lake Fuqua Avenue	2	EA	Vertical Metal Sign	500	\$1,000
TOTAL					\$16,000
SECOND PRIORITY					
Remove existing restroom by concession building	1	EA	Demolish Building	10000	\$10,000
Remove existing concession building	1	EA	Demolish Building	25000	\$25,000
Replace with a combo restroom, concession building	1	EA	Pre-Engineered Building	220000	\$220,000
Upgrade campground electrical, concrete pads, picnic tables, grills and signage	20	EA	Campground Package	7500	\$150,000
Remove Existing dilapidated fishing pier	1			7000	\$7,000
Kiosk for permit vending cover and information	1	EA	Kiosk Shelter	5000	\$5,000
TOTAL					\$417,000
SUB-TOTAL					\$433,000
SUBSEQUENT ACTION					
Replace demolished fishing pier with a new one	1	EA	Wood with wood piers and rail	200000	\$200,000
Fish weighing and cleaning station	1	EA	Shelter with Concrete Block / Water	20000	\$20,000
TOTAL					\$220,000
GRAND TOTAL					\$653,000

LAKE IMPROVEMENTS IMPLEMENTATION PLAN - BUDGET SUMMARY

	FIRST PRIORITY	SECOND PRIORITY	SUBSEQUENT ACTION	TOTAL
DUNCAN LAKE	\$28,000	\$956,925	\$70,000	\$1,054,925
LAKE HUMPHREYS	\$654,990	\$215,000	\$2,150,000	\$3,019,990
CLEAR CREEK LAKE	\$1,509,000	\$3,540,000	\$3,852,500	\$8,901,500
LAKE FUQUA	\$16,000	\$417,000	\$220,000	\$653,000
TOTALS	\$2,207,990	\$5,128,925	\$6,292,500	\$13,629,415

Fundraising

Significant funding is required to return the Lake amenities, not only back to where they once were, but also provide additional contemporary programs and services.

There is not one funding source that will efficiently meet the budget demands in order to implement the Lakes improvements and operations. Funding will have to come from a variety of sources. Below is a list of City, State, Federal, Corporate, and Private resources that can be applied for or developed to bring funds into the implementation and maintenance of the Lakes.

Funding Sources

City

1. Leases for Home Sites at Fair Market Value
2. General Obligation Bonds
3. Transient Occupancy Tax
4. General sales Tax
5. Temporary Sales tax
6. Permit Fees/Cost Recovery
7. Special Fund Raisers/Awareness Campaigns “Love Your Lakes”
8. Advertising Sales
9. Lakes Foundation
10. Public/Public Partnerships
11. Public/Private Partnerships
 - a) Cell tower leases
 - b) Wi-Fi Revenue
 - c) Lease Backs

12. State

13. Oklahoma Department of Wildlife Conservation
14. Oklahoma Conservation Commission, Stephens County Conservation District

Federal

1. National Recreation and Park Association (NRPA)
 - a) Helps with crowd funding campaigns
2. Land and Water Conservation Fund
3. Natural Resource Conservation Service (NRCS)
4. National Recreational Trails Program
5. Design Arts Program
6. Surface Transportation Program
7. Community Development Block Grant Program

Corporate

1. Venue Sponsorships
2. Adopt an Area

Private

1. Donations
2. Land Trust
3. Conservation District
4. Volunteerism/Adopt a Lake “Love Your Lake”
5. Conservation Coalition of Oklahoma
 - a) The Nature Conservancy
 - b) Land Legacy
 - c) National Wildlife Federation
 - d) Whole Creation Community
 - e) Oklahoma B.A.S.S. Federation Nation
 - f) Central Oklahoma Quail Forever 89ers Chapter
 - g) Trout Unlimited

Implementation

Immediate Action:

Create **three** new positions to be placed under the management of the Public Works Department or Parks and Recreation Department.

There needs to be three qualified and dedicated people who will get up every day and think exclusively about the lakes.

These positions will, over time, be self-sustaining due to increased revenue streams from permit fees and other associated revenue.

The **first** individual will be the Lakes Commissioner and the person responsible for bringing in the funds and managing the budget, the income and expenditures. He or she will also act as liaison to the other involved organizations.

The enclosed laundry list of funding opportunities need to be continually researched and managed.

The **second** individual will be responsible for taking the generated funds and implement the upgrades. This project and contract manager may be a part of the Public Works Department or the Parks and Recreation Department. This job would entail writing requests for proposals to have projects implemented, manage the bidding and contract process, coordinate construction inspections and manage all warranties.

The **third** individual will be responsible for maintenance of the lakes system. This person may already be a part of the Parks and Recreation team. This individual will be responsible for setting up the maintenance plans associated with the budget dollars and oversee the implementation of them.

Activity Implementation: Public / Private Organizations:

Community volunteer organizations such as the Lakes Commission are very important to be a voice of the people and an advocate of the lakes and its master plan implementation progress. Headed by the Lakes Commissioner, this organization is crucial for public/private dialogue. The Lakes Commission should also work more in the community as the liaison that it is and bring more potential partners into the system. These partners can bring in volunteering, activities and vendors and therefore media exposure and permit dollars. Groups from the corporations, corporate foundations, education, philanthropic fundraising, wellness, youth, senior, pet, and outdoor enthusiast communities can bring in their support, activities and programs.

Create a simple format and application structure for these organizations from these different types of communities to setup their activities and programs.

An sample list of Potential Corporate Partners:

Arvest Bank
Bank of Commerce
Bank First
Dollar General
Duncan Machine Products
Edward Jones
Enable Midstream
Family Dollar
First Bank and Trust Co.
Halliburton
Halliburton Employees' Federal Credit Union
Legacy Bank
Stephens County Abstract
Sutterfield Technologies
United Way of Stephens County
Walmart
Wilco
WW Builders Inc

Existing Organization Partners:

The existing and future lease holders need a simple mechanism or path to submit plans for improvements and or maintenance of existing improvements. The organizations need to understand what is expected of them from a maintenance and improvement standpoint. Lease agreement instructions should include annual requirements and expectations with consequences if they do not implement them.

- **Camp Waluhi'yi**
- **Camp E-Ko-Wah**
- **Chisholm Trail Radio Controlled Flying Club**
- **Duncan Lake Horse Club**
- **Duncan Bow Hunters**
- **Duncan Trap Club**
- **Stephens County Rifle and Pistol Club**
- **Shady Oaks RV Park - offsite**

Public / Public Organizations:

Partners from other public entities also can make great supporters of the lakes system. Entities such as the Stephens County Health Department have a symbiotic relationship with the lakes. Other health promoting agencies can implementing health and wellness activities, fairs, assessments as well.

Potential partners:

Department of Human Services
Duncan Chamber of Commerce and Industry
Duncan Area Economic Development Foundation
Duncan Convention and Visitors Bureau
Duncan Regional Hospital
Safe Kids Oklahoma
Sharps Disposal Guidelines
Smart Start of Stephens County
Stephens County Community Health Directory
Stephens County Community Resource Directory
Stephens County Fair Grounds and Expo Center
Transportation Services by County-My Ride Statewide

The Local Schools, including the Cameron University, Red River Technology Center, Duncan, and Marlow Public School systems can be a strong partner and advocate of the lakes. Exposure to the lakes from a young age can foster an affinity for the lakes and an understanding of the benefits they bring and a spirit of stewardship and involvement in the lakes that could last for a lifetime and be passed down to their children.

Existing community partners of the schools can also become partners of the lakes:

Beautiful Day
Cover Our Kids
Gabriel's House
One True Light

Maintenance

1. Develop a Maintenance Scope using a Hierarchical System of Different Levels of Maintenance
 2. Create a Capital Asset Depreciation and Life Cycle Replacement Schedule
 3. Integrate Component Life Cycle Schedules into Maintenance Scope
 4. Develop An Overall Maintenance Schedule
 5. Determine Budget From Schedule
 6. Track Scope and Man-hours as Seasons Go By
 7. Adjust New Schedules and Budgets Accordingly
 8. Create a Living Inventory and Condition Assessment for a Preventative Maintenance Plan
- A. Create Dedicated Maintenance Fund for the Lake System
 - B. Determine Percentage Needed to Pull from Permit Fees to pay for Ongoing Maintenance
 - C. Pull a Percentage from New Acquisitions Funding and Place in New Account Dedicated to Life Cycle Schedules



Questions, Comments, Concerns.....



“Love Your Lakes”
Duncan
Recreational Lakes
Master Plan

Duncan Lake
Lake Humphreys
Clear Creek Lake
Lake Fuqua
Duncan, Oklahoma



Thank You!

