



Shawnee Lake Leaseholders Alliance 2026



LAKE #1 DAM

Designated by FEMA as “High Hazard” meaning failure could lead to loss of life and substantial property damage, requiring annual inspection reports to OWRB.

- 2022 Terracon annual report revealed deficiencies
- 2023 Terracon conducted geo-technical investigation
- 2024 Freese & Nichols hired to perform Engineering Services
- 2025 Freese & Nichols engineering report revealed no major safety concerns and made the following recommendations:

RECOMMENDATIONS

Additional Studies:

- Updated Breach Model/Inundation Maps

Dam Repair Projects:

- Riprap Repair/Replacement
- Clear Trees/Vegetation
- Scour Protection in Spillway

Table 19. Estimated Construction Costs – Recommended Dam Improvements

Work Item	Base OPCC	Estimate Range		
		-15	to	+50
Mobilization/Demobilization	\$185,800	\$157,930	-	\$278,700
Erosion and Sediment Controls	\$53,000	\$45,050	-	\$79,500
Care of Water During Construction	\$235,000	\$199,750	-	\$352,500
Upstream Riprap Replacement	\$2,363,000	\$2,008,550	-	\$3,544,500
Downstream Slope/Toe Clear & Grub	\$216,000	\$183,600	-	\$324,000
Spillway Repairs	\$74,800	\$63,580	-	\$112,200
TOTAL	\$3,127,600	\$2,658,460	-	\$4,691,400



LAKE #1 DAM (Cont'd)



Basin Scrubbed Below the Dam



Road Added for Maintenance



LAKE LOT SURVEYS

- The City awarded contracts to Elevation Land Survey to begin surveying lakefront lots as follows:
 - ✓ **PHASE I** August 2023 -- Damron, Seck, and Belcher Tracts.
 - ✓ **PHASE II** August 2024 -- Bodkin, Mosler, Magnino, and Skipper Tracts.
 - ✓ **PHASE III** (Final Phase) June 2025 – Johnston, Magnino A, Fry, Hart, Renfro, Curry, Rowe, Coffman, and Eckel Tracts.
- All surveys have been completed and staked except Phase III which is expected to be completed in late summer or early fall.
- According to former City Engineer Seth Barkhimer, purpose of the surveys is to establish and document the boundaries of each lot.



SHORT TERM RENTALS



- Must apply for Conditional Use Permit (CPU) through City of Shawnee
- Permit must be approved by the Shawnee City Commission
- Rules and Regulations posted on city's web site at www.ShawneeOk.org and on SLLA web site at www.Shawnee-Lake.com
- Permit can be revoked for Rules violations.



TRANSFERRING LEASEHOLD TO A TRUST

At their December 2024 meeting, the City Commission approved the following change to the ordinance pertaining to the assignment of a leasehold to a Trust:

Sec. 16-322. Assignment of Lease; sale of improvements ...

- c) Notwithstanding the foregoing, no transfer charge shall be charged in the following situations:
1. Where the transfer is made to a trust of which the lessee is the grantor and owner of the assets and property for income and estate tax purposes;
 2. As a result of the administration of a trust or estate, or the probate of a will;
 3. In cases where a lease has joint owners and one owner obtains full ownership rights.

However, a \$250 administrative fee will be assessed against the lessee or its estate to transfer the lease pursuant to an exception listed above. Further, any transfer made pursuant to the exceptions listed in the instant sub-section does not require the approval of the city commission, but may be administratively performed by the City Manager or their designee.



LEASEHOLD CANCELLATIONS

CURRENT ITEM	MOTION
10. Consideration to revoke the Cabin Site Lake Lot Lease (Lease No. 009801) for the tract situated at 15001 Colson Lane.	Approve
VOTE RESULTS	
☒ YES	Eric Stephens
☐ NO	Greta Shuler
☐ NO	Chris Odneal
☒ YES	Ashley Fichtner
☒ YES	Mark Sehorn
☒ YES	Lauren Richter
Carried 4-2-0	

CURRENT ITEM	MOTION
9. Consideration to revoke the Cabin Site Lake Lot Lease (Lease No. 5176) for the tract situated at 16816 Magnino Road.	approve
VOTE RESULTS	
☒ YES	Eric Stephens
☐ NO	Greta Shuler
☒ YES	Ashley Fichtner
☒ YES	Mark Sehorn
☒ YES	Lauren Richter
Carried 4-1-0	

- Don't rely on the city to notify you that your lease payment is due!
- Mark your calendar and make your payment on time or in advance.



ROAD SAFETY

- The city's Traffic Commission was established in 1982 and was a liaison between the city and citizens to address safety-related traffic issues.
- In March 2022, the City Commission decided it was no longer necessary because of "improved data capabilities".
- Now, the only avenues for help with traffic-related concerns is through your ward commissioner or an online request on the city's web site (good luck with that).



TWIN LAKES MASTER PLAN

RECOMMENDATIONS BY HALFF & ASSOCIATES CONSULTING FIRM

(Adopted in January 2024):

LOT LEASE PROGRAM:

- 1) Continue to survey and plat lease lots;
- 2) Increase land use around the lake – residential and non-residential;
- 3) Evaluate lease fees to ensure they are consistent with market demand. Establish initial increase and annual review thereafter. For example:
 - Existing/Legacy leases - \$1,500 annually per acre
 - All new lake-front leases - \$2,250 annually per acre
 - All new non-lakefront leases - \$750 annually per acre
- 4) When issuing new lease, modify language pertaining to lease length, terms of usage, design standards, city intervention for cause, enforcement surcharges, etc.



TWIN LAKES MASTER PLAN *(Cont'd)*

REVENUE GENERATION:

- 1) Evaluate adopting Improvement District with property assessments generating revenue to fund infrastructure projects (*Note: Requires approval of >50% of property owners within the district*)
- 2) Increase existing fees (boating, fishing, camping, etc.) and implement new fees (including annual dock fees);
- 3) Install gate-controlled access to recreation areas and charge for parking;
- 4) Incentivize private investment.

ENVIRONMENTAL:

- 1) Currently, the Lakeshore Protection Zone applies only to leased properties. This should apply to the entire lake, regardless of ownership;
- 2) Provide stricter native buffering and vegetation requirements;
- 3) Increase lake shore buffer zone to 35 feet (instead of 25);
- 4) Prohibit the construction of seawalls;
- 5) Inspect septic systems annually.



TWIN LAKES MASTER PLAN *(Cont'd)*

SAFETY:

- 1) Consider forming a Public Safety District. Municipalities can create a district to fund public safety services and assess properties to fund the cost, if approved by voters.
- 2) Adopt proactive code enforcement pertaining to docks, campgrounds, and lake shore protection.

MASTER PLAN ACCOMPLISHMENTS TO-DATE:

- Lake lots being surveyed.
- Ordinance approved allowing short-term rentals at the lake.
- Adaptive Kayak Dock relocated and plans made for ADA compliance.

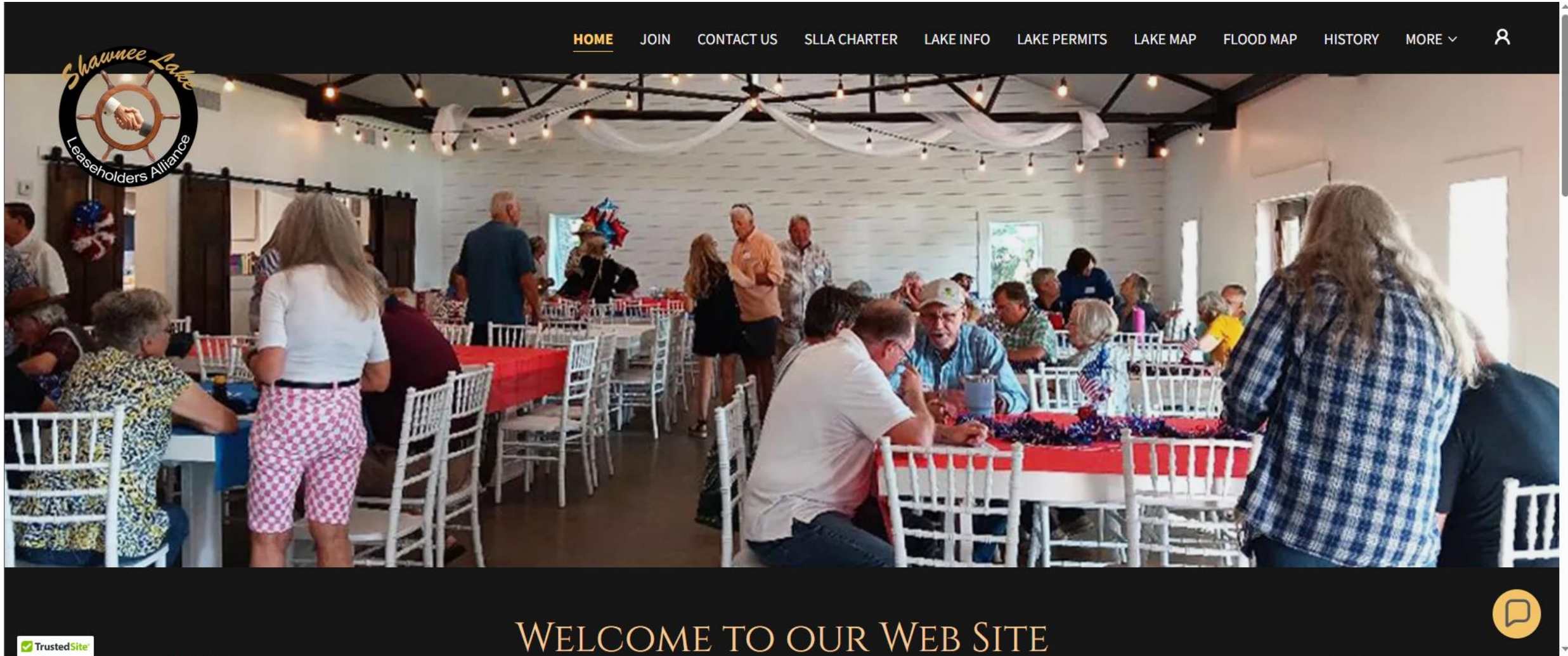


STATE LEGISLATION



- Last legislative session, Rep. Danny Sterling introduced bill to include primary residences on leased land in Homestead Act. If he is re-elected in November, he will reintroduce this bill in February.
- Advantages include: 1) \$1,000 exemption of assessed value; 2) protection from seizure for debt; 3) eligibility to apply for senior assessment freeze and 4) eligibility to apply for grants.
- Several other property tax relief measures will be introduced.
- Learn more at www.propertytaxreform-ok.com

SLLA WEB SITE ... www.Shawnee-Lake.com





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Twin Lakes Master Plan Summary (pdf)
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Shawnee Twin Lake Dam Report 1-13-25 (pdf)
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Surveys Phase 2 Belcher-Seck- Damron 4-15-24 (pdf)
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Short Term Rentals Ordinance (pdf)
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EXECUTIVE SUMMARY DAM Engineering Report Freese & Nichols (pdf)
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Surveys Phase 3 Magnino-Mosler-Skipper-Bodkin 5-22-25 (pdf)
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Shawnee 2024-2028 Capital Improvement Plan (pdf)
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Sec._22_191.____Twin_Lakes__TL__District. (pdf)
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Shawnee Lake Leaseholders Alliance

Let me know if you have any questions!

I have a question

No, thanks







Questions?