



## Legislation Text

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**File #:** 21-134, **Version:** 1

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**ITEM TITLE:**

Discuss the nature of the ownership of property known as Butch Suttle Park and provide direction to staff regarding any interest the City may have on said property.

**INITIATOR:** Richard Rogalski, Deputy City Manager  
Jeff Temple, Parks & Recreation Director

**STAFF INFORMATION SOURCE:** Richard Rogalski, Deputy City Manager  
Charlotte Brown, Code Plans Supervisor

**BACKGROUND:** Butch Suttle Park is a neighborhood park that is located in Sheridan Addition at NW 24<sup>th</sup> Street and NW Pollard Avenue. Recently, the re-developer of the Apple Run & Deer Park apartment complex to the south of Butch Suttle Park reached out to City staff regarding the possibility of purchasing or leasing all or a portion of the park to install a storm shelter for the complex. As the City has been working for some time to possibly divest the City from the maintenance responsibility of under used and underdeveloped parks, staff researched our ownership of the park property to see if such action was possible. However, in reviewing the records we discovered a serious problem regarding our rights to the property. The plat for this area was recorded with the County Clerk's office on August 5, 1952. On this plat the area that is now known as Butch Suttle Park, rather than a park dedication, was instead platted as lots and blocks, with the extension of the rights-of-way of NW Pollard Avenue and NW 25<sup>th</sup> Street. Both Sheridan Addition Part Two and Part Three do show the area as City Park, but staff has researched our records and Comanche County records extensively and can find nothing that formally dedicates this property as a park, even though it was obviously developed as and used as a city park since that time. Staff is now asking for City Council to direct them on how to proceed with the matter. If Council desires to maintain this property as a city park, staff will contact the heirs of the original developer and ask that they dedicate the property to the City of Lawton. However, if the City Council would rather the re-developer of the Apple Run & Deer Park Apartment Complex attempt to obtain ownership of the property directly from said heirs, than the City would soon no longer be required to maintain that property and be able to devote those resources elsewhere. It should be noted that the re-developer has stated that, other than the construction of a storm shelter, they are willing to maintain the remaining area as recreation area and install further improvements. Staff has reached out to the heirs of the original developer and discussed the current situation regarding this property and is ready to proceed with implementing the Council's direction.

**EXHIBIT:** Sheridan Addition Part One Plat  
Sheridan Addition Part Two Plat  
Sheridan Addition Part Three Plat

**KEY ISSUES:** Does Council wish to continue to maintain Butch Suttle Park?

**FUNDING SOURCE:** N/A

**STAFF RECOMMENDED COUNCIL ACTION:** Direct staff to not assert the City's potential interest in

the property known as Butch Suttle Park and to take those steps necessary to transition said property to private ownership/maintenance.