



Department of Community Development

City of Duncan, Oklahoma - September 2016

From the Director's Desk:

In trying to better serve the citizens of Duncan, Oklahoma, I have been attending several classes and conferences that are necessary to fulfill my duties as the Director of Community Development. I have been undergoing the National Incident Management Systems (NIMS) training through FEMA's Emergency Management Institute. By taking these classes, and becoming certified in the various NIMS components, I hope to be a better asset to the community if we find ourselves in a natural or man-made disaster.



In addition to NIMS, I recently attended the Oklahoma Code Enforcement Association's Code Enforcement Certification class. By taking this class, and becoming certified in Code Enforcement, I have better positioned myself to see that our local codes are properly enforced while also ensuring that our local City Code is not in conflict with State Statute. During this conference I did ask several questions, providing examples of what is occurring in Duncan, and was given some direction on how our Department can better address the concerns of our citizens as they relate to agricultural uses and zones, abandoned vehicles, and dilapidated structures. The classes were very educational and informative and I believe the knowledge I gained from my attendance will be seen as a community asset. The presenters at this event were a wealth of knowledge and noted that they are always available to assist our community in interpreting State Statute and to also provide guidance as our community makes changes to current codes and ordinances that the City of Duncan would like to consider for future adoption.

I also had the opportunity to attend the free conference for Planning and Visioning Community Redevelopment that was put on by the Oklahoma Department of Environmental Quality (DEQ). This conference covered brownfield program funding sources, writing grants, and self-investment and community beautification discussions. Brownfield redevelopment is the process of taking abandoned, idled, underused industrial and/or commercial properties in which the redevelopment process assists in removing the burdens by real or potential environmental contamination. There are funding revenues available for communities, but these are extremely competitive and my attendance for this conference has provided some insight on how I can present Duncan in a more competitive light for future grant considerations. The presenters at this conference also highlighted "tricks of the trade" when applying for grants through various agencies and non-profit organizations. It also provided me the opportunity to meet several representatives from the Oklahoma Department of Environmental Quality and with the EPA.

Duncan Infrastructure Trivia!

Did you know that the City of Duncan has approximately 202 miles of road? Did you know that it can cost about \$375.00 a lineal foot to construct a new city street that runs through a residential neighborhood, and more if the street is wider? That works out to be about \$1,980,000.00 per mile of road. At approximately 202 miles of roads in Duncan that is over \$399,960,000.00 if we were to newly construct all of those roads today!



Did you know that the City of Duncan has approximately 130 miles of sewer? Did you know that the sewer treatment plant processes about 3.5 million gallons every day? That is a lot of treatment! To construct a six inch main it can cost about \$35.00 a lineal foot, and for a 12 inch main it can cost about \$100.00 per lineal foot! If all of our mains were six inch mains, that would cost the City of Duncan over \$24,024,000.00 for new construction! The City of Duncan also has about 130 miles of water line running throughout our community! In some cases, "looping" the water line will improve water pressure.

DETA - Making Duncan Beautiful!

The Duncan Enhancement Trust Authority, or DETA, is an organization here in Duncan, Oklahoma that is dedicated to enhancement and beautification of our community. DETA understands that beautification and enhancement projects can serve as a catalyst for future economic growth and development opportunities, increased tourism revenues, and improved quality of life for our citizens.

DETA's mission is to improve and increase the look, feel, and function of our city through enhancement and beautification projects.

During the month of October, DETA will be holding public discussions in each ward to further discuss their mission with community members. The members of this authority will also be seeking your input on what you would like to see done throughout Duncan to improve the quality of life by "Making Duncan Beautiful!" These public discussions are open to all and will be held on Thursday evenings at 6:00 PM at various locations in each of the wards. DETA invites you to attend your ward's discussion, but if your schedule does not allow you to attend that night, please feel free to join in the discussion at one of the other locations.

- Ward 2 will meet on October 6th at 6:00 PM
- Ward 3 will meet on October 13th at 6:00 PM
- Ward 1 will meet on October 20th at 6:00 PM
- Ward 4 will meet on October 27th at 6:00 PM.

The discussions will be facilitated by Nate Schacht, Director of Community Development. Mr. Schacht will be asking for your input on what you believe your neighborhood and community strengths, weaknesses, opportunities, and threats are and what steps we should be considering to make each neighborhood and ward throughout Duncan a better place to live, work and play. The input that you provide at these sessions will be included into a comprehensive beautification plan that will help guide and direct our decision makers to ensure we are working towards Making Duncan Beautiful!

DETA is in the process of finalizing the locations at the time of writing this, and Mr. Schacht, Director of Community Development will follow up with all interested parties as soon as the locations have been finalized. In the mean time, please find DETA on Facebook and like their page.



Why Beautification and Enhancement Projects are Important to Duncan

From a business perspective, a clean, well-maintained environment speaks of community activity and stability. A clean, attractive community is better suited to attract new economic growth opportunities as a developer will see a clean community as a healthy community that he or she would like to see their staff live and work. Economic development is extremely competitive with communities across the nation trying to land that next job producer by providing land, buildings, and incentives. What helps set one community apart from another is how a community "feels" to the potential developer. A developer is more likely to pick a community that comes across as being beautiful and vibrant as compared to another community that has no visual enhancements or amenities that will benefit their employees.

From a residential perspective, a clean, well-maintained community increases opportunities. A clean and beautiful community will attract new residents to the area, increasing property values. Beautification along our local streets can serve as "traffic calming" and thus making it safer for walking and riding bicycles which in turn will help promote a healthier community. It does not take much to begin making a difference. Start with your own property. Add a flower basket or two outside. Plant a tree, or do a little landscaping. Help your neighbors with projects, be involved in your community and leave a positive mark on the community. Beautification does not have to take a lot of effort to be effective!

City of Duncan Landscape Ordinance Update

The City of Duncan continues to make a number of improvements to our city lakes in order to improve the overall quality of life for the residents leasing lake property and to also improve that amenities that are used by campers and visitors to the lakes. The City of Duncan has already removed several trees and brush along the banks, continues to work on studying the condition of the dams, and upgrading electrical services at various camp sites. City of Duncan officials understand the benefits that our lakes offer to our citizens and hopes to continue making necessary improvements that will once again make our four lakes destinations for our community.

The Lakes Commission also is in the process of discussing and updating the City of Duncan Lakes Master Plan Projects. This document provides guidance in the decision making process for future lake amenity improvements. This plan references making several amenity improvements, such as:

- Upgrading electrical services at existing and proposed camp sites;
- Work, repairs and improvements at the various boat docks;
- Improve and enlarge swimming areas;
- Repair and replace rest room facilities that are in disrepair;
- Address and repair erosion concerns; and
- Consider road resurfacing projects throughout the lake area.

The Lakes Commission meets monthly and are open to the public. For more information, please contact the Public Works Administration or the Department of Community Development. The City of Duncan realizes that our lakes are an asset to our community and we would like to hear your thoughts for future improvements and projects.



Walking our Neighborhoods

As summer ends and autumn begins, the Department of Community Development hopes that there will be a slowdown in the rate in which grass and weeds grow throughout our community. The Department hopes to be able to begin conducting neighborhood walks to take inventory of dilapidated and unsecure structures that serve as an attractive nuisance and also pose risks to our citizens. By conducting these inventories now, the Department is positioning itself for the 2018 grant cycle to remove unsafe structures in our community based on timelines that have to be provided through due process to property owners that can exceed 18 months. Staff will also inventory items that will be eligible for the upcoming 2017 grant cycle.

The Department also hopes that while conducting these neighborhood walks and inventories that we can begin building a relationship with the citizens of our community. These positive relationships will be an asset as the Department moves forward with various community development projects and grant applications that will assist in improving our overall quality of life. The Department will be engaging several beautification projects in the following years, so developing an inventory of current conditions as well as meeting with citizens throughout the City of Duncan will help prioritize future projects.

Department Seeks Branding Ideas from the Community!

Last month the Department of Community Development began asking citizens for input so that we can work to “Re-Brand Duncan.” The Department heard through social media that our citizens would like to freshen up our image to a logo that is more appealing and easier to market. There was a lot of discussion on social media if this meant changing the city seal or not. The opinion of Community Development is that the city seal will remain, but we will have a logo that helps market our community. This logo will be inviting and hopefully leave a lasting impression on those visiting our fine community.



To date, the Department of Community Development has not received any feedback other than what was read on social media, and many of the ideas being shared are very good thoughts. The Department still asks that anyone interested in the rebranding process, or if they have ideas that they would like to see incorporated in a new logo for the city, to contact the Department at nschacht@duncanok.gov or call (580) 251-7715. Our shared goal is to make Duncan more attractive and appealing to visitors!

Due Process for Code Enforcement

When citizens of Duncan complain about items that they feel are a detriment to the health, safety and general welfare of their neighborhoods, they expect action to be taken immediately by our local governing body. Once a complaint is received by the Department of Community Development, the property is assigned an agent to investigate and document what concerns might exist. Documentation is extremely important as we have to treat each complaint as a potential violation that will likely be heard by a judge. For that, due process must occur. By State Statute, our Code Enforcement Officials have to give written notice of the noted violations and a minimum of ten days for the property owner to take corrective actions on their own. If the property owner fails to comply with the violation notice, then a hearing is conducted and the violations are then sent out for a bidding process in which contractors are contacted. The ultimate goal for the City is to bring the property back into compliance with all applicable codes and ordinances. Once the work is completed, a lien is placed on the property for the work that has been done and any additional administration fee that was associated with bringing the property back into compliance.

Department Activity for the Month of September

As of September 28, 2016, the Department of Community Development had issued 256 violation notices for the month of September. The breakdown of violation types are as follows:

- Grass and Weeds: 245
- Overgrown Trees and Shrubs: 1
- Unlicensed or Inoperable Vehicles: 1
- Trash and Debris: 1
- Dilapidated and Unsecure Structures: 1
- Other Violations: 7



Also during this same time period, the Department issued 67 permits and collected 5,596.20 in fees. Of these fees collected, \$301.50 goes to the State of Oklahoma while the remaining fees contribute to offsetting the cost of performing the required building inspections as adopted by State Statute and City of Duncan City Code and conducting formal review of building/site plans to ensure conformance with all applicable codes and ordinances (floodplain review, fire and life safety, stormwater management review, zoning district compliance, parking requirements, etc.).

The Planning Commission also met in the month of September to hear a proposed Permitted Use on Review application for a tunnel carwash. A Permitted Use on Review is a special use in a zoning district that can be a permitted as long as any concerns that might impact the health, safety and well-being of the community can be mitigated. In review of the proposed tunnel carwash, members of the Plan Commission determined that there were no potentially detrimental impacts associated with the proposal due to the fact that there were several properties in the vicinity that had more intense zoning classifications. The members discussed traffic flow for the proposed site and the amount of impervious surface that would have an impact on stormwater control. The applicant noted that there were going to be improvements to both traffic and stormwater management on the site. The Plan Commission voted unanimously to approve the proposal making the project eligible for acquiring local permits.