



# OKLAHOMA

## Tourism & Recreation

**Hugo Lake**  
**Discussion**  
October 25, 2023  
Oklahoma State Capitol



# Oklahoma State Parks Overview

- OTRD currently operates 32 state parks
- The future of the state parks system is at risk with an immense backlog of deferred maintenance needs due in part to a lack of proper funding over the years to support and maintain their operations
- The growing list of unresolved issues has reached a point in which immediate action must be taken to address the challenges head-on and ensure the parks continue to serve as places of recreation and relaxation for generations to come

# Oklahoma State Parks Overview

- **Infrastructure:** Includes water/sewer/gas lines, sewer lagoons and water plant
- **Infrastructure directly tied to revenue:** RV and tent campgrounds, cabins, group camps, golf courses. Renovations to include electric line upgrades, concrete pads, grills, picnic tables, bathhouses, golf cart paths, irrigation and pumping system, tee boxes and pro shops
- **Park road and parking repairs:** Asphalt and repair park roads
- **Park Operations:** Renovation of park office, residences & maintenance facilities

# Oklahoma State Parks Overview

- A total investment of \$350M is essential to the continued operation of our state parks
- Immediate funding of \$50M will allow the Oklahoma Tourism and Recreation Department to address critical maintenance needs over the next year
- Without appropriate funding, many parks risk impact that could cause closure, leaving Oklahomans without access to some of our state's most beautiful natural spaces

# Hugo Lake Amenities

- 52 slip Marina
- 16 two-bedroom cabins
- 10 primitive cabins (studio style)
- 4-bedroom Hospitality House, a four bedroom, three full baths, two partial bathroom house
- 10 primitive campsites
- Two shelters
- Kitchen facility for primitive cabins

# Hugo Lake Assessment (Feb. 2023)



<b>Item</b>	<b>Estimated Cost</b>	<b>Comments</b>
New Park Office	\$600,000	Currently officing out of the marina
Park-wide Paving	\$1,800,000	Park road is in complete disrepair
Vault Toilet Replacements	\$450,000	Cost of replacing 6 units and installation
Bathroom Renovation	\$300,000	Health and safety issues (mold, plumbing and electrical)
Primitive Cabin Roof Replacements	\$100,000	Cost of replacing 5 roofs
Park-wide cabin siding replacement	\$100,000	Rotted siding in various structures throughout the park
Complete Dock Replacement	\$150,000	Existing dock is dysfunctional beyond repair
Marina dock floor replacement	\$50,000	Existing wood is rotted and/or missing
Kitchen Demolition	\$10,000	Dysfunctional beyond repair
Marina Bathroom Demolition	\$10,000	Dysfunctional beyond repair
<b>Total Repair Cost</b>	<b>\$3,570,000</b>	<b>*Estimates are based on visual assessment only</b>
<b>Total Estimated Operational Cost</b>	<b>\$587,500</b>	<b>*Reoccurring expense including staff</b>
<b>Total Taxpayer Cost</b>	<b>\$4,157,500</b>	

# Hugo Lake Assessment (Oct. 2023)



Item	Estimated Cost	Comments
New Park Office	\$600,000	Currently officing out of the marina
Park-wide Paving	\$7,000,000	Based on ODOT recommendation
Vault Toilet Replacements	\$300,000	Cost of replacing 4 units and installation
Bathroom Demolition	\$20,000	Demo failing bathrooms
Bathroom Renovation	\$300,000	Health and safety issues (mold, plumbing and electrical)
Primitive Cabin Roof Replacements	\$100,000	Cost of replacing 5 roofs
Park-wide cabin siding replacement	\$100,000	Rotted siding in various structures throughout the park
Erosion Repairs to Cabin Foundations	\$200,000	Undermining and foundation issues
Decking and Railing Repair	\$150,000	Rotted decking and railing
Marina Repair and Complete Dock Replacement	\$700,000	Replacement of dock, floats, marina dock floor, marina renovation and misc. Work
Kitchen Demolition	\$10,000	Dysfunctional beyond repair
Marina Bathroom Demolition	\$10,000	Dysfunctional beyond repair
Park-wide signage	\$100,000	Entrance sign and signage throughout park
Community Center Remodel	\$250,000	Update and renovate
<b>Total Repair Cost</b>	<b>\$2,830,000</b>	<b>*Based on visual assessment only</b>
<b>Total Operating Cost</b>	<b>\$600,000</b>	<b>*Reoccurring expense includes staffing</b>
<b>Total Cost</b>	<b>\$10,430,000</b>	

# Restrooms

All restrooms are in disrepair or non-working. It was discussed to remove two of the vault style units as they are in areas that do not benefit from having them. The marina restroom structure remains dilapidated and poses health and safety risks to the park. The structure falls in the flood plain of the lake. It is advised to demo this unit and relocate to a better location



# Park Roads



**Paving** - The roadway in the park is in a severe state of disrepair. It was observed that road conditions have degraded from OTRD's original visit in February 2023.

OTRD spoke with Anthony Eschelle, an ODOT engineer, who has completed a surface inspection of roadways throughout the park. He identified that the work and material was beyond inadequate at the time of installation. All roads throughout the park are critical with some sections worse than others, nearly unpassable. He believes the deterioration to these roads is caused by the shrinking and swelling of the subgrade.

# Marina

The park continues to office out of the marina as there is currently no structures suitable for an administrative center. The marina will need a full inspection as current conditions are not suitable for use and pose serious risks and liabilities. Electrical deficiencies and ADA violations are of major concern. The entire length of boardwalk was at some time replaced with new wood. These planks were never secured to the walkway leaving large gaps between them. Most floats were encapsulated foam-filled with some remaining unencapsulated polystyrene. Unfortunately, several encapsulated floats have been compromised due to deterioration



# Docks

Two floating docks, both are inoperable. These will need to be replaced or repaired



# Cabins

The exterior of cabins look to be well kept. Several roofs will need to be replaced as they are failing due to wind and water damages. Major concerns currently include severe undermining and shifting pier foundations. All decking and railing will need to be thoroughly inspected and replaced as needed as some components have aged and weakened over time.



# Community Center

The Community Center appears to be in sound condition. Mechanical, electrical, and plumbing were not inspected but looked to be in working order. A full interior remodel would be advised as interior finishes are well used and beyond their life expectancy. This would also allow for a space that is more useable and functional than the existing layout



# Park Kitchen and Signage

**Kitchen** - Unable to determine condition of kitchen. This kitchen was remodeled from a vault toilet. Concrete roof is in very poor condition



**Signage** - Most of the park is lacking clear and concise signage throughout. The signs that remain are showing age and wear from the elements

# Hugo Lake – Corps of Engineers

- USACE Land – Fee Simple Title
- Formerly Leased by the State of Oklahoma
- Now Leased by Lift Community Action
  - Sublessees - Concessionaires
- Pending FOIA Request