City of Lawton

City Council

Minutes

Lawton City Hall
212 SW 9th Street
Lawton, Oklahoma
73501-3944

Tuesday, November 11, 2025 **6:00 PM** **Lawton City Hall**
Wayne Gilley Auditorium

Meeting Called to Order with Invocation and Pledge of Allegiance

"Official action can be taken only on items which appear on the agenda. The Council may adopt, approve, ratify, deny, defer, recommend, or continue any agenda item. The Council may also propose and enact floor amendments to any matter presented before them. When more information is needed to act on an item, the Council may refer the matter to the City Manager or the City Attorney. The Council may also refer items to standing committees of the Council or a board, commission, or authority for additional study. Under certain circumstances, items are deferred to a specific later date or stricken from the agenda entirely."

Meeting called to order by Mayor Stanley Booker with invocation led by Pastor Michael Logan with Galilee Missionary Baptist followed by the Pledge of Allegiance.

Roll Call

Present:
Councilman - Ward 1 Lane Hooton
Councilwoman - Ward 3 Linda Chapman
Councilman - Ward 4 George Gill
Councilman - Ward 5 Allan Hampton
Councilman - Ward 6 Bob Weger
Councilwoman - Ward 7 Sherene L Williams
Councilman - Ward 8 Randy Warren

Absent:
Councilman - Ward 2 Taron Epps

Also Present:
Stanley Booker, Mayor
John Ratliff, City Manager
Jari Askins, Interim City Attorney
Donalynn Blazek-Scherler, City Clerk

Presentation

1. Clean Sweep Award — MacArthur High School Key Club

Mayor Booker presented the Clean Sweep Award to the MacArthur High School Key Club.

Proclamation

2. Psi Upsilon Chapter, Omega Psi Phi Fraternity, Inc. Achievement Week

Mayor Booker presented the Achievement Week to the Psi Upsilon Chapter of the Omega Psi Phi Fraternity, Inc.

3. Native American Heritage Month Proclamation

Mayor Booker presented the Native American Heritage Month Proclamation to the Race Relations Commission.

Reports: Mayor/City Council/City Manager

Warren thanked veterans and active-duty service members for their service and stated that living in Lawton makes military service feel “second nature” because so many neighbors have served. Warren expressed appreciation that Lawton has a unique opportunity to honor veterans in a way other communities may not.

Williams echoed Warren and wished a happy Veterans Day to all veterans, also noting she is a veteran. Councilmember Williams stated she had served in combat zones multiple times and described returning home safely as a blessing. Williams mentioned attending Veterans Day ceremonies recognizing veterans and thanked those still serving.

Weger also expressed appreciation for veterans, stating that travel to multiple continents had highlighted how patriotism and freedom in the United States are different from many parts of the world. He stated the nation is blessed by God and by the men and women who have served and emphasized that it is a privilege to live in America.

Hampton referenced the Farmers Market, encouraged the public to attend, and described a breakfast item purchased there. The speaker wished a happy Veterans Day to family members who served, including the speaker’s father, brother, son, and spouse. He also commented that freedom is not “doing whatever you want,” but living together in a community and choosing to help neighbors.

Mayor Booker stated he had attended multiple Veterans Day events and noted Lawton’s strong support for veterans. Mayor Booker referenced a Medal of Honor recipient, Henry Ware Lawton, and encouraged the public to learn about him, noting the city is named after him.

Gill stated he is a proud veteran and thanked fellow veterans, adding that without veterans, “we wouldn’t be speaking this language.” The speaker also referenced the Thanksgiving season and expressed appreciation for progress in Lawton and upcoming projects.

Chapman stated she felt privileged to have come to Lawton as a new bride in 1967 and described her husband's military service, including service in Vietnam and returning home with Bronze Star medals. She expressed appreciation for the city's patriotism and encouraged that spirit to be shared more broadly.

Hoooton stated the community should feel patriotic and noted seeing significant use of parks, including the park on 38th Street, with families and children present. He commended prior work that improved city parks and referenced the City Manager's service as a veteran.

Ratliff recognized veterans who are City employees and stated the City has over 200 veteran employees. Ratliff thanked Larry Parks and Robert Burns for their roles in Veterans Day programming and stated the ceremony was excellent. He also recognized Kelvin Ingram for his contributions and noted the program was among the largest veterans programs attended that day. Ratliff announced a community "trash-off" event scheduled for Saturday from 9:00 a.m. to noon at the Central Plaza parking lot for disposal of items such as paint and solvents. Ratliff then invited Jason Poudrier to provide an update on Holiday in the Park.

Jason Poudrier, Arts and Humanities Division, provided an update on Holiday in the Park, stating it is being spearheaded by City of Lawton employees, including Larry Parks, Kelvin Ingram, the Marketing/Communications Department, and Arts and Humanities, working with the Holiday in the Park Committee and with assistance from the Chamber of Commerce. Poudrier noted significant volunteer participation and stated that on the most recent Sunday volunteers were told to take the day off due to progress. He stated the lighted tunnel was nearly complete and described it as the longest Christmas-light tunnel in Oklahoma. Poudrier stated multiple displays are up and that a donation from Arvest enabled the City to hire Teen Challenge, supporting both the project and the community. Poudrier announced events scheduled for November 22, including the parade and "Frost Your Fanny" run, and shared registration information and timing. Mayor Booker made a brief light-hearted remark regarding age brackets for the run.

Consent Agenda

The following items are considered to be routine by the City Council and will be enacted with one motion. Should discussion be desired on an item, that item will be removed from the Consent Agenda prior to action and considered separately.

Motion by Randy Warren, Second by Sherene L Williams, to approve the consent agenda as presented. AYE: Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams, Randy Warren, Lane Hooton. NAY: None. Motion Passed.

4. Consider adopting a resolution and approving a joint petition settlement in the amount of $60,000.00 in the Workers' Compensation case of Antonio Hopson.

Resolution 25-272

5. Consider adopting a resolution and approving a joint petition settlement in the

amount of $38,880.00 in the Workers' Compensation case of Bobby Sparks.

Resolution 25-273

6. Consider adopting a resolution for the selection of a consulting engineer to conduct the bi-annual inspections required by the National Bridge Inspection Standards (NBIS) Program.

Resolution 25-274

7. Consider extending (RFPCL22-008) for banking services to Liberty National Bank.

8. Consider approving Change Order No. 1 for Sewell Bros., Inc. on Engineering project EN2204-Construction of 11th St Bridges M94-2 & M94-3 in the amount $36,534.

9. Receive notice from Building Division that a special Construction permit was issued pursuant to Section 16-4-2-424.9 of Lawton City Code to allow the contractors to work on Saturday, October 26, 2025, and Sunday, October 27, 2025, at 7084 W Gore Boulevard.

10. Receive notice from Building Division that a special Construction permit was issued pursuant to Section 16-4-2-424.9 of Lawton City Code to allow the contractors to work on Saturday, November 1, 2025, and Sunday, November 2, 2025, at 7084 W Gore Boulevard.

11. Consider awarding contract (CL26-006) Cationic Polymer to Polydyne, Inc.

12. Consider awarding contract (CL26-007) Liquid Ammonium Sulfate to Pennco, Inc.

13. Consider awarding contract CL26-008 Fluorosilicic Acid to Pennco, Inc.

14. Consider awarding contract (CL26-009) Sodium Hydroxide to Petra Chemical Company, LLC.

15. Consider approving the renewal of the Hartford Crimeshield Advanced Policy, in the amount of $9,408.00, effective January 1, 2026.

16. Consider accepting and entering into a right of entry agreement with Stillwater Central Railroad, LLC, as part of the Map 39 Waterline Replacement Project PU2408 as the waterline crosses under the existing railroad.

17. Consider approving the Property Damage Release form from Sewell Bros., Inc. for Project EN2204-Construction of 11th St Bridges M94-2 & M94-3 for damages resulting from an accident that occurred on or about 06/28/2025 at or near SW 11th St.

18. Consider approving the installation of a Speed Table on NW 35th street between W Gore and NW Arlington.

19. Consider approving the claims list from October 25, 2025, through November 7, 2025.

20. Consider approving the minutes of the October 28, 2025 meeting.

Business Items

21. Consideration and action upon a resolution of the City of Lawton, Oklahoma, (the "City") approving and authorizing the incurring of indebtedness by the trustees of the Lawton Industrial Development Authority (the "Authority") to be accomplished by the issuance of its Sales Tax Revenue Bonds, or other evidences of indebtedness in one or more series either in series names or others determined as needed on a tax-exempt or taxable basis, at a premium or discount, in the aggregate principal par amount of not to exceed Ninety-Five Million and No/100 Dollars ($95,000,000.00) (the "Bonds") for the purpose of financing all or a portion of the costs of acquisition, construction, equipping, renovating and improving certain streets and capital improvement projects which are expected to include, but are not limited to, a portion of or all of the costs of the construction and or improvements to the Lawton Youth

Sports Facility, Elmer Thomas Park, the discovery zone, and other acquisitions, repairs and improvements relating to City capital projects all for the benefit of the City; and pay costs of issuance related thereto; providing that the organizational document creating the Authority is subject to the provisions of the Bond Indenture authorizing the issuance of said Bonds; approving the award of the sale of said Bonds on a negotiated basis, approving the waiver of competitive bidding with regard to the sale of said Bonds; and approving the proceedings of the Authority pertaining to the sale of said Bonds; approving and authorizing a sales tax agreement (the "Sales Tax Agreement") by and between the City and the Authority pertaining to a year-to-year pledge of certain sales tax revenues; and all matters related thereto, including execution of all related documents thereto.

Dewayne Burk, Deputy City Manager stated the item was presented based on Council direction from the prior meeting and described it as the financial resolution necessary for the next round of financing for the identified projects. Burk stated the primary projects include the youth sports facility and Elmer Thomas Park, to be addressed in phases, along with park improvements, museum improvements, a "LATS" item, a FISTA construction loan, and the Discovery Zone project. Burk provided the projected total project cost of $90.3 million and listed budget allocations: $40 million sports complex, $24 million Elmer Thomas Park, $2 million park improvements, $1.8 million museum, $3 million LATS, $4.5 million FISTA construction loan, and $15 million Discovery Zone. No questions were raised.

Motion by Randy Warren, Second by Sherene L Williams, to approve Resolution 25-275. AYE: Lane Hooton, Allan Hampton, Bob Weger, Sherene L Williams, Randy Warren, Linda Chapman, George Gill. NAY: None. Motion Passed.

22. Hold a public hearing and receive a presentation regarding the proposed Third Amended Lawton Downtown Economic Development Project Plan ("Third Amended Project Plan") for the purpose of providing information, including an analysis of potential positive or negative impacts, receiving questions and comments from the public regarding the proposed Third Amended Project Plan, and announcing that a second public hearing on the proposed Third Amended Project Plan will be held on December 2, 2025.

Richard Rogalski, Executive Director of the Lawton Economic Development Authority, introduced the item and stated the presentation concerned the third amended downtown project plan, which is part of the City's original Local Development Act project plan that created the tax increment financing districts (TIF 1 and TIF 2). Rogalski introduced Lisa Harden, Center for Economic Development Law, Oklahoma City, to present the proposed amendment.

Harden stated the amendment does not change the overall character or purpose of the original downtown plan but proposed creating two new increment districts, which qualifies as a major amendment and requires the same procedures as adopting a new plan. Harden described the history of the downtown plan, including the decline conditions that originally justified redevelopment, subsequent acquisition and clearance activities, and the development of the Hilton Garden Inn and Lawton Town Center with national retailers. She stated the Town Center did not reach full potential due to changing economic conditions and pandemic impacts.

Harden stated a new development opportunity is underway, with LEDA under contract for a full-service grocery store and fuel station on the north 10 acres of the Town Center site, projected at $16–$20 million in private investment, with closing anticipated in early 2026 if on track. Lisa stated the amendment is intended to support this development and create a foundation for future retail or mixed-use growth.

Harden explained the amendment's primary components:
Removal of two undeveloped LEDA-owned parcels from Increment District No. 2 and creation of two new 25-year increment districts (temporarily "TIF A" and "TIF B"), with TIF A being the grocery store site and TIF B reserved for retail/mixed-use development.

Expansion of the project area to include Elmer Thomas Park, Central Middle School, and Lawton High School to allow future TIF revenues to be used for public facilities and school improvements.

Updates reflecting increased public improvement costs and strengthening capacity to pay project costs, including debt service and public assistance for development.

Allocation of 10% of increment revenues from the two new TIF districts to support the City's STEM strategic plan.

Harden stated that TIF 1 boundaries and duration are unchanged, and TIF 2 duration is not altered. She explained statutory eligibility, noting the project area and districts qualify due to inclusion within a state-designated enterprise area and as a reinvestment area. Harden summarized the projected revenue ranges for the new districts and stated the plan does not increase City obligations or impose new costs on taxing jurisdictions, anticipating positive fiscal impacts over time as development occurs.

Harden reviewed procedural steps completed to date:
Review Committee reviewed the plan on October 24, found eligibility and financial impacts appropriate, and unanimously recommended approval.

Planning Commission reviewed conformity with the comprehensive plan on November 6 and unanimously recommended approval.

City Council would hold two public hearings: the first informational hearing (this meeting) and a second hearing scheduled for December 2, 2025, after which Council may consider approval.

Mayor Booker asked whether there were Council questions. No questions were raised.

PUBLIC HEARING OPENED.
Joshua Jenkins (Fletcher, Oklahoma) stated he was a Fort Sill soldier and asked whether the plan restricts what types of businesses may locate in the area. He specifically mentioned interest in attracting a Chipotle.

Richard Rogalski responded that there are no restrictions on which retailers may come, though the area includes an overlay district and the goal is high-quality development. Rogalski stated the City wants all types of retail and development interest.

Jenkins indicated the question was answered.
PUBLIC HEARING CLOSED.

Mayor Booker announced the second public hearing would be held on December 2, 2025, at 6:00 p.m., and noted no action was taken at this meeting.

23. Receive a presentation summarizing the 2025 Spirit of Survival event and consider accepting a donation in the amount of $5,000.00 from the Cancer Centers of Southwest Oklahoma in appreciation for the City's continued support of the event.

Angelina Baker, Oncology Program Manager, Cancer Centers of Southwest Oklahoma, presented the Spirit of Survival event summary and stated she served as a race director along with co-director Lane Hooton. She reported:
October 4: 99 cyclists departed from Elmer Thomas Park.
October 5: walk/run events held at Cancer Centers of Southwest Oklahoma with 629 run participants; additional participation included a spirit walk and kids bubble run.
Total participation: 1,453, representing approximately 18% growth.
Participants traveled from multiple states, and the event returned after a five-year break.

Baker thanked City departments and partners, including Parks and Recreation, Streets, Police, Fire, Cameron University, and others, and presented a $5,000 donation as appreciation.

Motion by Sherene L Williams, Second by Randy Warren, to approve accepting the donation. AYE: Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams, Randy Warren. NAY: None. ABSTAIN: Lane Hooton. Motion Passed.

Mayor Booker noted Lane Hooton would abstain due to involvement.

24. Hold a public hearing and consider approving the Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) and HOME Investment Partnerships

(HOME) Programs' activities and accomplishments for Federal Fiscal Year 2024.

Robert Burns, Housing and Community Development Division, presented the CAPER report covering July 1, 2024 through June 30, 2025 and summarized program funding, services provided, project examples (including emergency repairs, exterior improvements, whole-home rehabilitation), the first-time homebuyer assistance, PSO service totals, and administrative costs.

Burns' presentation is available for view in the City Clerk's Office.

PUBLIC HEARING OPENED. No one appeared to speak. PUBLIC HEARING CLOSED.

Motion by Randy Warren, Second by George Gill, to approve the Consolidated Annual Performance and Evaluation Report. AYE: Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams, Randy Warren, Lane Hooton. NAY: None. Motion Passed.

25. Hold a public hearing and adopt a resolution declaring the properties located at 206 NW Ferris Ave main structure and accessory structure pole sign, 925 SW 2nd Street main structure and all secondary structures, 1501 SW Lee Blvd main structure and all secondary structures, 1516 SW Lee Blvd main structure, 2334 W Gore Blvd main structure and accessory structure pole sign, to be dilapidated pursuant to Section 6-5-1 Lawton City Code, ordering the owner to abate the nuisance, authorizing summary abatement, and authorizing the City Attorney to commence legal action in District Court to abate the nuisance.

206 NW Ferris Avenue main structure and accessory structure pole sign
Jonathan Jernigan, Division of Safe and Clean Neighborhoods Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Jernigan presented photographs of the property. He noted that the owner has a contract to have the structure demolished and the pole sign fixed.

PUBLIC HEARING OPENED. No one appeared to speak. PUBLIC HEARING CLOSED.

Hampton asked if there were vagrants on the property. Jernigan confirmed that a vagrancy issue had been reported.

Motion by Allan Hampton, Second by George Gill, to approve Resolution 25-276 declaring the structure on the property at 206 NW Ferris Avenue a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams, Randy

Warren, Lane Hooton. NAY: None. Motion Passed.

925 SW 2nd Street main structure and all secondary structures
Jonathan Jernigan, Division of Safe and Clean Neighborhoods Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Jernigan presented photographs of the property. He noted that the main structure does have a new roof as of today.

PUBLIC HEARING OPENED.
Maurine LaDay Monte, stated the roof has been repaired and she plans to do more improvements. She also noted she may eventually sell it.

Mayor Booker explained the process once a property has been declared dilapidated.
PUBLIC HEARING CLOSED.

Hampton stated he had spoken with the property owner and was aware of her list of intended repairs.

Motion by Allan Hampton, Second by Sherene L Williams, to table 925 SW 2nd Street to January 13, 2026 to allow the property owner time to complete her repairs. AYE: Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams, Lane Hooton. NAY: Randy Warren. Motion Passed.

1501 SW Lee Blvd main structure and all secondary structures
Jonathan Jernigan, Division of Safe and Clean Neighborhoods Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Jernigan presented photographs of the property.

PUBLIC HEARING OPENED.
Steven Crowe stated his father, Harold Crow, owned the property for nearly 50 years, and that he inherited this property along with approximately 13 other properties in various conditions of disrepair. Crowe stated that a trailer house on the west side had been removed and acknowledged that it had been an issue. Crowe stated that the photograph showing the structure boarded up was accurate and that there was no access into the building. Crowe stated that the graffiti was limited to a small area, describing it as “about this big,” and said it could be corrected quickly.

Crowe stated that on the east side of the property, there was an area that had previously been used as a container for tires, and asserted that the photograph shown was not reflective of current conditions, because the area had been completely cleaned out, individuals who had been present had been removed, and he had a contract to have that portion of the property torn down. Crowe stated he had no objection to removal of that portion and further stated that the other small structures could also be removed if needed. Crowe stated, however, that the main structure was fully secured, and that water and electric were off, explaining he believed the City was concerned about a potential fire. Crowe stated the main building was concrete block, asserted it was not a fire hazard, and stated he intended to pursue a building permit and had a contractor evaluate the roof. Crowe stated he had two contractors look at the roof and that repairs were very expensive, though he stated he was considering moving forward.

Crowe reiterated that while he had no objection to removing certain surrounding structures, he believed condemning the main building would be arbitrary and capricious, and stated there was no need to condemn it if he was given an opportunity to address the issues under the established timeline.

Mayor Booker summarized Crowe's position, stating it appeared Crowe had plans to fix the property and was agreeable to removing some structures. Crowe confirmed that was correct. Crowe added that the building had existed for a long time and that when he inherited it, the site was "a mess," but he stated it had been vastly improved over the prior year, while acknowledging there was still more work to do.

Booker asked if anyone else wished to speak. Hearing none, Booker asked Jernigan whether the property was located in Ward 5 or Ward 7. Jernigan responded that the property was on the north side of Lee, confirming it was in Ward 5. Mayor Booker stated it was not what he initially thought and confirmed it was Ward 5.

Hampton asked Jernigan whether the matter had been brought before Council previously. Jernigan stated staff had sent letters previously related to a secondary structure that had been discussed, and stated Crowe did remove that secondary structure. Jernigan stated that when staff first went out for the September meeting, Crowe was already removing the secondary structure and staff had just begun boarding broken windows and doors at that time.

Hampton asked how long ago that occurred. Jernigan responded it was in September. Hampton asked what the result of that September meeting was. Jernigan stated it was not brought before Council because Crowe was already addressing some of the identified issues, and staff had been working with the property owner.

Hampton asked, since September, how much had been completed regarding cleanup, boarding, securing, and removal of the trailer behind the building. Jernigan responded that the completed items were the two items discussed. Hampton asked whether any permits had been pulled. Jernigan stated he had not seen any permits that morning.

Crowe stated no permits had been pulled yet because he had not decided on a contract or bid. Crowe then stated that from a legal standpoint, and noting he was an attorney, he believed the first notice was on the property to the west, which he stated was on a separate deed, and asserted that what had been stated was not correct because he considered this the first notice for 1501 Lee. Crowe stated there had been boarding in place already, that boarding had been torn off multiple times due to theft, and that it had been re-boarded. Crowe reiterated that he could remove certain structures and intended to pull permits, but stated he did not know whether the full scope could be completed within six months.

Hampton asked Jernigan to clarify whether the properties were separate, referencing county records and deed information, and whether the trailer portion was part of the subject property. Crowe stated that was not correct, and stated he had previously discussed this with Jernigan, noting there were two separate tax rolls. Crowe responded that he owned multiple properties—“that one, that one, and the one behind it”—indicating he disagreed with the characterization.

Before closing the public hearing, Mayor Booker stated he would recommend that Council continue the item to the January D&D date to allow time to evaluate progress. Mayor Booker stated he wanted legal involvement and that staff provide proper notices so there would be no doubt when the item returned. Mayor Booker stated Jernigan was being accused of not getting it right and said he did not want any uncertainty when it returned in January. Jernigan agreed.
PUBLIC HEARING CLOSED.

Motion by Allan Hampton, Second by Sherene L Williams, to table 1501 SW Lee Blvd to January 13, 2026 to clear any legal issues with the notice requirements. AYE: Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams, Lane Hooton. NAY: Randy Warren. Motion Passed.

1516 SW Lee Blvd main structure
Jonathan Jernigan, Division of Safe and Clean Neighborhoods Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Jernigan presented photographs of the property. Jernigan further stated staff had spoken with the property owner, and that the owner was in the process of selling the property, with the structure expected to be demolished either by the current owner or new owner.

PUBLIC HEARING OPENED.
Mike Matthison stated there had been a two-year lawsuit with a tenant who had been on the property for seven years. Matthison stated the lawsuit was finalized at the end of August, and they were required to give the tenant 60 days to vacate. Matthison stated the property was now under contract to be sold, and that whether it closed or whether the owner retained it, the plan was to demolish the structure. Matthison requested a continuance, stating they were close to closing and that a third party had ordered an environmental study. Matthison stated he did not want the matter complicated by having it on the D&D list while the sale was pending.
PUBLIC HEARING CLOSED.

Motion by Sherene L Williams, Second by Bob Weger, to table 1516 SW Lee Blvd to January 13, 2026. AYE: Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams, Lane Hooton. NAY: Randy Warren. Motion Passed.

2334 W Gore Blvd main structure and accessory structure pole sign

Jonathan Jernigan, Division of Safe and Clean Neighborhoods Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Jernigan presented photographs of the property.

PUBLIC HEARING OPENED.
Henry Herzig stated he had operated a business at that location for about 30 years. Herzig stated that COVID impacted him and that he leased the building, but the owner had an option to purchase in the contract and was supposed to maintain the property. Herzig stated the owner did not maintain it, and that he had acquired the property back. Herzig stated he planned to renovate the building and possibly reopen his business, and requested a continuance to allow time to locate a contractor.
PUBLIC HEARING CLOSED.

Chapman stated she had spoken with Herzig and that she had received recent calls from nearby businesses and neighbors concerned about the appearance of the property along Gore Boulevard. Chapman asked Herzig whether he had someone ready to start on the work and whether a permit had been pulled or could be pulled to get work underway.

Herzig stated he did not have someone working on it yet, but he planned to fix it up. Herzig stated he had just gotten the property back and had not had time to stop and focus on it yet, but he reiterated that he intended to fix it.

Chapman emphasized the City wanted him to fix it, but stated it needed to be within a defined time period. Chapman referenced the D&D process that Mayor Booker had explained earlier, stating that if a property was placed on the D&D list, the owner typically needed to pull a permit and begin work within a set period and then complete work within the longer timeline. Chapman indicated she wanted timely details on what would be done.

Motion by Linda Chapman, Second by ,to table 2334 W Gore Blvd to January 13, 2026. AYE: Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams, Lane Hooton. NAY: Randy Warren. Motion Passed.

26. Consider a request from the property owner for additional time to complete remodeling of the main structure and all secondary structures located at 803 SW D Avenue, pursuant to Lawton City Code Section 6-1-1-508(D), which limits the maximum time for reconstruction, remodel, or repair of a dilapidated structure to one hundred eighty (180) days without specific authorization by the City Council.

Jonathan Jernigan, Safe and Clean Neighborhood Services Supervisor, presented the item for 803 Southwest D Avenue, stating it was originally brought to Council on October 22, 2024. Jernigan stated the owner had pulled permits, and that the water line had been replaced. John stated that after speaking with the property owner and the ward representative, staff recommended allowing additional time for the owner to continue work.

Mayor Booker stated the staff recommendation was to allow additional time and Ratliff asked for clarification regarding the request.

Jernigan confirmed the request was for a 90-day extension.

Motion by Allan Hampton, Second by Sherene L Williams, to approve a 90-day extension.

Hampton asked Jernigan whether improvements had been made.

Jernigan stated staff had spoken with the owner recently and that the owner had contractors on board to proceed. Jernigan stated they were waiting on an electrical inspection.

Hampton referenced that the owner had indicated electrical work was completed and that timing and permitting were part of the issue, and then reiterated the request for the extension.

VOTE ON MOTION: AYE: Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams, Randy Warren, Lane Hooton. NAY: None. Motion Passed.

27. Consider a request from the property owner for additional time to remodel the main structure and all secondary structures located at 1508 SW Oklahoma Avenue, pursuant to Lawton City Code Section 6-1-1-508(D), which limits the maximum time for reconstruction, remodel, or repair of a dilapidated structure to one hundred eighty (180) days without specific authorization by the City Council.

Jonathan Jernigan, Safe and Clean Neighborhood Services Supervisor, presented the item for 1508 Southwest Oklahoma Avenue, stating it was originally brought to Council on February 25, 2025. Jernigan stated the owner had permits and had been working on rough and trade work, and was ready to begin inspections. Jernigan referenced the “before and after” photos, stating that the owner had started work on siding, and had installed new doors and new windows. Jernigan stated staff recommended allowing an additional 90-day extension to continue the work.

Mayor Booker asked if Williams was accepting the staff recommendation. Mayor Booker stated that if Williams accepted the recommendation, there would not be a need for the speaker to address Council.

Mayor Booker noted that because the Council was accepting the recommendation, the speaker would not need to speak, and the item proceeded on that basis.

Motion by Sherene L Williams, Second by Bob Weger, to approve the 90-day extension. AYE: Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams, Randy Warren, Lane Hooton. NAY: None. Motion Passed.

28. An ordinance pertaining to Offenses and Crimes, amending Section 16-5-1-506, Division 16-5-1, Article 16-5, Chapter 16, Lawton City Code, 2015, for the purpose of adding certain content-neutral time, place and manner regulations on panhandling and solicitation activities; providing for severability, and establishing an effective date.

Mayor Booker introduced the ordinance regarding panhandling and soliciting activities, stating it had become a public safety issue. Mayor Booker stated that at one point the community had considered it mainly a homelessness issue, but that service organizations working with homelessness did not recognize many of the individuals seen panhandling at busy intersections. Mayor Booker described the safety concern of individuals standing with signs on high-speed roads (referencing a 45 mph road), stating the conduct often involved either requesting someone to exit the vehicle to give money or stepping into the street to receive money, which Mayor Booker stated was illegal. Mayor Booker stated the ordinance was intended to set content-neutral time, place, and manner limitations on where this could occur. Mayor Booker added that the City had received a request from LPS to limit panhandling around schools for safety reasons and stated the City had been working on the issue since the prior school year to ensure it was done correctly. Mayor Booker stated he and the attorney could answer any questions and otherwise asked for a motion.

Motion by George Gill, Second by Sherene L Williams, to approve Ordinance 25-61, waive the reading of the ordinance, and read the title only.

The Interim City Attorney read the title: ORDINANCE 25-61
AN ORDINANCE PERTAINING TO OFFENSES AND CRIMES, AMENDING SECTION 16-5-1-506, DIVISION 16-5-1, ARTICLE 16-5, CHAPTER 16, LAWTON CITY CODE, 2015, FOR THE PURPOSE OF ADDING CERTAIN CONTENT-NEUTRAL TIME, PLACE AND MANNER REGULATIONS ON PANHANDLING AND SOLICITATION ACTIVITIES; PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE.

VOTE ON MOTION: AYE: Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams, Randy Warren, Lane Hooton. NAY: None. Motion Passed.

29. Discuss the creation of the Library of Tomorrow Committee, approved by City Council on November 3, 2025, in order to establish the mission of creating the best library plan for the future of the Lawton/Fort Sill community, appoint members to the committee, and take any other action as deemed necessary.

Mayor Booker introduced the item establishing and appointing members to the Library of Tomorrow Committee, stating work had been done to assemble proposed membership. Mayor Booker referenced prior Council direction and stated that earlier action had included designating Warren as chair. Mayor Booker stated he was nominating Patty Neuwirth (stated as the chair of the Library Board) and proposed members including Gill, Hampton, and Weger. Mayor Booker then stated that Williams had contacted him and wanted to serve, and that Hampton had agreed to step aside.

Hampton stated the library's future was important to him because the building was in Ward 5, and stated he had concerns. Hampton stated he had spoken with Williams and believed she would address those concerns, and Hampton stated he would concede his position to Williams.

Mayor Booker stated the list would be amended accordingly. Mayor Booker also stated that because the FISTA connection had been discussed previously, the City wanted to include Dr. Krista Ratliff, President and CEO of FISTA. Mayor Booker proposed Dr. Ratliff and indicated Kristin Herr (library director) and Dewayne Burke (Deputy City Manager) would serve as ex officio city employees (as described during the discussion). Mayor Booker raised that Dr. Ratliff was not technically a City employee because she worked for an authority, and said Council could decide whether Dr. Ratliff should be ex officio as well.

Motion by Sherene L Williams, Second by Randy Warren, to approve the board members with an amendment to appoint Councilwoman Williams instead of Councilman Hampton.

During discussion, Mayor Booker stated Dr. Ratliff should be ex officio, and Williams acknowledged that recommendation.

Mayor Booker summarized the final structure as approving the committee with the change that Williams replaced Hampton, and Dr. Ratliff would be ex officio.

Motion by Sherene L Williams, Second by Randy Warren, to approve the board members with an amendment to appoint Councilwoman Williams instead of Councilman Hampton, and to appoint Dr. Krista Ratliff as ex-officio. AYE: Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams, Randy Warren, Lane Hooton. NAY: None. Motion Passed.

Mayor Booker then stated he was excited about the committee and described it as a positive step toward developing the best long-term plan for the community's library.

30. Consider approving an ordinance pertaining to Utilities, Amending Sections 22-4-1-410 And 22-4-1-412 , both in Division 22-4-1, Article 22-4, Chapter 22, Lawton City Code 2015 by adding provisions for abandoned shopping carts to be considered bulk waste, clarifying bulk waste terminology and setting fees as such, providing for severability and establishing an effective

date.

STRICKEN TO BE SENT TO THE FEE COMMITTEE AND BE BROUGHT BACK AT THE FIRST MEETING IN DECEMBER.

31. Consider approving an ordinance pertaining to Nuisance and Health, amending Divisions 15-1-101, 15-1-118, and 15-1-119,and creating Division 15-1-120, all in Article 15-1, Chapter 15, Lawton City Code 2015 by adding definitions, changing numbering, adding shopping cart provisions concerning unlawful possession, and requiring retailers to play an active role in the public nuisance of abandoned shopping carts within the city, providing for codification, providing for severability and establishing an effective date.

Michael Watrous, Public Works Director, presented the ordinance related to abandoned shopping carts, referencing prior discussion and stating it was intended to create a forward-looking framework so “No Cart November” would not be necessary as an annual response. Watrous stated the ordinance was intended to establish provisions regarding shopping carts and reduce the recurring problem citywide.

Chapman asked whether the City had enough employees or code enforcement capacity to handle enforcement.

Watrous responded that workload would depend on the volume of carts, and stated the goal was to shift more responsibility to retailers so city staff would have less burden. Watrous noted code enforcement staffing had increased to support coverage and acknowledged workload was still heavy.

Ratliff added that he had been meeting with retailers over the prior weeks to socialize the ordinance and improve buy-in, and stated the goal was a partnership approach. Ratliff stated that in previous years some retailers viewed carts as an insurance write-off, but that was changing. Ratliff gave Walmart as an example, stating Walmart was renting a trailer monthly to retrieve carts. Ratliff stated retailers would likely provide feedback during the Fees Committee discussion and again when impoundment fees were considered, and said momentum was stronger than in prior attempts.

Hampton stated he had visited Walmart managers in his ward and said he had previously been told retailers did not care about carts, but that was not accurate based on his conversations. Hampton stated carts were important to them and that they were engaged. Hampton stated he had researched other jurisdictions and said timelines and responsibilities needed to be clear, emphasizing that ordinances are for the “unwilling,” not the willing. Hampton stated carts had real cost implications and said he supported the partnership approach.

Ratliff added examples of retailer prevention methods, including mechanisms like coin systems, physical cart controls, and wheel-locking systems, stating retailers were doing more than in the past to protect their investment.

Williams stated she had received an email from the Target manager requesting more time to gather carts due to the holiday season.

Askins responded that under the revised approach, retailers would be encouraged to recover carts they identified as theirs, but the City's process would involve retrieving carts to a location and then allowing retailers to recover them through a process determined by the City Manager. Mayor Booker explained that an earlier concept required locating a cart and giving retailers 72 hours to retrieve it, but carts move frequently, so the City adjusted the approach and intended to see how the revised process worked.

Motion by George Gill, Second by Allan Hampton, to approve Ordinance 25-62, waive the reading of the ordinance, and read the title only.

The Interim City Attorney read the title: ORDINANCE 25-62
AN ORDINANCE PERTAINING TO NUISANCE AND HEALTH, AMENDING DIVISIONS 15-1-101, 15-1-118, AND 15-1-119,AND CREATING DIVISION 15-1-120, ALL IN ARTICLE 15-1, CHAPTER 15, LAWTON CITY CODE 2015 BY ADDING DEFINITIONS, CHANGING NUMBERING, ADDING SHOPPING CART PROVISIONS CONCERNING UNLAWFUL POSSESSION, AND REQUIRING RETAILERS TO PLAY AN ACTIVE ROLE IN THE PUBLIC NUISANCE OF ABANDONED SHOPPING CARTS WITHIN THE CITY, PROVIDING FOR CODIFICATION, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

VOTE ON MOTION: AYE: Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams, Randy Warren, Lane Hooton. NAY: None. Motion Passed.

Mayor Booker later clarified that he had misstated which item was a companion item and reiterated that the fee-related companion item would still go to the Fees Committee for December consideration.

Staff Reports

32. Receive a report from the Housing & Community Development Administrator regarding the current status of a Tenant Based Rental Assistance (TBRA) with the Lawton Housing Authority (LHA) and take action as deemed necessary.

Robert Burns, Housing and Community Development Administrator, presented a report regarding tenant-based rental assistance and stated that for the period February 1, 2024 through June 30, 2024, the Lawton Housing Authority was seeking recovery of $86,000. Burns stated staff reviewed the claim and discovered issues that raised questions, including that there was no agreement supporting the claim for that time period. Burns stated the most recent agreement staff found prior to that period was from 2019. Burns stated staff did have records of payments to the Housing Authority from September 2022 through December 2023, but said the $86,000 request was for a later period and still without a supporting agreement. Burns stated an agreement was signed October 3, 2024 with an amendment signed June 6, 2025, and said those did not apply to the $86,000 period. Burns stated the lack of agreement was corroborated through communications with Jervis Jackson and Anna Richmond of the Lawton Housing Authority.

Mayor Booker asked whether the matter had been taken to legal.

Burns stated it had been taken to Timothy Wilson, Deputy City Attorney, two weeks prior.

Mayor Booker asked whether Wilson had provided a legal determination.

Ratliff stated he did not believe so and that Wilson was out sick.

Mayor Booker stated he did not believe Council should discuss the issue without legal guidance and referenced that Askins did not know about it.

Charlotte Brown, Community Enrichment Deputy Director, noted that original Wilson wanted to bring forth an amendment too the expired agreement, but because there was no agreement for that time frame, it would be a brand new agreement that would be backdated.

Mayor Booker stated that the concept of backdating an agreement was a concern, noting Council had recently discussed backdating related to CDBG/HOME and that it had been controversial. Mayor Booker stated he did not want to discuss backdating and suggested the item be tabled until Wilson could provide a legal opinion.

Brown added that the City did not currently have a new agreement in place because HUD funding had been delayed due to completion of the CAPER, environmental items, and shutdown impacts.

Mayor Booker further stated that the Housing Authority was not part of the City of Lawton and not an authority of the City, and said he had requested copies of their trust indentures to identify the beneficiary but had not received them. Mayor Booker stated staff might need to submit an open records request or potentially a federal FOIA request, and stated he wanted to know who the beneficiary was. Ratliff stated staff could do that.

Warren asked whether payments should be suspended until there was a contract.

Brown stated that decision was up to Council. Mayor Booker indicated he believed no further payments should occur until legal review was completed.

Motion by Randy Warren, Second by Sherene L Williams, to table to first meeting in December and suspend any future payments until such time as a legal review is completed.

Mayor Booker asked whether the Housing Authority had been notified that the item was on the agenda.

Brown stated yes.

Mayor Booker asked whether anyone from the Housing Authority was present. No representative responded.

Ratliff added that the Housing Authority had new leadership.

Burns believed Anna Richardson to be the new executive director.

Mayor Booker acknowledged that update.

VOTE ON MOTION: AYE: Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams, Randy Warren, Lane Hooton. NAY: None. Motion Passed.

Executive Session

Motion by George Gill, Second by Allan Hampton, to enter into executive session. AYE: Lane Hooton, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams, Randy Warren. NAY: None. Motion .

The City Council entered Executive Session at 7:58PM and reconvened in Open Session at 9:41PM. No action was taken in Executive Session, in compliance with the Oklahoma Open Meetings Act.

Motion by Randy Warren, Second by Bob Weger, to return to open session. AYE: Lane Hooton, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams, Randy Warren. NAY: None. Motion .

33. Pursuant to Section 307(B)(1), Title 25, Oklahoma Statutes, consider convening in executive session to conduct the annual performance review of John Ratliff, City Manager, and, in open session, take other action as necessary.

No action taken.

Audience Participation

Lawton citizens who have completed a Request to Speak Form and wish to address business not listed on the agenda may step forward at this time.

To ensure compliance with the Oklahoma Open Meeting Act, the Mayor and Council will receive comments but will NOT engage in direct responses. However, they may refer matters to the appropriate department or individual for further consideration and follow-up action.

To participate, speakers must submit a Request to Speak Form to the City Clerk and reside within the Lawton city limits. Each speaker is allotted 3 minutes, with a maximum of 9 minutes per topic, and Audience Participation is limited to 30 minutes total. All participants are expected to follow the Rules of Decorum as outlined in Council Policy 1-6.

No request to speak forms were submitted.

Adjournment

The City of Lawton encourages participation from all of its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at (580) 581-3305 at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48 hour rule if interpreters for the deaf (signing) is not the necessary accommodation."

Motion by George Gill, Second by Sherene L Williams, to adjourn. AYE: Lane Hooton, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams, Randy Warren. NAY: None. Motion .

There being no further business, the meeting adjourned at 9:41PM.