



# City of Lawton

## City Council

### Minutes

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

Tuesday, August 12, 2025

5:00 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 Bob Weger followed by the Pledge of Allegiance

### Roll Call

#### Present:

Councilwoman- Ward 1- Mary Ann Hankins-Booker  
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:

#### Also Present:

Stanley Booker, Mayor  
John Ratliff, City Manager  
Timothy Wilson, Acting City Attorney  
Donalynn Blazek-Scherler, City Clerk

### Unfinished Business

1. Consider adopting a resolution declaring the structures located at 1406 NW Lawton Avenue, 1711 NW Kingsbury Avenue, 1715 NW Kingsbury Avenue,

3418 NW Lincoln Avenue, and 4006 NW Meadowbrook Drive, 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.

**1406 NW Lawton Avenue**

Jonathan Jernigan, Division of Safe and Clean Neighborhood Services, reported the structure had active permits and significant improvements underway.

Action: No action taken by consensus.

**1711 NW Kingsbury Avenue**

Jernigan reported active repairs and improvements.

Action: No action taken.

**1715 NW Kingsbury Avenue**

Jernigan reported occupancy, active permits, and ongoing rehabilitation.

Action: No action taken.

**3418 NW Lincoln Avenue**

Jernigan reported active permits and substantial rehabilitation completed.

Action: No action taken.

**406 NW Meadowbrook Drive**

Jernigan reported fire damage and pending insurance and financing approval for demolition

Motion by Linda Chapman, Second by Sherene L Williams, to table consideration until the October 14 council meeting. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

**Business Items**

2. Consider a request from the property owner for additional time to demolish the structure(s) located at 2809 SW J Avenue that have been declared dilapidated.

Jernigan reported the structure had been previously declared dilapidated and demolition permits had expired without completion.

Motion by Allan Hampton, Second by George Gill, to deny the request for additional time. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

3. Consider a request from the property owner to continue remodeling the

structure located at 2508 SW Latham Avenue that has been declared dilapidated.

Jernigan reported active rehabilitation with exterior improvements completed and inspections pending.

Motion by Allan Hampton, Second by Sherene L Williams, to allow the property owner to continue remodeling the structure as long as the required inspections are done. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

4. Consider a request from the property owner to continue remodeling the structure located at 1903 SW C Avenue that has been declared dilapidated.

Jernigan reported plumbing and electrical finals passed and recommended continued permitting.

Motion by Allan Hampton, Second by Sherene L Williams to approve the request for additional time to continue remodeling. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

5. Consider a request from the property owner to continue remodeling the structure located at 2304 NW 47th Street that has been declared dilapidated.

Jernigan reported fire damage repairs and inspections completed.

Motion by Mary Ann Hankins, Second by Sherene L Williams to approve the request for additional time to continue remodeling. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

6. Consider a request from the property owner to continue remodeling the structure located at 1305 SW 26th Street that has been declared dilapidated.

Jernigan reported sale to a new owner willing to rehabilitate the structure.

Motion by Allan Hampton, Second by Sherene L Williams to approve the request for additional time to continue remodeling. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

7. Consider a request from the property owner to continue remodeling the structure located at 2207 NW Pollard Avenue that has been declared dilapidated.

Jernigan reported prospective purchasers without a finalized contract.

Motion by Mary Ann Hankins, Second by Sherene L Williams to table consideration

until September 9. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

8. Hold a public hearing and adopt a resolution declaring the structure and all secondary structures on the property located at 516 SW G Avenue, 606 SW D Avenue (Secondary Structure), 713 SW Sedalia Avenue, 1207 SW G Avenue, 1207 SW I Avenue (Secondary Structure), 1207 NW Lincoln Avenue, 1211 SW H Avenue, 1212 SW 6th Street (Secondary Structure), 1303 SW 6th Street, 1311 NW Lincoln Avenue (Secondary Structure), 1312 SW 6th Street (Secondary Structure), 1409 SW H Avenue, 1509 NW Lawton Avenue, 1511 SW H Avenue, 1615 SW Washington Avenue, 1803 SW 7th Street, 2108 NW Hoover Avenue, 2411 SW Jefferson Avenue, 2412 SW Jefferson Avenue, 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.

#### 516 SW G AVE

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. No one appeared to speak. PUBLIC HEARING CLOSED.

Motion by Allan Hampton, Second by Sherene L Williams, to approve Resolution 25-194 declaring the structure at 516 SW G Avenue a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

#### 606 SW D AVE

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 also noted that a demo permit was issued and contractors were actively demolishing the structure.

No action was taken.

#### 713 SW SEDALIA AVE

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. No one appeared to speak. PUBLIC HEARING CLOSED.

Motion by Sherene L Williams, Second by Allan Hampton, to approve Resolution 25-195 declaring the structure at 713 SW Sedalia Avenue a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

#### 1207 SW G AVE

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.

Linda Suson, owner, stated she has a meeting scheduled with a company to demolish the building. She stated she still needs to obtain a permit.

PUBLIC HEARING CLOSED.

Motion by Allan Hampton, Second by Sherene L Williams, to approve Resolution 25-196 declaring the property at 1207 SW G Avenue a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

#### 1207 SW I AVE (Secondary 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.

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

Motion by Allan Hampton, Second by George Gill, to approve Resolution 25-197 declaring the property at 1207 SW I Avenue a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

#### 1207 NW Lincoln Avenue

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.

Rod Delima, property representative, stated that contractors had begun services and permit applications were underway. He indicated his intent was to rehabilitate or return the property to productive use.

PUBLIC HEARING CLOSED.

Motion by Mary Ann Hankins, Second by Allan Hampton, to approve Resolution 25-198 declaring the structure at 1207 NW Lincoln Avenue a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

### 1211 SW H AVE

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. No one appeared to speak. PUBLIC HEARING CLOSED.

Motion by Allan Hampton, Second by George Gill, to approve Resolution 25-199 declaring the property at 1211 SW H Avenue a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

### 1212 SW 6TH ST (SECONDARY 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.

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

Motion by Sherene L Williams, Second by Allan Hampton, to approve Resolution 25-200 declaring the secondary structure at 1212 SW 6th Street a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

### 1303 SW 6th Street

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.

Broderick W. Jackson, owner, explained that work on the property had been delayed due to his wife's serious medical condition but stated she was now improving. He expressed his intent to resume repairs immediately, file permits, and bring the property back into compliance. He also noted repeated vandalism had hindered progress.

Council expressed sympathy and appreciation for his willingness to rehabilitate the property.

PUBLIC HEARING CLOSED.

Motion by Sherene L Williams, Second by Mary Ann Hankins, to table 1303 SW 6th Street to September 9, 2025. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

### 1311 NW LINCOLN AVE (SECONDARY 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.

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

Motion by Linda Chapman, Second by George Gill, to approve Resolution 25-201 declaring the secondary structure at 1311 NW Lincoln Avenue a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

### 1312 SW 6th Street (Secondary 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.

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

Motion by Sherene L Williams, Second by Allan Hampton, to approve Resolution 25-

202 declaring the secondary structure at 1312 SW 6th Street a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

#### 1409 SW H Avenue

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.

Joel, purchaser and neighboring resident, stated he had acquired the property to improve neighborhood conditions and intended to renovate and rent the structure. He explained that the property was currently used for storage and acknowledged its poor appearance but emphasized his investment and long-term plans.

PUBLIC HEARING CLOSED.

Motion by Allan Hampton, Second by Sherene L Williams, to approve Resolution 25-203 declaring the structure at 1409 SW H Avenue a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

#### 1509 NW Lawton Avenue

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. No one appeared to speak. PUBLIC HEARING CLOSED.

Motion by Linda Chapman, Second by George Gill, to approve Resolution 25-204 declaring the structure at 1509 NW Lawton Avenue a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

#### 1511 SW H Avenue

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. No one appeared to speak. PUBLIC HEARING

CLOSED.

Motion by Allan Hampton, Second by Sherene L Williams, to approve Resolution 25-205 declaring the structure at 1511 SW H Avenue a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

1615 SW Washington Avenue

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. No one appeared to speak. PUBLIC HEARING CLOSED.

Motion by Sherene L Williams, Second by Bob Weger, to approve Resolution 25-206 declaring the structure at 1615 SW Washington Avenue a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

1803 SW 7th Street

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. No one appeared to speak. PUBLIC HEARING CLOSED.

Motion by Sherene L Williams, Second by George Gill, to approve Resolution 25-207 declaring the structure at 1803 SW 7th Street a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

2108 NW Hoover Avenue

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. No one appeared to speak. PUBLIC HEARING CLOSED.

Motion by Mary Ann Hankins, Second by Sherene L Williams, to approve Resolution 25-208 declaring the structure at 2108 NW Hoover Avenue a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

#### 2411 SW Jefferson Avenue

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. No one appeared to speak. PUBLIC HEARING CLOSED.

Motion by Sherene L Williams, Second by Allan Hampton, to approve Resolution 25-209 declaring the structure at 2411 SW Jefferson Avenue a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

#### 2412 SW Jefferson Avenue

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. No one appeared to speak. PUBLIC HEARING CLOSED.

Motion by Sherene L Williams, Second by Allan Hampton, to approve Resolution 25-210 declaring the structure at 2412 SW Jefferson Avenue a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

9. Receive a report from the Division of Safe and Clean Neighborhoods regarding the current Dilapidated Master List.

Jernigan explained that Council had been provided with a draft version of the Dilapidated and Dangerous (DND) master list, which is intended to serve as a centralized tracking tool for properties that have entered the DND process. The list includes, at a minimum:

Property addresses

Outstanding balances owed to the City, if applicable

Status of each case (active, pending, demolished, under rehabilitation, etc.)

Case notes summarizing enforcement or compliance activity  
Ward location for each property

Jernigan stated that the list is currently maintained in spreadsheet format and will be reorganized by Council ward to make it easier for Council members to review properties within their respective areas.

Jernigan further advised that the DND master list will be updated monthly and distributed to Council on the Friday following the first City Council meeting of each month, allowing sufficient time for case updates following Council action.

Mayor Booker inquired about the number of properties that have been successfully rehabilitated and removed from the DND list. Jernigan responded that since the implementation of the current tracking system in October 2023, only a small number of certificates of occupancy had been formally issued, but emphasized that many additional properties are actively in the remodeling process and expected to return to compliance.

Mayor Booker requested clarification on the overall volume of cases addressed since implementation of the current system. Jernigan stated that approximately 348 properties have been entered into and addressed through the system since October 2023, with additional historical cases still being reconciled due to limitations in legacy data systems.

Mayor Booker expressed concern about the lack of a clear numerical breakdown of completed cases versus ongoing cases and requested that future reports include clearer metrics identifying properties that have been fully resolved, demolished, or rehabilitated.

Weger asked for clarification regarding the “balance due” column on the master list. Staff explained that this amount represents invoices issued to property owners for City-incurred costs, including:

Demolition contractor fees

Disposal and dumping fees

Administrative costs associated with enforcement

Jernigan explained that once an invoice is issued, property owners are given six months to pay the amount due. If payment is not received within that timeframe, a lien is filed against the property and forwarded to the County.

Hampton requested that future versions of the DND master list include a ward-by-ward financial summary, showing the total outstanding balances owed within each ward.

Jernigan confirmed that this enhancement is planned for future reports.

Williams asked how long a lien remains in place. Jernigan responded that liens may

remain for up to three years, consistent with state law.

No action was required on this item.

### **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 Allan Hampton, to adjourn. AYE: Mary Ann Hankins, Linda Chapman, George Gill, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

There being no further business, the meeting adjourned at 5:48PM.