



City of Lawton

City Council

Minutes

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

Tuesday, February 24, 2026

5:00 PM

Lawton City Hall
Wayne Gilley Auditorium

Meeting Called to Order

"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.

Roll Call

Present:

Councilman - Ward 1 Lane Hooton
Councilman - Ward 2 Taron Epps
Councilman - Ward 3 Kirby Brown
Councilwoman - Ward 4 Tiffiney Dimery
Councilman - Ward 5 Allan Hampton
Councilman - Ward 6 Bob Weger
Councilwoman - Ward 7 Sherene L Williams

Absent:

Councilman - Ward 8 Randy Warren

Also Present:

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

Unfinished Business

1. Consider adopting a resolution declaring the structures located at 1113 NW Taft Avenue, 1705 SW McKinley Avenue and 1921 SW Dr Charles W

Whitlow Avenue (Secondary Structure), 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.

1113 NW Taft Avenue

Jonathan Jernigan, Division of Safe and Clean Neighborhood Services Supervisor, reported the property had inactive water service since 1/25/2024, and the case originally came to Council on 2/10/2026. Jernigan stated the structure sustained fire damage with a fire date of 6/7/2025, and a demolition permit was currently on hold pending required clearances. Jernigan explained staff was waiting on utility confirmations (including PSO and water/sewer caps) to allow issuance of the permit for private demolition. Staff recommended continuing the property on the D&D process to ensure completion.

Hooton requested additional detail regarding the demolition permit, including when it was submitted and what clearances remained.

Jernigan stated the permit was submitted on 2/12/2026 (two days after the Council meeting) and the remaining step was confirmation from utility providers that services were properly capped.

Hooton confirmed his understanding that the demolition would proceed as a private demo regardless of D&D status, and Jernigan confirmed.

Motion by Taron Epps, Second by Allan Hampton, to approve Resolution 26-63 declaring the structure on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Lane Hooton, Taron Epps, Kirby Brown, Tiffiney Dimery, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

1705 SW McKinley Avenue

Jonathan Jernigan, Division of Safe and Clean Neighborhood Services Supervisor, reported inactive water service since 3/8/2022. Jernigan stated the owner had applied for a remodel permit and had also completed multiple improvements that did not require permits, including new roof/shingles, new trim, and new siding, referencing before-and-after photos. Staff recommended no action.

Mayor Booker asked whether Council was comfortable with no action.

Williams indicated agreement.

1921 SW Dr Charles W Whitlow Avenue (Secondary Structure)

Jonathan Jernigan, Division of Safe and Clean Neighborhood Services

Supervisor, stated staff received multiple calls regarding vagrancy and explained the item involved a secondary structure without a main habitable structure. Jernigan stated the secondary structure was in non-compliance with City Code (referencing 18-4-1-404.1) and staff recommended placing the property on the D&D list.

Williams referenced prior statements from Jervis Jackson (property representative/owner) at a previous Council meeting indicating plans to place a structure on the property.

Mayor Booker invited Jackson to speak.

Jackson stated the owners had plans to place a structure back on the property and asked Council to allow time to secure and maintain the secondary structure pursuant to City guidelines.

Mayor Booker asked Jackson for a timetable.

Jackson stated an estimated timeframe of 12–18 months, and when asked when work would start, stated he was not certain but intended it to be within that window. Jackson explained the family had sold multiple related properties but retained this one due to family significance, and reiterated a desire to comply while requesting time to determine next steps.

Hampton asked how serious the plan was, specifically whether preliminary plans had been drawn. Jackson stated no preliminary plans had been prepared as of the meeting date but stated they were serious about the property.

Mayor Booker asked whether Council would consider allowing time for a plan and returning in 90 days.

Williams stated support for providing time and bringing the matter back.

Motion by Sherene L Williams, Second by Bob Weger, to table this item to May 26, 2026 in order for the owner to bring back a plan on constructing the primary structure. AYE: Lane Hooton, Taron Epps, Kirby Brown, Tiffney Dimery, 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 remodel the structure located at 2304 NW 47th Street, per Section 6-1-1-108 Sub-section D of Lawton City Code, which states after 180 days the property will go back to City council for specific authorization by the Council.

Jonathan Jernigan, Division of Safe and Clean Neighborhood Services Supervisor,

stated the property originally came to Council on 1/25/2023. Jernigan reported the structure had significant progress including new roofing, new siding, new trim, windows, and doors, and had passed rough plumbing and rough electrical inspections. Staff recommended allowing continued work under the remodel permit and granting an additional 180 days to complete final inspections.

Motion by Lane Hooton, Second by Allan Hampton, to allow the property owner an additional one-hundred and eighty days to continue remodeling. AYE: Lane Hooton, Taron Epps, Kirby Brown, Tiffiney Dimery, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

3. Hold a public hearing and consider adopting a resolution declaring the structures located at 503 SW H Avenue, 504 SW G Avenue, 506 SW G Avenue, 512 SW G Avenue, 1109 NW Williams Avenue, 1214 SW A Avenue, 1215 SE 45th Street, 1410 SW 8th Street, 1601 SW N H Jones Avenue (Secondary Structure), 1618 NW Taft Avenue, 1913 NW Lincoln Avenue, 2605 NW 26th Street, 4529 SE Avalon 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. All property owners have been notified as required by Oklahoma State Statute, Title 11 §.22-112A.

Mayor Booker stated all property owners had been notified as required by Oklahoma law (Title 11 notice provisions cited during the meeting). Mayor Booker stated staff had provided a list of property owners present, and Council would address those first.

504 SW G 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 Ferrera appeared and stated he managed the properties and that the address was part of a package of approximately 37 houses purchased the prior year. Ferrera stated they had already cleared/rehabbed about half and expected this one would be started within the next six months, with several others remaining.

Mayor Booker asked whether the intent was to bring the property back to code; Ferrera stated Yes.

Mayor Booker explained the D&D process, including a typical 45-day window to obtain a permit and six months to complete work, and noted Council had granted additional time when significant progress occurred.

PUBLIC HEARING CLOSED.

Motion by Allan Hampton, Second by Bob Weger, to approve Resolution 26-65 declaring the structure on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Lane Hooton, Taron Epps, Kirby Brown, Tiffiney Dimery, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

506 SW G 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.

David Rushawn Jr stated he lived at the property and that when he moved in it was in very poor condition. Rushawn stated that since January he had removed approximately four tons of trash and continued cleanup. Rushawn stated he wanted to comply with code but was unsure whether he needed a permit or what steps to take.

Mayor Booker stated Council's likely action would be placing the property on the D&D list to establish a timeline, describing the 45-day permit window and six-month completion period. Booker directed Rushawn to coordinate with Jernigan and staff regarding permitting steps.

PUBLIC HEARING CLOSED.

Hampton asked whether Wishon was living in the house and raised concerns about utilities. Rushawn stated his water was on.

Jernigan stated staff had observed generators at the rear of the property and reported water had not been turned on since 5/21/2025, indicating utilities were not active in the structure.

Hampton emphasized the need for the owner to work with staff to bring the property into compliance.

Motion by Allan Hampton, Second by Kirby Brown, to approve Resolution 26-66 declaring the structure on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Lane Hooton, Taron Epps, Kirby Brown, Tiffiney Dimery, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

512 SW G 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 Ferrera stated the owner was "Abraham," and that he had been cleaning all the referenced addresses for the owner. Ferrera stated he would do whatever was necessary to bring the property up to code.

PUBLIC HEARING CLOSED.

Motion by Allan Hampton, Second by Bob Weger, to approve Resolution 26-67 declaring the structure on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Lane Hooton, Taron Epps, Kirby Brown, Tiffiney Dimery, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

1109 NW Williams Avenue

Jonathan Jernigan, Division of Safe and Clean Neighborhoods Supervisor, reported inactive water since 5/3/2025, with a fire date of 7/20/2025, and described damaged roofing, broken windows/doors, and damaged siding/trim, with one secondary structure. Jernigan stated the property was posted on 2/11/2026 and no permits had been filed.

Jernigan further reported that, after discussion with Ratliff and additional information received before the meeting, staff recommended the matter be tabled for 60 days due to an insurance claim and pending litigation.

Ratliff stated an attorney was present representing the mortgage company, and that an active foreclosure was underway with an anticipated sheriff sale and title transfer in approximately 45 days, recommending the item return after the mortgage company had retained title.

Motion by Taron Epps, Second by Kirby Brown, to table the item to April 28, 2026. AYE: Lane Hooton, Taron Epps, Kirby Brown, Tiffiney Dimery, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

1410 SW 8th 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.

Harold Velasquez stated the property belonged to his mother and had caught fire. Velasquez stated they had been cleaning out the interior, removing smoke damage, and working slowly on exterior repairs while trying to build funds to obtain permits for exterior and roofing work.

Booker asked about insurance. Velasquez stated insurance proceeds largely went to

pay off the mortgage.

Williams asked staff for the recommendation; Jernigan stated staff still recommended placing the property on the D&D list.

PUBLIC HEARING CLOSED.

Motion by Sherene L Williams, Second by Bob Weger, to approve Resolution 26-70 declaring the structure on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Lane Hooton, Taron Epps, Kirby Brown, Tiffiney Dimery, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

1618 NW Taft 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 Ferrera stated this property was also part of his portfolio and was scheduled to start the following month. Ferrera stated they were working on permits and that the water line was intact, and an electric meter was present. Ferrera outlined planned work including replacing siding, windows, roof, and cosmetic exterior improvements.

PUBLIC HEARING CLOSED.

Motion by Taron Epps, Second by Allan Hampton, to approve Resolution 26-71 declaring the structure on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Lane Hooton, Taron Epps, Kirby Brown, Tiffiney Dimery, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

1913 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.

Jesus Mendoza stated he was already working on the house and had permits. Mendoza stated the renovation was nearly complete, and he planned new floors, walls, and additional work within the next two months, with the goal of restoring the home to habitability and code compliance.

Jernigan confirmed a permit was issued on 1/5/2026.

Weger asked for clarification on D&D mechanics once a permit is pulled. Jernigan

explained the permit would be converted/tracked under the D&D process and would start the applicable compliance timeline, serving as a tracking mechanism to ensure completion.

PUBLIC HEARING CLOSED.

Motion by Taron Epps, Second by Kirby Brown, to approve Resolution 26-72 declaring the structure on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Lane Hooton, Taron Epps, Kirby Brown, Tiffiney Dimery, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

503 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 Bob Weger, to approve Resolution 26-64 declaring the structure on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Lane Hooton, Taron Epps, Kirby Brown, Tiffiney Dimery, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

1214 SW A 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 26-68 declaring the structure on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Lane Hooton, Taron Epps, Kirby Brown, Tiffiney Dimery, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

1215 SE 45th 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 Tiffiney Dimery, Second by Kirby Brown, to approve Resolution 26-69 declaring the structure on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Lane Hooton, Taron Epps, Kirby Brown, Tiffiney Dimery, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

1601 SW N H Jones 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 table to May 26, 2026 and direct staff to make every possible effort to make contact with the owner. AYE: Lane Hooton, Taron Epps, Kirby Brown, Tiffiney Dimery, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

2605 NW 26th 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 Lane Hooton, Second by Allan Hampton, to approve Resolution 26-73 declaring the structure on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Lane Hooton, Taron Epps, Kirby Brown, Tiffiney Dimery, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

4529 SE Avalon 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 Tiffiney Dimery, Second by Kirby Brown, to approve Resolution 26-74 declaring the structure on the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Lane Hooton, Taron Epps, Kirby

Brown, Tiffiney Dimery, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

4. Consider reaffirming the council decision declaring the structure(s) located at 2809 SW J Avenue that have been declared dilapidated.

This item was stricken.

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 Sherene L Williams, Second by Allan Hampton, to adjourn. AYE: Lane Hooton, Taron Epps, Kirby Brown, Tiffiney Dimery, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

There being no further business, the meeting adjourned at 5:38PM.