



City of Lawton

City Council

Minutes

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

Tuesday, March 10, 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

Business Items

1. Consider a request from the property owner for additional time to remodel the structure located at 1212 NW 31st Steet, per Lawton City Code, 2025, Section

6-1-1-108 Sub-paragraph D that 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 Neighborhoods, stated that the staff recommendation was to deny the extension. He noted that only one permit had been issued (November 3, 2025), and a subsequent permit application was not submitted until March 9, 2026. The structure had been declared dilapidated on February 5, 2025. He further described ongoing issues including damaged siding, broken windows and doors, and repeated reports of vagrancy and unauthorized occupancy.

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

2. Consider a request from the property owner for additional time to remodel the structure located at 1802 NW 13th Street, per Lawton City Code, 2025, Section 6-1-1-108 Sub-paragraph D that states after 180 days the property will go back to City council for specific authorization by the Council.

This item was stricken.

3. Consider a request from the property owner for additional time to remodel the structure located at 909 SW 7th Street, per Lawton City Code, 2025, Section 6-1-1-108 Sub-paragraph D that 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 Neighborhoods, stated staff recommended allowing the property owner to continue remodeling efforts. He stated the structure was declared dilapidated on March 25, 2025, with permits issued May 16, 2025, and an additional permit pulled February 17, 2026. Improvements included new roofing, siding, and framing.

Hampton noted having personally observed significant progress at the property and expressed support for continuing the permit.

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

4. Consider a request from the property owner for additional time to remodel the structure located at 621 SW 26th Street, per Lawton City Code, 2025, Section 6-1-1-108 Sub-paragraph D that 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 Neighborhoods, stated staff recommended allowing continued remodeling. He stated the structure had been declared dilapidated on June 25, 2024, and multiple permits had been issued, with the

most recent application on February 10, 2026. Improvements included new roofing, siding, trim, windows, and doors, with only final inspections remaining for a Certificate of Occupancy.

Property Owner Zebadiah Hendricks stated he is a licensed contractor and had completed significant work, including foundation repairs. He explained delays were due to personal health issues involving medical treatment through the VA but indicated the project was nearing completion.

Brown commended the progress made and emphasized that the improvements aligned with the intent of the program.

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

5. Consider holding a public hearing and adopting a resolution declaring the structures located at 501 SW 16th Street (Secondary Structure), 507 SW 16th Street, 701 SW Park, 911 SW 7th Street, 1008 SW Garfield Avenue, 1115 SW Summit Avenue, 1211 NW Williams Avenue, 1212 NW Baldwin Avenue, 1406 SW 8th Street, 1411 SW I Avenue, 1610 SW 6th Street, 1704 SW 6th Street, 2002 SW McKinley Avenue (Secondary Structure), 2308 NW 20th Street, 2418 SW D Avenue, 2716 SW G Avenue, 2809 SW J 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 required by Oklahoma State Statute, Title 11 §22-112A.

701 SW Park 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.

Nita Rodriguez, Property Manager, stated the owner had recently become aware of the issues and was actively seeking contractors. She indicated efforts were being made to secure the property and evaluate whether repair or demolition would be appropriate.

Mayor Booker explained the Dangerous and Dilapidated (D&D) process, including timelines for permits (45 days) and completion (6 months), emphasizing alignment with the City's goal of restoring safe housing.

PUBLIC HEARING CLOSED.

Hampton noted personal inspections of such properties and encouraged property owners to engage proactively.

Motion by Allan Hampton, Second by Bob Weger, to approve Resolution 26-77 declaring the structure(s) on the property a dilapidated public nuisance and authorizing 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.

1211 NW Williams 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.

Oscar Amirius on behalf of owner stated ongoing efforts to repair the home, including roof work. He explained plumbing issues had delayed further work due to sub-floor conditions.

Mayor Booker reiterated the D&D timeline and emphasized the City's goal of achieving habitable housing conditions.

PUBLIC HEARING CLOSED.

Motion by Taron Epps, Second by Kirby Brown, to approve Resolution 26-81 declaring the structure(s) on the property a dilapidated public nuisance and authorizing 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.

1411 SW I 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.

Shane Lee Albright, property owner, stated he recently inherited the property after his mother's passing and had not yet assessed its condition. He expressed openness to either repair or demolition depending on feasibility.

PUBLIC HEARING CLOSED.

Hampton noted some observed progress and expressed hope the structure could be rehabilitated.

Motion by Allan Hampton, Second by Sherene L Williams, to approve Resolution 26-84 declaring the structure(s) on the property a dilapidated public nuisance and authorizing 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.

1610 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 and stated a permit was applied for.

PUBLIC HEARING OPENED.

Judith Needleson, property owner, stated she acquired the property in October and had been actively working on improvements. She explained that progress had paused pending Council direction and confirmed her intent to occupy the home.

PUBLIC HEARING CLOSED.

Motion by Sherene L Williams, Second by Bob Weger, to approve Resolution 26-85 declaring the structure(s) on the property a dilapidated public nuisance and authorizing 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.

2418 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.

PUBLIC HEARING OPENED.

Will Madera, property owner, requested additional time, citing personal hardship involving his spouse's medical emergency. He stated materials had been obtained and repairs were underway.

Mayor Booker acknowledged the owner's intent to bring the property into compliance. PUBLIC HEARING CLOSED.

Motion by Kirby Brown, Second by Taron Epps, to approve Resolution 26-88 declaring the structure(s) on the property a dilapidated public nuisance and authorizing 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.

501 SW 16th 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. Jernigan stated improvements had been made, including siding and trim repairs, with plans for a new roof. Staff recommended tabling the item to allow completion of repairs.

PUBLIC HEARING OPENED.

Johnny Kinder, property owner, explained the structure had been used for storage since utilities were disconnected in 2017 and confirmed plans to install a new roof.

PUBLIC HEARING CLOSED.

Motion by Allan Hampton, Second by Sherene L Williams, to table to 4/28/26. AYE: Lane Hooton, Taron Epps, Kirby Brown, Tiffiney Dimery, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

2308 NW 20th 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.

Muhammad Sultar, property owner, stated he had recently taken action after receiving notice and had made substantial improvements, including roofing and preparations for additional permitted work.

Jernigan recommended tabling to allow completion of improvements.

PUBLIC HEARING CLOSED.

Motion by Taron Epps, Second by Sherene L Williams, to table to 4/28/26. AYE: Lane Hooton, Taron Epps, Kirby Brown, Tiffiney Dimery, Allan Hampton, Bob Weger, Sherene L Williams. NAY: None. Motion Passed.

507 SW 16th 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.

Victor Wilkerson, property owner, stated efforts were underway to repair the roof and bring the property into compliance, including addressing utility service.

PUBLIC HEARING CLOSED.

Motion by Allan Hampton, Second by Sherene L Williams, to approve Resolution 26-76 declaring the structure(s) on the property a dilapidated public nuisance and authorizing 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.

1212 NW Baldwin 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.

Gabriel, representative of the owner, stated roofing and siding had been completed, and that window permits would be submitted.

PUBLIC HEARING CLOSED.

Motion by Taron Epps, Second by Kirby Brown, to approve Resolution 26-82 declaring the structure(s) on the property a dilapidated public nuisance and authorizing 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.

1704 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.

Franklin Gayle, property owner, explained the property had suffered fire damage and acknowledged neglect due to personal circumstances. He expressed intent to bring the home back into compliance.

Mayor Booker noted that the owner gave 1704 SW 6th Street as his address and asked Gayle if he was living at the property.

Gayle stated 1704 SW 6th Street was his mailing address, but he stays with his daughter.

PUBLIC HEARING CLOSED.

Motion by Sherene L Williams, Second by Bob Weger, to approve Resolution 26-86 declaring the structure(s) on the property a dilapidated public nuisance and authorizing 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.

1406 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.

Charles Harrison, neighbor, stated the property was secured and maintained but acknowledged ownership by an out-of-town individual planning future reconstruction.

Hampton noted communication with an attorney regarding future plans for the property.

Williams asked when the property owner would be back in town.

Harrison stated he was unsure, but he believed it would be sometime in 2027.

Mayor Booker asked if the structure was a safety concern.

Jernigan confirmed that the property is secured by a six-foot chain link fence, but that there was brick separation that is causing the structure to sag.

PUBLIC HEARING CLOSED.

Motion by Sherene L Williams, Second by Allan Hampton, to approve Resolution 26-83 declaring the structure(s) on the property a dilapidated public nuisance and authorizing 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.

911 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 Allan Hampton, Second by Bob Weger, to approve Resolution 26-78 declaring the structure(s) on the property a dilapidated public nuisance and authorizing 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.

1008 SW Garfield 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 Bob Weger, to approve Resolution 26-79 declaring the structure(s) on the property a dilapidated public nuisance and authorizing 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.

1115 SW Summit 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 Bob Weger, to approve Resolution 26-80 declaring the structure(s) on the property a dilapidated public nuisance and authorizing 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.

2002 SW McKinley 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 Sherene L Williams, Second by Bob Weger, to approve Resolution 26-87 declaring the structure(s) on the property a dilapidated public nuisance and authorizing 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.

2716 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 26-89 declaring the structure(s) on the property a dilapidated public nuisance and authorizing 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.

2809 SW J 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 Bob Weger, to approve Resolution 26-90 declaring the structure(s) on the property a dilapidated public nuisance and authorizing 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.

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 Bob Weger, 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 5:53PM.