



City of Lawton

City Council

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

Tuesday, May 13, 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."

Roll Call

Unfinished Business

1. Consider adopting a resolution declaring the structures located at 558 NE Carver Street, 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.

Business Items

2. Consider whether to approve the property owner to continue remodeling the structure located at 1812 SW D Avenue, per Section 6-1-1-108 Section D that states after 180 days the property will go back to City council for specific authorization by the Council.
3. Consider whether to approve the property owner to continue remodeling the structure located at 1511 SW Texas Avenue, per Section 6-1-1-108 Section D that states after 180 days the property will go back to City council for specific authorization by the Council.
4. Consider whether to approve the property owner to continue remodeling the structure located at 1512 SW Dr Charles W Whitlow Avenue, per Section 6-1-1-108 Section D that states after 180 days the property will go back to City council for specific authorization by the Council.
5. Consider whether to approve the property owner to continue remodeling the structure located at 1701 SW F Avenue, per Section 6-1-1-108 Section D that states after 180 days the property will go back to City council for specific

authorization by the Council.

6. Consider waiving Council Policy 1-6 to reconsider an item within 6 months, consider rescinding Resolution No. 25-62, which declared the structure(s) located at 2211 NW Baltimore Avenue, a dilapidated structure, and take action as deemed necessary.
7. Hold a public hearing and adopt a resolution declaring the structure and all secondary structures on the property located at 101 SW 74th Street (Secondary Structure), 403 SW 17th Street, 405 SW 17th Street (Secondary Structure), 407 NW 3rd Street (Secondary Structure), 514 SW Summit Avenue, 605 SW 26th Street, 615 SW Highland Avenue, 704 NW Arlington Avenue (Secondary Structure), 735 SW 45th Street (Secondary Structure), 743 NW 38th Street, 811 SW Monroe Avenue, 904 SW Summit Avenue (Secondary Structure), 905 SW Summit Avenue, 906 SW Summit Avenue (Secondary Structure), 910 SW 5th Street, 910 SW Park Avenue, 918 SW 3rd Street, 1003 SW 66th Street (Secondary Structure), 1006 SW Monroe Avenue (Secondary Structure), 1012 SW Monroe Avenue, 1102 SW 45th Street, 1106 SW 9th Street, 1108 NW 61st Street (Commercial), 1126 SW Georgia Avenue (Secondary Structure), 1206 NW Euclid 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.

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."

Item Title:

Consider adopting a resolution declaring the structures located at 558 NE Carver Street, 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.

Initiator: Jonathan Jernigan, Neighborhood Services - Supervisor, Larry Parks, Director

Information Source: Jonathan Jernigan, Neighborhood Services - Supervisor

Background:

This is in accordance with the True North Culture Statement for a Safe Community. We will be relentless in our efforts to provide a safe environment for our citizens to thrive. The structures located at Ward 7: 558 NE Carver Street; have been inspected and found to meet the criteria to be declared dilapidated pursuant to Lawton City Code, Division 6-5-1. Said structures are in an obvious state of neglect and disrepair such that they are detrimental to the health, safety and welfare of the general public and a blighting influence on the Lawton community. The attached resolutions provide that the structures on the above listed properties are declared to be dilapidated and directs that they be remodeled or demolished by the property owner in compliance with the City's building code requirements. The property owners and any mortgage holders have been notified of this public hearing by mail, with a receipt of mailing obtained from the post office. A Notice of Hearing was also posted on each property. Summary documents, including supporting photographs, reports from the Fire Marshal and City Inspectors, and case histories are on file within the Clean and Safe Services Division.

This item was originally brought to City Council on April 8, 2025. The public hearing was held and closed. The item was tabled for 30 days so that the property owner could complete the sale of the property. The previous property owner stated that the new owner had plans to continue using the structure as a storage building and not turning it back into a residence. As of April 22, 2025, the property has not changed hands and was still owned by the property owner that was originally noticed.

Correlation to the True North Statement:

Safe Community

Exhibit:

Resolution
Exhibits A
Photos of the Property

Key Issues:

Absolve the public of a continued threat to public safety

Funding Source:

Clean and Safe Neighborhood Abatement and Demolition Funds

Staff Recommended Council Action:

Adopt Resolutions declaring the structures 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.

ATTACHMENTS:

1. Exhibit A
2. Photos of Structure
3. Resolution



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 17, 2025,

Address: 558 NE Carver Ave

Type of Occupancy: Residential – No Account Found

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects. (IPMC 304.1.1.8)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance (IPMC 304.7)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE AND THERE ISN'T AN ACTIVE WATER ACCOUNT.

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



Dilapidated and Dangerous Structures Old Business May 13, 2025

558 SE Carver Avenue Ward 7



558 SE Carver Avenue Ward 7



558 SE Carver Avenue Ward 7



558 SE Carver Avenue Ward 7



558 SE Carver Avenue Ward 7



558 SE Carver Avenue Ward 7



558 SE Carver Avenue Ward 7



558 SE Carver Avenue Ward 7



558 SE Carver Avenue Ward 7



558 SE Carver Avenue Ward 7



RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

Legion Addition, Block Four (4), Lot Three (3), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 558 NE Carver Street

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Austin J & Mary C Solenberg
Ref: 558 NE Carver Avenue
58 Landmark Circle
Lawton Oklahoma 73507

Mortgages: None

Lienholders: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on March 26, 2025;

by posting a copy of said notice on the property on March 26, 2025;

and by publishing a copy of said notice in the Lawton Constitution on March 26, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

**Legion Addition, Block Four (4), Lot Three (3), to the City of Lawton,
Comanche County, Oklahoma, according to the recorded plat thereof, 558 NE
Carver Street**

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s) and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further,

until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112 , Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

Item Title:

Consider whether to approve the property owner to continue remodeling the structure located at 1812 SW D Avenue, per Section 6-1-1-108 Section D that states after 180 days the property will go back to City council for specific authorization by the Council.

Initiator: Larry Parks, Director

Information Source: Jonathan Jernigan, Neighborhood Services - Supervisor

Background:

The structure(s) located at 1812 SW D Avenue was declared dilapidated pursuant to Lawton City Code, Division 6-5-1 on July 23, 2024. Currently Chapter Section 6-1-1-108 allows for two (2) ninety (90) day permits to complete the repairs to a dilapidated structure. If the remodel is not completed within the 180 days code states, the property must come back to Council to determine if another 180 days should be granted. The property owner is requesting another 180 days. The last permit expired on December 26, 2024. The last inspection was requested on February 24, 2025 and was for Insulation. This inspection cleared.

Staff feels that they have made substantial progress on the structure.

Correlation to the True North Statement:

Safe Community

Exhibit:

Photos

Key Issues:

Has the property owner shown substantial improvement.

Funding Source:

None

Staff Recommended Council Action:

Consider whether to approve the property owner to continue remodeling the structure located at 1812 SW D Avenue per Section 6-1-1-108 Section D.

ATTACHMENTS:

1. 05.13.25.1812SWD



Dilapidated and Dangerous Structures Permit Renewal May 13, 2025

[illegible]

1812 SW D Avenue Ward 5



1812 SW D Avenue Ward 5



1812 SW D Avenue Ward 5



1812 SW D Avenue Ward 5



1812 SW D Avenue Ward 5



1812 SW D Avenue Ward 5



1812 SW D Avenue Ward 5



1812 SW D Avenue Ward 5



1812 SW D Avenue Ward 5



1812 SW D Avenue Ward 5



1812 SW D Avenue Ward 5



1812 SW D Avenue Ward 5



1812 SW D Avenue Ward 5



Item Title:

Consider whether to approve the property owner to continue remodeling the structure located at 1511 SW Texas Avenue, per Section 6-1-1-108 Section D that states after 180 days the property will go back to City council for specific authorization by the Council.

Initiator: Larry Parks, Director

Information Source: Jonathan Jernigan, Neighborhood Services - Supervisor

Background:

The structure(s) located at 1511 SW Texas Avenue was declared dilapidated pursuant to Lawton City Code, Division 6-5-1 on July 23, 2024. Currently Chapter Section 6-1-1-108 allows for two (2) ninety (90) day permits to complete the repairs to a dilapidated structure. If the remodel is not completed within the 180 days code states, the property must come back to Council to determine if another 180 days should be granted. The property owner is requesting another 180 days. The last permit was cancelled on April 1, 2025. The last inspection was requested on February 11, 2025 and was for the gas line. This inspection cleared.

Staff feels that they have made substantial progress on the structure.

Correlation to the True North Statement:

Safe Community

Exhibit:

Photos of Structure

Key Issues:

Has the property owner shown substantial improvement.

Funding Source:

Noner

Staff Recommended Council Action:

Consider whether to approve the property owner to continue remodeling the structure located at 1511 SW Texas Avenue per Section 6-1-1-108 Section D.

ATTACHMENTS:

1. 05.13.251511SW Texas



Dilapidated and Dangerous Structures Permit Renewal May 13, 2025

1511 SW Texas
Ward 7



01/10/2023 10:40

Utilities inactive since 2015

1511 SW Texas
Ward 7



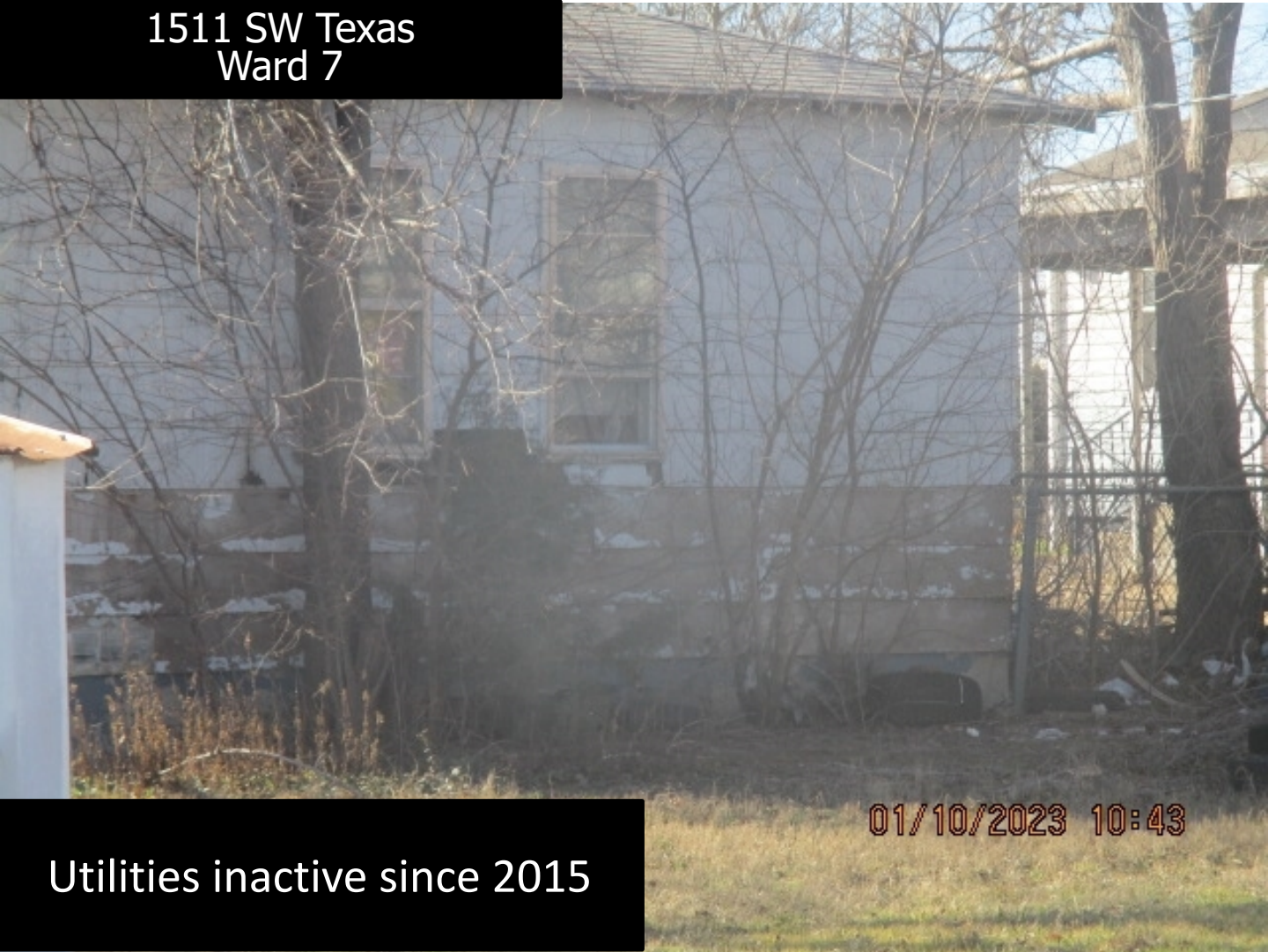
Utilities inactive since 2015

1511 SW Texas
Ward 7

Utilities inactive since 2015



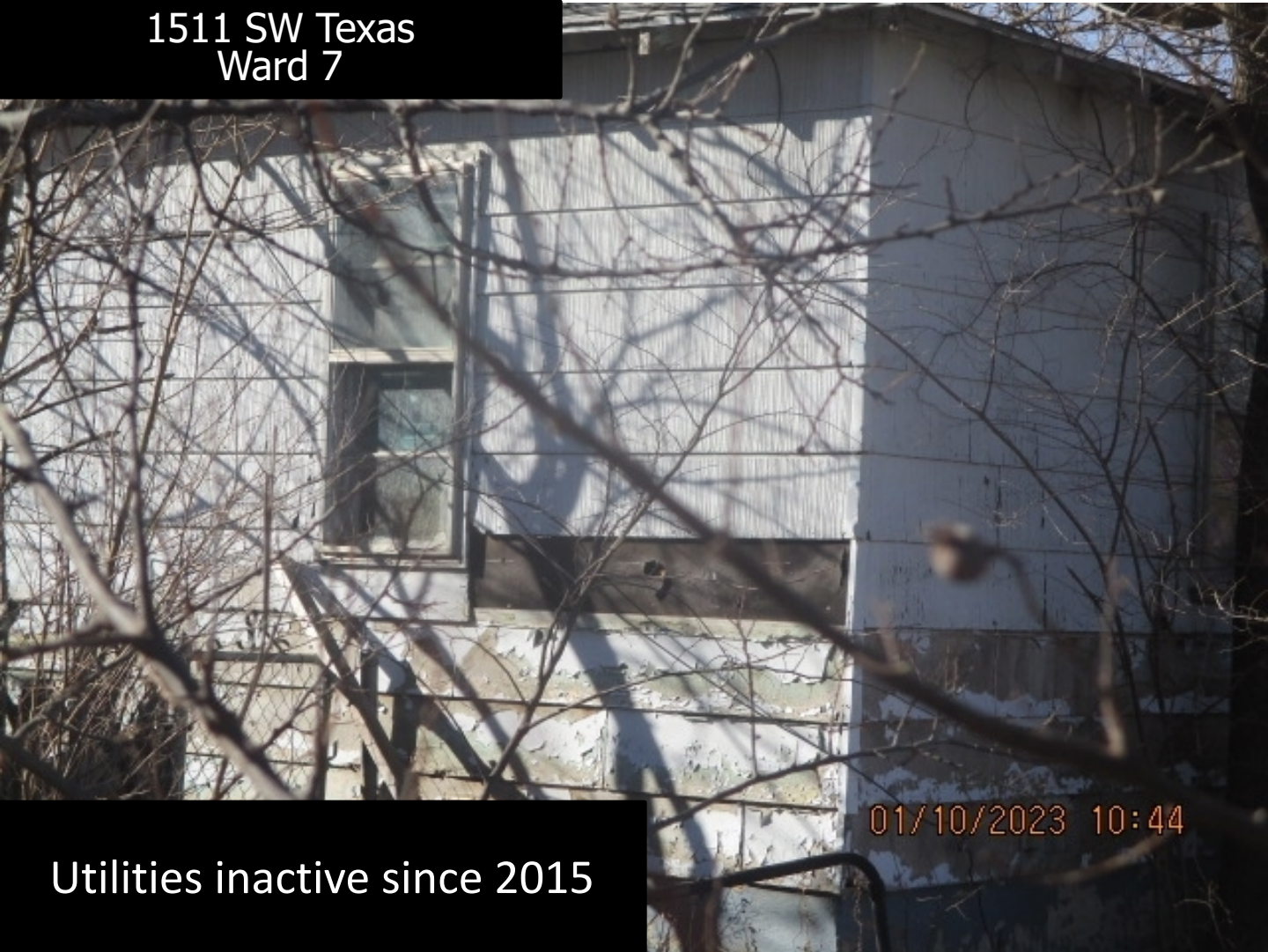
1511 SW Texas
Ward 7



01/10/2023 10:43

Utilities inactive since 2015

1511 SW Texas
Ward 7



01/10/2023 10:44

Utilities inactive since 2015

1511 SW Texas
Ward 7



01/10/2023 10:40

Questions

1511 SW Texas Avenue

Ward 7



1511 SW Texas Avenue Ward 7



1511 SW Texas Avenue

Ward 7



1511 SW Texas Avenue Ward 7



1511 SW Texas Avenue Ward 7



1511 SW Texas Avenue Ward 7



1511 SW Texas Avenue

Ward 7



Item Title:

Consider whether to approve the property owner to continue remodeling the structure located at 1512 SW Dr Charles W Whitlow Avenue, per Section 6-1-1-108 Section D that states after 180 days the property will go back to City council for specific authorization by the Council.

Initiator: Larry Parks, Director

Information Source: Jonathan Jernigan, Neighborhood Services - Supervisor

Background:

The structure(s) located at 1512 SW Dr. Charles W Whitlow Avenue was declared dilapidated pursuant to Lawton City Code, Division 6-5-1 on July 23, 2024. Currently Chapter Section 6-1-1-108 allows for two (2) ninety (90) day permits to complete the repairs to a dilapidated structure. If the remodel is not completed within the 180 days code states, the property must come back to Council to determine if another 180 days should be granted. The property owner is requesting another 180 days. The last permit expired on April 3, 2025. The last inspection was requested on October 16, 2024 and was for the temporary power. This inspection cleared.

The property owner has placed a new roof on the residence, but staff was unable to enter the structure to determine what work has been completed on the inside of the structure.

Correlation to the True North Statement:

Safe Community

Exhibit:

Photos of Structure

Key Issues:

Has the property owner shown substantial improvement.

Funding Source:

None

Staff Recommended Council Action:

Consider whether to approve the property owner to continue remodeling the structure located at 1512 SW Dr Charles W Whitlow Avenue per Section 6-1-1-108 Section D.

ATTACHMENTS:

1. 05.13.241512 SW Dr Charles



Dilapidated and Dangerous Structures Permit Renewal May 13, 2025

1512 SW Dr Charles W Whitlow Avenue Ward 7



1512 SW Dr Charles W Whitlow
Avenue
Ward 7



1512 SW Dr Charles W Whitlow Avenue Ward 7



1512 SW Dr Charles W Whitlow Avenue Ward 7



1512 SW Dr Charles W Whitlow Avenue Ward 7



1512 SW Dr Charles W Whitlow
Avenue
Ward 7



1512 SW Dr Charles W Whitlow
Avenue
Ward 7



1512 SW Dr Charles W Whitlow Avenue Ward 7



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1512 SW Dr Charles W Whitlow Avenue Ward 7



1512 SW Dr Charles W Whitlow Avenue Ward 7



1512 SW Dr Charles W Whitlow Avenue Ward 7



1512 SW Dr Charles W Whitlow Avenue Ward 7



Item Title:

Consider whether to approve the property owner to continue remodeling the structure located at 1701 SW F Avenue, per Section 6-1-1-108 Section D that states after 180 days the property will go back to City council for specific authorization by the Council.

Initiator: Larry Parks, Director

Information Source: Jonathan Jernigan, Neighborhood Services - Supervisor

Background:

The structure(s) located at 1701 SW F Avenue was declared dilapidated pursuant to Lawton City Code, Division 6-5-1 on July 23, 2024. Currently, Chapter Section 6-1-1-108 allows for two (2) ninety (90) day permits to complete the repairs to a dilapidated structure. If the remodel is not completed within the 180 days code states, the property must come back to Council to determine if another 180 days should be granted. The property owner is requesting another 180 days. The last permit expired on April 14, 2025. The last inspection was requested on November 20, 2024 and was for windows. This inspection cleared.

Correlation to the True North Statement:

Safe Community

Exhibit:

Photos of Structure

Key Issues:

Has the property owner shown substantial improvement?

Funding Source:

None

Staff Recommended Council Action:

Consider whether to approve the property owner to continue remodeling the structure located at 1701 SW F Avenue per Section 6-1-1-108 Section D.

ATTACHMENTS:

1. 05.13.251701SW F Avenue1



Dilapidated and Dangerous Structures Permit Renewal May 13, 2025

1701 SW F Avenue

Ward 5



1701 SW F Avenue

Ward 5



1701 SW F Avenue

Ward 5



1701 SW F Avenue

Ward 5



1701 SW F Avenue

Ward 5



1701 SW F Avenue Ward 5



1701 SW F Avenue Ward 5



1701 SW F Avenue

Ward 5



Item Title:

Consider waiving Council Policy 1-6 to reconsider an item within 6 months, consider rescinding Resolution No. 25-62, which declared the structure(s) located at 2211 NW Baltimore Avenue, a dilapidated structure, and take action as deemed necessary.

Initiator: Larry Parks, Director

Information Source: Charlotte Brown, Deputy Director

Background:

Resolution No. 25-62 declares the structure at 2211 NW Baltimore Avenue a dilapidated structure. The owner of the property is in the process of selling the property. The individual that is purchasing the property had been living there without water. Owner states that he was given the authorization by Mayor and staff at the council meeting to turn the water on, allow the individuals to live there while they remodeled the property. Staff did allow the water to be turned on but is bringing the item back to Council to decide whether to rescind the Resolution and allow the individuals to live at the property while they remodel.

Correlation to the True North Statement:

Safe Community

Exhibit:

Resolution 25-62

Key Issues:

Does Council wish to waive Council Policy 1-6 and re-consider declaring the structure(s) located at 2211 NW Baltimore Avenue a dilapidated structure?

Funding Source:

nONE

Staff Recommended Council Action:

Waive Council Policy 1-6 to reconsider an item within 6 months, to rescind Resolution No. 25-62, reconsider declaring the structure(s) located at 2211 NW Baltimore Avenue a dilapidated structure and take action as deemed necessary.

ATTACHMENTS:

1. Resolution No. 25-62

RESOLUTION NO. 25 - 62

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

Stephens Addition, Block Four (4) Beginning at a point 65' West of the Southeast Corner of Lot Twenty-Four (24), North 0*1'W a Distance 69' North 60*46'W A Distance 127' to West Boundary of Lot Twenty-Four (24), South 29*10'W a distance 64.9' Then on the curve to Left Half a Radius of 50' A distance of 104' Along South Boundary of Lot Twenty-Four (24) 101.65' to the point of beginning, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2211 NW Baltimore Avenue

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Scott & Jumok Bottoms
Ref: 2211 NW Baltimore Avenue
2318 NE Kingsbriar Drive
Lawton, Oklahoma 73507

Mortgages: None

Lienholders: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on March 12, 2025;

by posting a copy of said notice on the property on March 12, 2025;

and by publishing a copy of said notice in the Lawton Constitution on March 12, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

Stephens Addition, Block Four (4) Beginning at a point 65' West of the Southeast Corner of Lot Twenty-Four (24), North 0°1'W a Distance 69' North 60°46'W A Distance 127' to West Boundary of Lot Twenty-Four (24), South 29°10'W a distance 64.9' Then on the curve to Left Half a Radius of 50' A distance of 104' Along South Boundary of Lot Twenty-Four (24) 101.65' to the point of beginning, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2211 NW Baltimore Avenue

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have thirty (30) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary

structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s) and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further, until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

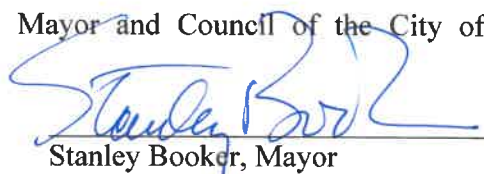
SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112, Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 25th day of March, 2025.


Stanley Booker, Mayor

ATTEST.


Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 25th day of March, 2025.


John R. Andrew, City Attorney

Tim Wilson



Item Title:

Hold a public hearing and adopt a resolution declaring the structure and all secondary structures on the property located at 101 SW 74th Street (Secondary Structure), 403 SW 17th Street, 405 SW 17th Street (Secondary Structure), 407 NW 3rd Street (Secondary Structure), 514 SW Summit Avenue, 605 SW 26th Street, 615 SW Highland Avenue, 704 NW Arlington Avenue (Secondary Structure), 735 SW 45th Street (Secondary Structure), 743 NW 38th Street, 811 SW Monroe Avenue, 904 SW Summit Avenue (Secondary Structure), 905 SW Summit Avenue, 906 SW Summit Avenue (Secondary Structure), 910 SW 5th Street, 910 SW Park Avenue, 918 SW 3rd Street, 1003 SW 66th Street (Secondary Structure), 1006 SW Monroe Avenue (Secondary Structure), 1012 SW Monroe Avenue, 1102 SW 45th Street, 1106 SW 9th Street, 1108 NW 61st Street (Commercial), 1126 SW Georgia Avenue (Secondary Structure), 1206 NW Euclid 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.

Initiator: Larry Parks, Director

Information Source: Jonathan Jernigan, Neighborhood Services - Supervisor

Background:

This is in accordance with the True North Culture Statement for a Safe Community. We will be relentless in our efforts to provide a safe environment for our citizens to thrive. The structure and any secondary structure located at Ward 3: 605 SW 26th Street, 735 SW 45th Street (Secondary Structure), 743 NW 38th Street, 1102 SW 45th Street; Ward 5: 403 SW 17th Street, 405 SW 17th Street (Secondary Structure), 407 NW 3rd Street (Secondary Structure), 514 SW Summit Avenue, 705 NW Arlington Avenue (Secondary Structure), 904 SW Summit Avenue (Secondary Structure), 905 SW Summit Avenue, 906 SW Summit Avenue (Secondary Structure), 910 SW 5th Street, 910 SW Park Avenue, 918 SW 3rd Street, 1106 SW 9th Street, 1206 NW Euclid Avenue; Ward 7: 615 SW Highland Avenue, 811 SW Monroe Avenue, 1006 SW Monroe Avenue (Secondary Structure), 1012 SW Monroe Avenue, 1126 SW Georgia Avenue (Secondary Structure); Ward 8: 101 SW 74th Street (Secondary Structure), 1003 SW 66th Street (Secondary Structure), 1108 NW 61st Street (Commercial); have been inspected and found to meet the criteria to be declared dilapidated pursuant to Lawton City Code, Division 6-5-1. Said structures are in an obvious state of neglect and disrepair such that they are detrimental to the health, safety and welfare of the general public and a blighting influence on the Lawton community. The attached resolutions provide that the structures on the above listed properties are declared to be dilapidated and directs that they be remodeled or demolished by the property owner in compliance with the City's building code requirements. The property owners and any mortgage holders have been notified of this public hearing by mail, with a receipt of mailing obtained from the post office. A Notice of Hearing was also posted on each property. Summary documents, including supporting photographs, reports from the Fire Marshal and City Inspectors, and case histories are on file within the Neighborhood Services Division.

Correlation to the True North Statement:

Safe Neighborhoods

Exhibit:

Resolution
Exhibits A's
Photos of the Property

Key Issues:

Absolve the public of a continued threat to public safety

Funding Source:

Neighborhood Services Abatement and Demolition Funds

Staff Recommended Council Action:

Adopt Resolutions declaring the structure and all secondary structures 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.

ATTACHMENTS:

1. 05.13.25Resolutions
2. 05.13.25Exhibit A
3. 05.13.22

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

Almor West Addition, Block Fifteen (15), Lot Thirteen (13), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 101 SW 74th Street (Secondary Structure)

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Tommie McMath and Leroy McMath
Ref: 101 SW 74th Street (Secondary Structure)
101 SW 74th Street
Lawton, Oklahoma 73505

Mortgages: None

Lienholders: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

Almor West Addition, Block Fifteen (15), Lot Thirteen (13), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 101 SW 74th Street (Secondary Structure)

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s) and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further,

until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112 , Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

Radio City Addition, Block Thirteen (13), Lot Two (2), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 403 SW 17th Street

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Tony & Leticia Arriaga
Ref: 403 SW 17th Street
23834 CR EW 183
Chattanooga, Oklahoma 73428

Mortgages: None

Lienholders: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

**Radio City Addition, Block Thirteen (13), Lot Two (2), to the City of Lawton,
Comanche County, Oklahoma, according to the recorded plat thereof, 403 SW
17th Street**

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s) and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further,

until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112, Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

Radio City Addition, Block Thirteen (13), Lot One (1), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 405 SW 17th Street (Secondary Structure)

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Douglas R & Penny J Lowry
Ref: 405 SW 17th Street (Secondary Structure)
202 NW 74th Street
Lawton, Oklahoma 73505

Mortgages: First National Bank & Trust Company
Ref: 405 SW 17th Street (Secondary Structure)
130 E MacArthur
Shawnee Oklahoma 74804

First National Bank & Trust Company
Ref: 405 SW 17th Street (Secondary Structure)
6702 Quanah Parker Trailway
Lawton, Oklahoma 73505

Lienholders: LVNV Funding LLC
c/o Love Beal & Nixon P.C.
Ref: 405 SW 17th Street (Secondary Structure)
PO Box 32738
Oklahoma City, Oklahoma 73123

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

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SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112, Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

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ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

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A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

North Addition, Block Twenty (20), Lots Seven (7) and Eight (8), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 407 NW 3rd Street (Secondary Structure)

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Bradley J Myers
Ref: 407 NW 3rd Street (Secondary Structure)
407 NW 3rd Street
Lawton, Oklahoma 73507

Mortgages: None

Lienholders: City of Lawton

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

North Addition, Block Twenty (20), Lots Seven (7) and Eight (8), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 407 NW 3rd Street (Secondary Structure)

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s) and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further,

until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112, Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

Beal Addition, Block Twenty-Three (23), Lot Seven (7), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 514 SW Summit Avenue

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Christina Gensman Hachey
Ref: 514 SW Summit Avenue
1835 Crosby Park Circle
Lawton, Oklahoma 73505

Mortgages: Noe

Lienholders: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

**Beal Addition, Block Twenty-Three (23), Lot Seven (7), to the City of Lawton,
Comanche County, Oklahoma, according to the recorded plat thereof, 514 SW
Summit Avenue**

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s) and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further,

until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112, Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

Millers Subdivision, Block One (1), Lots One (1) and Two (2), Less: Block One (1), North 72' of Lot One (1) and East 34' of North 72' of Lot Two (2), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 605 SW 26th Street

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Raul Gonzalez
Ref: 605 SW 26th Street
910 Westgate Road
Duncan Oklahoma 73533

Mortgages: None

Lienholders: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

Millers Subdivision, Block One (1), Lots One (1) and Two (2), Less: Block One (1), North 72' of Lot One (1) and East 34' of North 72' of Lot Two (2), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 605 SW 26th Street

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s)

and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further, until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112 , Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

Capitol Hill Addition, Block Eighteen (18), West Half of Block Eighteen (18) Lying South of the North 2 Acres thereof; Beginning at a Point on the South Line of the North 2 Acres of Tract 18, Capital Hill Subdivision 268.72 ' South of the Northwest Corner of said Tract; Thence South Along the West Line of Tract 18 343.08' to the Southwest Corner, Thence East 162.1, Thence North 343.08', Thence West 162.1' to the Point of Beginning, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 615 SW Highland Avenue

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Luther Dickey and Virginia Wood
Ref: 615 SW Highland Avenue
615 SW Highland Avenue
Lawton, Oklahoma 73501

Mortgages: None

Lienholders: Asset Acceptance, LLC
c/o Love, Beal & Nixon P.C.
Ref: 615 SW Highland Avenue
PO Box 32738
Oklahoma City, Oklahoma 73123

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

Capitol Hill Addition, Block Eighteen (18), West Half of Block Eighteen (18) Lying South of the North 2 Acres thereof; Beginning at a Point on the South Line of the North 2 Acres of Tract 18, Capital Hill Subdivision 268.72 ' South of the Northwest Corner of said Tract; Thence South Along the West Line of Tract 18 343.08' to the Southwest Corner, Thence East 162.1, Thence North 343.08', Thence West 162.1' to the Point of Beginning, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 615 SW Highland Avenue

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s) and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further, until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112, Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

North Addition, Block Fifty-Nine (59), Lot Two (2), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 704 NW Arlington Avenue (Secondary Structure)

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Antony Biagianti
Ref: 704 NW Arlington Avenue (Secondary Structure)
14 Karen Road
Framingham MA 01701

Mortgages: Deutsche Bank National Trust Company
Ref: 704 NW Arlington Avenue (Secondary Structure)
1761 East St Andrew Place
Santa Ana California 92705

Lienholders: City of Lawton

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

North Addition, Block Fifty-Nine (59), Lot Two (2), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 704 NW Arlington Avenue (Secondary Structure)

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s)

and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further, until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112, Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

Country Club Heights Addition, Block Three (3), Lot Five (5), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 735 SW 45th Street (Secondary Structure)

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Billy L & Lena M Salmon
Ref: 735 SW 45th Street (Secondary Structure)
735 SW 45th Street
Lawton, Oklahoma 73505

Mortgages: None

Lienholders: City of Lawton

Discover Bank
Ref: 735 SW 45th Street (Secondary Structure)
PO Box 3025
6500 New Albany Road
New Albany Ohio 43054

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

Country Club Heights Addition, Block Three (3), Lot Five (5), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 735 SW 45th Street (Secondary Structure)

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the

property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s) and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further, until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112 , Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

Greer Addition, Block Nineteen (19), Lot Thirty-Five (35) Less: West 7' of Lot Thirty-Five (35); Less: The West 7' of Lot Thirty-Five (35), Block Nineteen (19), Greer Addition Part 5, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 743 NW 38th Street

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Lorin Winters
Ref: 743 NW 38th Street
721 N Park Avenue
Altus Oklahoma 73521

Mortgages: None

Lienholders: City of Lawton

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

Greer Addition, Block Nineteen (19), Lot Thirty-Five (35) Less: West 7' of Lot Thirty-Five (35); Less: The West 7' of Lot Thirty-Five (35), Block Nineteen (19), Greer Addition Part 5, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 743 NW 38th Street

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s)

and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further, until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112 , Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

McClung Addition, Block Sixteen (16), Part of Lot Two (2), Beginning 100' East of the Southwest Corner , Thence North 140'; Thence East 50'; Thence South 140'; Thence West 50' to the Point of Beginning, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 811 SW Monroe Avenue

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Andral Ramone Clarke
Ref: 811 SW Monroe Avenue
2901 NW 34th Street
Lawton, Oklahoma 73505

Mortgages: None

Lienholders: City of Lawton

CSS
Ref: 811 SW Monroe Avenue
2 SE Lee Blvd 2nd Floor
PO Box 2337
Lawton, Oklahoma 73502

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

McClung Addition, Block Sixteen (16), Part of Lot Two (2), Beginning 100' East of the Southwest Corner , Thence North 140'; Thence East 50'; Thence South 140'; Thence West 50' to the Point of Beginning, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 811 SW Monroe Avenue

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall

begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s) and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further, until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112 , Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

Beal Addition, Block Twenty-Seven (27), Lot Two (2), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 904 SW Summit Avenue (Secondary Structure)

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Jeremy E & Laura E Locklar
Ref: 904 SW Summit Avenue (Secondary Structure)
904 SW Summit Avenue
Lawton, Oklahoma 73501

Mortgages: None

Lienholders: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

Beal Addition, Block Twenty-Seven (27), Lot Two (2), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 904 SW Summit Avenue (Secondary Structure)

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s) and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further,

until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112 , Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

Beal Addition, Block Twelve (12), Lots Fourteen (14) and Fifteen (15), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 905 SW Summit Avenue

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Felicana Neito & Ruth Ann Salazar
Ref: 905 SW Summit Avenue
914 SW 6th Street
Lawton, Oklahoma 73501

Mortgages: None

Lienholders: City of Lawton

Other: Finway Properties
John Finney
Ref: 905 SW Summit Avenue
PO Box 3561
Lawton, Oklahoma 73502

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

Beal Addition, Block Twelve (12), Lots Fourteen (14) and Fifteen (15), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 905 SW Summit Avenue

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said

property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s) and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further, until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112, Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

Beal Addition, Block Twenty-Seven (27), Lot Three (3), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 906 SW Summit Avenue (Secondary Structure)

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Marvin Rafael & Nancy Virinia Orellana
Ref: 906 SW Summit Avenue (Secondary Structure)
906 SW Summit Avenue
Lawton, Oklahoma 73501

Mortgages: None

Lienholders: City of Lawton

United Auto Credit Corporation
c/o Robinson, Hoover & Fudge, P.L.L.C.
Ref: 906 SW Summit Avenue (Secondary Structure)
119 N Robinson Avenue Suite 1000
Oklahoma City Oklahoma 73102

Jose Neptali and John Johnson
Ref: 906 SW Summit Avenue
5820 NW Kinyon Avenue
Lawton, Oklahoma 73505

Other: Karen L Jamison
Ref: 906 SW Summit Avenue
325 E Church Avenue
Ridgecrest California 93555

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

Beal Addition, Block Twenty-Seven (27), Lot Three (3), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 906 SW Summit Avenue (Secondary Structure)

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s) and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further, until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112, Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

**Beal Addition, Block Four (4), Lot Twenty-One (21), to the City of Lawton,
Comanche County, Oklahoma, according to the recorded plat thereof, 910 SW
5th Street**

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Juvenal & Perla Saldivar
Ref: 910 SW 5th Street
266469 E 1790 Road
Walters Oklahoma 73572

Mortgages: None

Lienholders: City of Lawton

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

Beal Addition, Block Four (4), Lot Twenty-One (21), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 910 SW 5th Street

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s) and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further,

until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112, Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

**Beal Addition, Block Twelve (12), Lot Five (5), to the City of Lawton,
Comanche County, Oklahoma, according to the recorded plat thereof, 910 SW
Park Avenue**

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Juanita O Simpkins
Ref: 910 SW Park Avenue
908 SW Park Avenue
Lawton, Oklahoma 73501

Mortgages: None

Lienholders: City of Lawton

Other: Madison Paige Benke
Ref: 910 SW Park Avenue
910 SW Park Avenue
Lawton, Oklahoma 73501

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

**Beal Addition, Block Twelve (12), Lot Five (5), to the City of Lawton,
Comanche County, Oklahoma, according to the recorded plat thereof, 910 SW
Park Avenue**

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s)

and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further, until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112, Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

Beal Addition, Block Two (2), Lots Sixteen (16) and Seventeen (17), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 918 SW 3rd Street

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Henry J & Sally R Herzig
Ref: 918 SW 3rd Street
1102 SE Flowermound Road
Lawton, Oklahoma 73501

Mortgages: None

Lienholders: City of Lawton

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

Beal Addition, Block Two (2), Lots Sixteen (16) and Seventeen (17), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 918 SW 3rd Street

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s) and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further,

until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112, Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

Lee West Estates, Block Five (5), Lot Twenty-Seven (27), A Replat of Lots Nineteen (19), Twenty (20) and Twenty-One (21), Block Five (5) and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), Block Eight (8), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1003 SW 66th Street (Secondary Structure)

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Michael L & Mary A Smith
Ref: 1003 SW 66th Street (Secondary Structure)
1003 SW 66th Street
Lawton, Oklahoma 73505

Mortgages: FirstKey Master Funding 2021
c/o Select Portfolio Servicing, Inc
Ref: 1003 SW 66th Street (Secondary Structure)
3217 S Decker Lake Drive
Salt Lake City Utah 84119

Lienholders: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

Lee West Estates, Block Five (5), Lot Twenty-Seven (27), A Replat of Lots Nineteen (19), Twenty (20) and Twenty-One (21), Block Five (5) and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), Block Eight (8), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1003 SW 66th Street (Secondary Structure)

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall

begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s) and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further, until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112, Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

McClung Addition, Block Nineteen (19), East 50' of West 100' of Lot One (1), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1006 SW Monroe Avenue (Secondary Structure)

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Debora K & Francisco G Martinez
Ref: 1006 SW Monroe Avenue (Secondary Structure)
1501 SW 10th Street
Lawton, Oklahoma 73501

Mortgages: None

Lienholders: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

McClung Addition, Block Nineteen (19), East 50' of West 100' of Lot One (1), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1006 SW Monroe Avenue (Secondary Structure)

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s) and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further,

until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112 , Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

**McClung Addition, Block Nineteen (19), East 50' of East 100' of Lot Two (2),
to the City of Lawton, Comanche County, Oklahoma, according to the
recorded plat thereof, 1012 SW Monroe Avenue**

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Victoria Brookins
Ref: 1012 SW Monroe Avenue
612 Hutchins Drive
Crowley Texas 76036

Mortgages: None

Lienholders: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

McClung Addition, Block Nineteen (19), East 50' of East 100' of Lot Two (2), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1012 SW Monroe Avenue

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s) and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further,

until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112 , Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

Country Club Heights Addition, Block One (1), North 76' of Lot Sixteen (16), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1102 SW 45th Street

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: MROD, LLC
Ref: 1102 SW 45th Street
201 SE Lee Blvd.
Lawton, Oklahoma 73501

Mortgages: None

Lienholders: United States of American, ex rel Internal Revenue Services
Ref: 1102 SW 45th Street
Tenth & Constitution Avenue NW
Washington DC 20530

U.S. Attorney's Office
Ref: 1102 SW 45th Street
210 West Park Avenue Suite 400
Oklahoma City Oklahoma 73102

Department of Treasury
Internal Revenue Services
Ref: 1102 SW 45th Street
1500 Pennsylvania Avenue NW
Washington DC 20220

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

Country Club Heights Addition, Block One (1), North 76' of Lot Sixteen (16), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1102 SW 45th Street

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s) and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further, until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112, Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

Beal Addition, Block Twenty-Six (26), South 50' of Lot Eight (8), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1106 SW 9th Street

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Lily McClure
Ref: 1106 SW 9th Street
4607 SE Mieling Drive
Lawton, Oklahoma 73501

Mortgages: None

Lienholders: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

Beal Addition, Block Twenty-Six (26), South 50' of Lot Eight (8), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1106 SW 9th Street

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s) and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further,

until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112, Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

Brockland Addition, Block Ten (10), Lots Four (4) and Five (5), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1108 NW 61st Street (Commercial)

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Josh Hardage
Ref: 1108 NW 61st Street (Commercial)
2321 NW 47th Street
Lawton, Oklahoma 73501

Mortgages: None

Lienholders: City of Lawton

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

Brockland Addition, Block Ten (10), Lots Four (4) and Five (5), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1108 NW 61st Street (Commercial)

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s) and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further,

until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112, Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

Lawton View Addition, Block Eighty-Four (84), Lots Fifteen (15) and Sixteen (16), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1126 SW Georgia Avenue (Secondary Structure)

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Darlene Williams
Ref: 1126 SW Georgia Avenue (Secondary Structure)
1126 SW Georgia Avenue
Lawton, Oklahoma 73501

Mortgages: FirstKey Mortgage, LLC
Ref: 1126 SW Georgia Avenue (Secondary Structure)
900 Third Avenue, 5th Floor
New York New York 10022

Lienholders: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

Lawton View Addition, Block Eighty-Four (84), Lots Fifteen (15) and Sixteen (16), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1126 SW Georgia Avenue (Secondary Structure)

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s)

and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further, until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112, Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney

RESOLUTION NO. 25 - _____

A RESOLUTION DECLARING CERTAIN STRUCTURE(S) AND ALL SECONDARY STRUCTURES TO BE DILAPIDATED, DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE CITY OF LAWTON AND ITS INHABITANTS, A BLIGHTING INFLUENCE, AND A PUBLIC NUISANCE; DIRECTING THE OWNER(S) TO OBTAIN A REMODEL OR DEMOLITION PERMIT WITHIN THIRTY (30) DAYS AND ABATE THE NUISANCE; AUTHORIZING SUMMARY ABATEMENT SHOULD THE OWNER(S) FAIL TO ABATE THE NUISANCE; AND ALTERNATIVELY AUTHORIZING THE CITY ATTORNEY TO COMMENCE LEGAL ACTION IN COMANCHE COUNTY DISTRICT COURT TO ABATE SUCH NUISANCE IF SUMMARY ABATEMENT IS NOT ECONOMICALLY PRACTICAL.

WHEREAS, the condition of the structure(s) on the property located at:

Mountain View Addition, Block Nine (9), North 65' of Lots One (1), Two (2), and Three (3), and all of Lots Four (4), Five (5) and Six (6), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1206 NW Euclid Avenue

has become dilapidated and detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and the property therewith has therefore become a public nuisance; and

WHEREAS, as required by statutes of the State of Oklahoma and the ordinances of the City of Lawton, a City official caused more than ten (10) days' notice to be given to the following-named property owner(s), recorded mortgage holders, lienholders or other persons who may assert a claim thereto:

Title Holder: Olivia Nelson
Ref: 1206 NW Euclid Avenue
1616 NW 38th Street
Lawton, Oklahoma 73505

Mortgages: None

Lienholders: Midland Credit Management, Inc.
c/o Love, Beal & Nixon P.C.
Ref: 1206 NW Euclid Avenue
PO Box 32738
Oklahoma City, Oklahoma 73123

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on April 30, 2025;

by posting a copy of said notice on the property on April 30, 2025;

and by publishing a copy of said notice in the Lawton Constitution on April 30, 2025;

notifying them that on a day certain the City Council of the City of Lawton, Oklahoma, would hold a public hearing, be presented with evidence concerning the condition of the said structure(s) and secondary structure(s) and then determine whether said structure(s) should be declared dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence and a public nuisance; and

WHEREAS, such notice being given, and said public hearing being held, the Council of the City of Lawton, Oklahoma, determined and found the structure(s) and secondary structure(s) located on the following-described real property:

Mountain View Addition, Block Nine (9), North 65' of Lots One (1), Two (2), and Three (3), and all of Lots Four (4), Five (5) and Six (6), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1206 NW Euclid Avenue

to be dilapidated, detrimental to the health, safety or welfare of the City of Lawton and its inhabitants, a blighting influence, and a public nuisance; and

WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated structure(s) and secondary structure(s) must, at the expense of the property owner, either be repaired and brought up to the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or be torn down and removed by the property owner.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lawton, State of Oklahoma, that:

SECTION 1: The Council of the City of Lawton, Oklahoma, after a public hearing held and evidence being heard, finding that the condition of the property constitutes a detriment or a hazard and that the property would be benefited by the removal of such conditions, determines the structure(s) and secondary structure(s) located upon the real property hereinbefore described is/are dilapidated, detrimental to the health, safety, or welfare of the community, a blighting influence, and a public nuisance.

SECTION 2: The property owner of said dilapidated structure(s) and secondary structure(s) shall have forty-five (45) days from the date of the adoption of this resolution, at said owner's expense, to obtain a permit either (1) to remodel and bring the dilapidated structure(s) within the standards of Chapter 6 of the City's Municipal Code and any other applicable code provisions or (2) to tear down and remove such dilapidated structure(s) and secondary structure(s). No such work shall begin or be done by the owner or said owner's agents without a permit therefor. Any work authorized under a permit to remodel and bring the dilapidated structure(s) and secondary structure(s) within the standards of the City's building code must be completed as outlined in

Paragraph D, Section 6-1-1-108, Article One, Chapter 6, of the Lawton City Code. Should the property owner fail to remodel and bring the dilapidated structure(s) and secondary structure(s) within the applicable code standards within the time prescribed in Section 6-1-1-108, said property owner shall then obtain a demolition permit within seven (7) days of the expiration of the time period outlined in Section 6-1-1-108 and demolish and remove the dilapidated structure(s) and secondary structure(s) within four (4) weeks of the issuance of the demolition permit. Further, until all such work is completed and for so long as the structure(s) and secondary structure(s) remain deemed dilapidated and the real property deemed a public nuisance, the owner or said owner's agents shall not allow the premises to be occupied.

SECTION 3: In the event the property owner either (1) fails to obtain a permit as directed in Section 2 of this Resolution or (2) fails to perform in accordance with the conditions of the permit issued, then the City's agents are authorized to enter upon the property, to abate the nuisance thereon, and to otherwise demolish, dismantle and remove the dilapidated structure(s) and secondary structure(s). Further, Neighborhood Services is authorized to solicit bids to raze and remove the dilapidated structure(s).

SECTION 4: In conjunction with or in lieu of any such abatement, as provided in Section 3 of this Resolution, the City Attorney is hereby authorized, should the same be deemed necessary, to abate the nuisance by the initiation, prosecution, and/or settlement of litigation in Comanche County District Court, pursuant to the provisions of Title 11 O.S. §22-112, Title 50 O.S. §17, and/or any other applicable law. In addition to the property owner, the City Attorney shall be authorized to name as a party to such litigation any individual or entity having an interest in the property, to include mortgage and lien holders. In lieu of or in conjunction with any such litigation, the City Attorney is authorized to allow a demolition permit to be issued to any individual with legally valid ownership claim to the property.

SECTION 5: All of the costs borne by the City in abating the nuisance shall be charged to the owner of the property as a personal obligation and to the real property itself as provided by law. These costs will include the following: (1) the cost of litigation to include attorney fees, (2) the cost of any notice, mailing, filing, and all administrative and professional expenses incurred, (3) the actual cost of the labor, maintenance and equipment required for the dismantling and removal of the dilapidated structure(s) and secondary structures(s), and (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the structure(s) and secondary structure(s) and otherwise abating the public nuisance on the property.

SECTION 6: All persons having an interest in property are notified that, pursuant to Title 11 O.S. §22-112, any action to challenge this Resolution must be filed within thirty (30) business days.

ADOPTED and APPROVED by the Mayor and Council of the City of Lawton, Oklahoma, this 13th day of May, 2025.

ATTEST:

Stanley Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality this 13th day of May, 2025.

Timothy Wilson, Acting City Attorney



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 101 SW 74th St
Secondary Structure

Type of Occupancy: Residential – Active account

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects. (IPMC 304.1.1.8)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE AND THERE ISN'T AN ACTIVE WATER ACCOUNT.

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 403 SW 17th Street

Type of Occupancy: Residential – Inactive account since: 11/16/2023

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects (IPMC 304.1.1.7)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance (IPMC 304.7)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 405 SW 17th Street

Secondary Structure

Type of Occupancy: Residential – Inactive account since: 12/17/2024

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects (IPMC 304.1.1.7)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance (IPMC 304.7)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



aEXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 407 NW 3rd Street
Secondary Structure

Type of Occupancy: Residential – Inactive account since: 05/23/2023

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects (IPMC 304.1.1.7)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance (IPMC 304.7)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 514 SW Summit Ave

Type of Occupancy: Residential – No account found

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects (IPMC 304.1.1.7)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance (IPMC 304.7)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 605 SW 26th St

Type of Occupancy: Residential – Active account

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects (IPMC 304.1.1.7)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 615 SW Highland Ave

Type of Occupancy: Residential – Inactive account since 05/01/2024

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects (IPMC 304.1.1.7)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance (IPMC 304.7)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE AND THERE ISN'T AN ACTIVE WATER ACCOUNT.

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 704 NW Arlington Ave
Secondary Structure

Type of Occupancy: Residential – Active account

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects (IPMC 304.1.1.7)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance (IPMC 304.7)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 735 SW 45th
Secondary Structure

Type of Occupancy: Residential – Active water account

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Structures or components thereof that have reached their limit state. (IPMC 304.1.1.3)

Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight. (IPMC 304.1.1.4)

Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects. (IPMC 304.1.1.5)

Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects. (IPMC 304.1.1.6)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE AND IS NOT HABITABLE

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 743 NW 38th St

Type of Occupancy: Residential – Active water account

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects (IPMC 304.1.1.7)

Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects. (IPMC 304.1.1.8)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 811 SW Monroe

Type of Occupancy: Residential – No Account found

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects (IPMC 304.1.1.7)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance (IPMC 304.7)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 904 SW Summit Avenue

Type of Occupancy: Residential – Active Water

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects (IPMC 304.1.1.7)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance (IPMC 304.7)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 905 SW Summit Ave

Type of Occupancy: Residential – Inactive account since: 09/20/2022

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects (IPMC 304.1.1.7)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance (IPMC 304.7)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 906 SW Summit Ave
Secondary Structure

Type of Occupancy: Residential – Active account

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects (IPMC 304.1.1.7)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance (IPMC 304.7)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 910 SW 5th Street

Type of Occupancy: Residential – Inactive Account Since: 09/28/2024

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects (IPMC 304.1.1.7)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance (IPMC 304.7)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 910 SW Park Ave

Fire Date: 1/28/2025

Type of Occupancy: Residential – Inactive Account Since: 06/01/2007

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects (IPMC 304.1.1.7)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance (IPMC 304.7)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 918 SW 3rd Street

Fire Date: 1/24/2025

Type of Occupancy: Residential – Inactive Account Since: 1/14/2025

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects (IPMC 304.1.1.7)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance (IPMC 304.7)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 1003 SW 66th Street
(Secondary Structure)

Type of Occupancy: Residential – Active account

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects. (IPMC 304.1.1.8)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 1006 SW Monroe
Secondary Structure

Type of Occupancy: Residential – Inactive account 7/18/2017

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects (IPMC 304.1.1.7)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance (IPMC 304.7)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 1012 SW Monroe

Type of Occupancy: Residential – Inactive account since: 02/27/2013

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects (IPMC 304.1.1.7)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance (IPMC 304.7)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 1102 SW 45th St

Type of Occupancy: Residential – Inactive Account Since 09/07/2021

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE AND THERE ISN'T AN ACTIVE WATER ACCOUNT.

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 1106 SW 9th Street

Type of Occupancy: Residential – Inactive account since: 07/28/2022

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects (IPMC 304.1.1.7)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance (IPMC 304.7)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 1108 NW 61st St
(Secondary Structure)

Type of Occupancy: Residential – Inactive account since 09/02/2015

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects (IPMC 304.1.1.7)

Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects. (IPMC 304.1.1.8)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE AND THERE ISN'T AN ACTIVE WATER ACCOUNT.

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION

212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24,2025

Address: 1126 SW Georgia Ave
Secondary Structure

Type of Occupancy: Residential – Active account

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects (IPMC 304.1.1.7)

Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects. (IPMC 304.1.1.8)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



EXHIBIT A
NEIGHBORHOOD SERVICES DIVISION
212 SW 9TH STREET
Lawton, Oklahoma 73501
(580) 581-3467 FAX (580) 581-3510
PROPERTY MAINTENANCE EVALUATION WORKSHEET

The following property is in violation of Lawton City Code 6-5-1; Existing Structures Code, as described in this attachment:

Inspection Date: February 24, 2025

Address: 1206 NW Euclid Ave

Type of Occupancy: Residential – No Account found

Vacant structures and premises is not maintained in a clean, safe, secure and sanitary condition; Creating blight problem or adversely affecting the public health and safety. (IPMC 301.3)

Insect and rodent harborage and/or infestation (IPMC 302.5)

Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects (IPMC 304.1.1.7)

Exterior surface lacks protective treatment from the elements, decay and rust; peeling, flaking and chipped paint; missing, cracked or broken siding. (IPMC 304.2)

Exterior walls have holes, breaks, or other loose or rotting materials (IPMC 304.6)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance (IPMC 304.7)

Decorative features (cornices, trim, wall facings, etc.) in disrepair, improperly anchored, unsafe. (IPMC 304.8)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (IPMC 304.13)

Doors, door assemblies and hardware in poor condition, unlocked, poor condition (IPMC 304.15)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (IPMC 308.1)

NOTES: VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE

Inspected By: Jonathan Jernigan

This inspection sheet is not intended to be all-inclusive and additional items may be identified and corrected to bring the property in compliance with the Lawton City Code.



Dilapidated and Dangerous Structures May 13, 2025

101 SW 74th Street
Ward 8
Secondary Structure



101 SW 74th Street
Ward 8
Secondary Structure



101 SW 74th Street
Ward 8
Secondary Structure



101 SW 74th Street
Ward 8
Secondary Structure



101 SW 74th Street
Ward 8
Secondary Structure



101 SW 74th Street
Ward 8
Secondary Structure



05/01/2025 09:07

403 SW 17th Street Ward 5



403 SW 17th Street Ward 5



403 SW 17th Street Ward 5



403 SW 17th Street Ward 5



403 SW 17th Street Ward 5



403 SW 17th Street Ward 5



403 SW 17th Street Ward 5



4403 SW 17th Street Ward 5



403 SW 17th Street Ward 5



403 SW 17th Street Ward 5



403 SW 17th Street Ward 5



403 SW 17th Street Ward 5



403 SW 17th Street Ward 5



403 SW 17th Street Ward 5



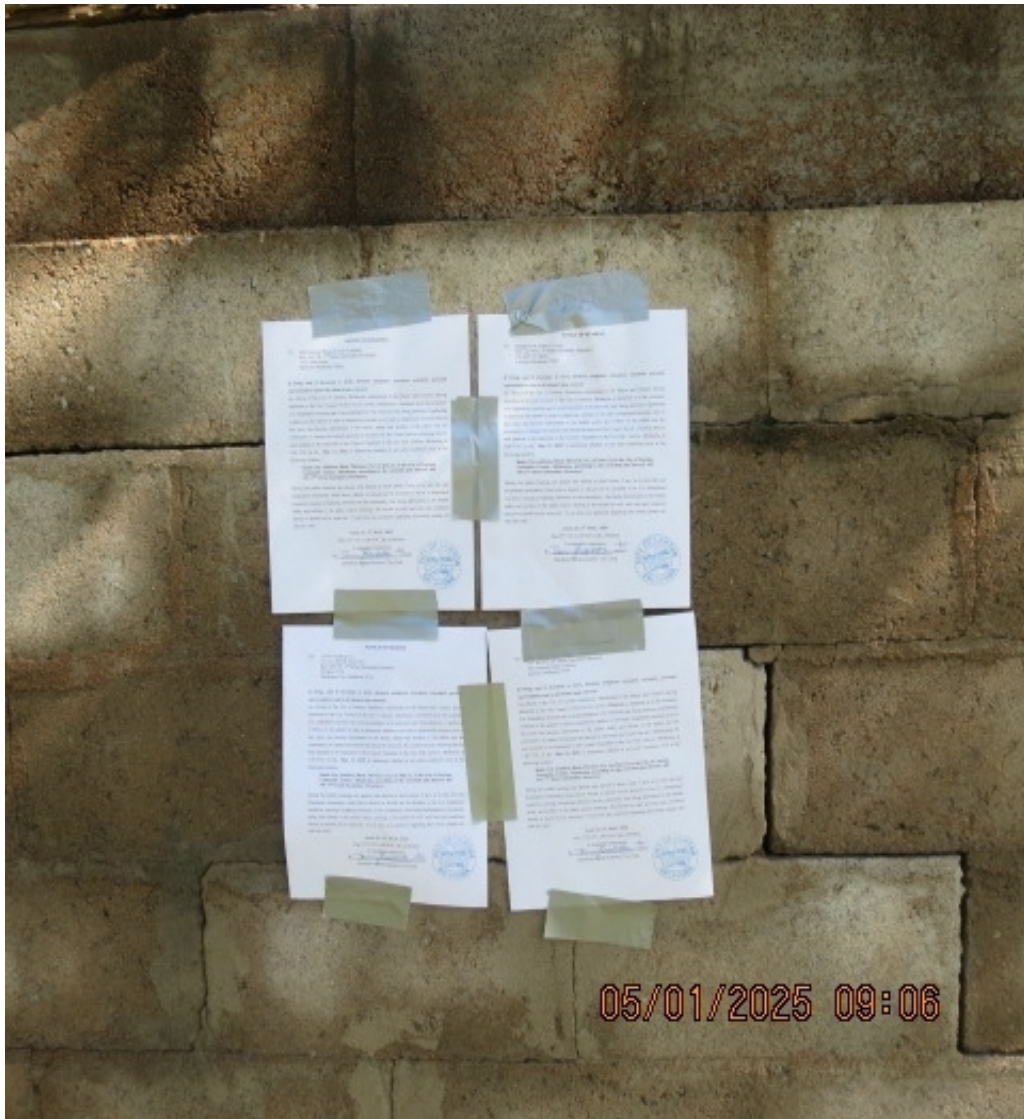
403 SW 17th Street Ward 5



403 SW 17th Street Ward 5



405 SW 17th Street Ward 5 Secondary Structure



405 SW 17th Street
Ward 5
Secondary Structure



405 SW 17th Street
Ward 5
Secondary Structure



405 SW 17th Street
Ward 5
Secondary Structure



405 SW 17th Street
Ward 5
Secondary Structure



405 SW 17th Street
Ward 5
Secondary Structure



407 NW 3rd Street Ward 5 Secondary Structure



407 NW 3rd Street
Ward 5
Secondary Structure



407 NW 3rd Street
Ward 5
Secondary Structure



407 NW 3rd Street
Ward 5
Secondary Structure



407 NW 3rd Street
Ward 5
Secondary Structure



407 NW 3rd Street
Ward 5
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407 NW 3rd Street
Ward 5
Secondary Structure



407 NW 3rd Street
Ward 5
Secondary Structure



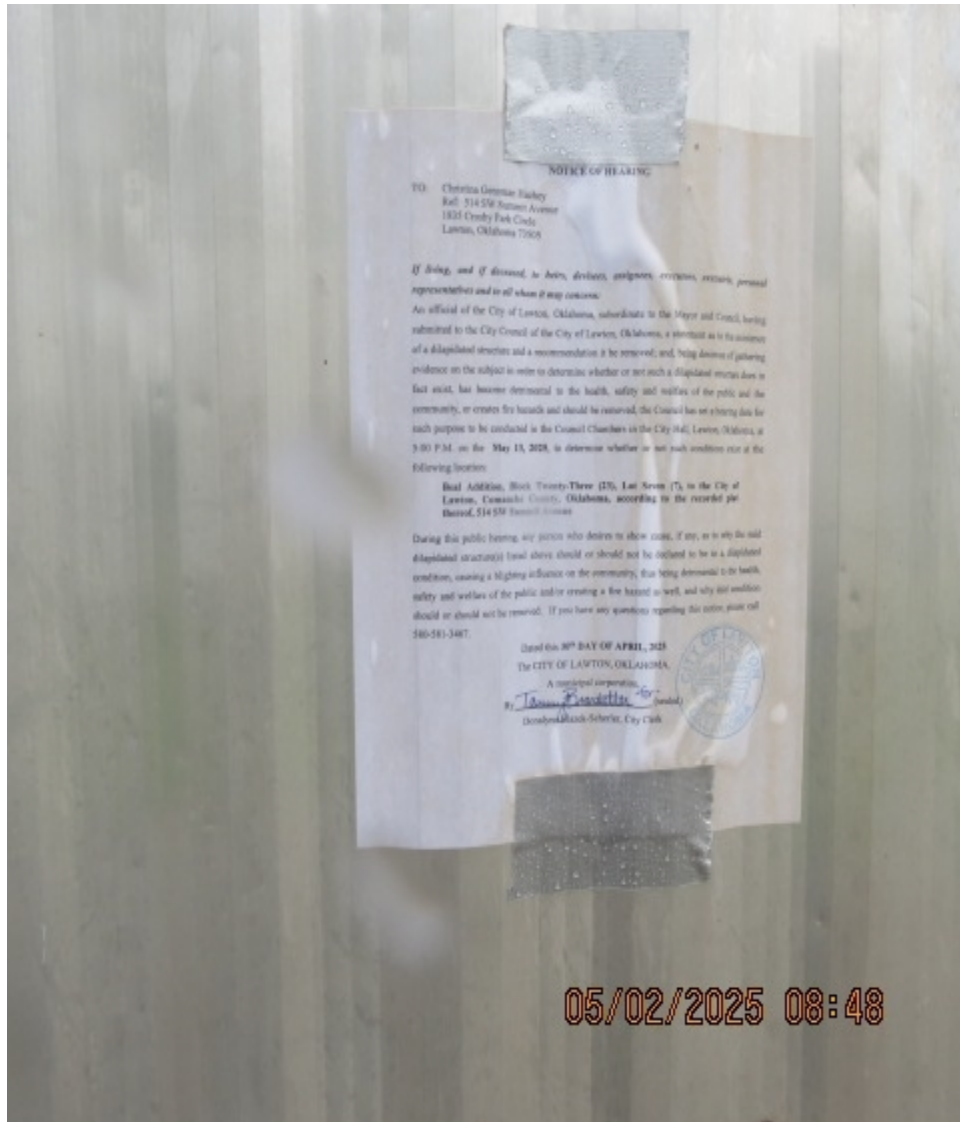
407 NW 3rd Street
Ward 5
Secondary Structure



407 NW 3rd Street
Ward 5
Secondary Structure



514 SW Summit Avenue Ward 5



514 SW Summit Avenue Ward 5



514 SW Summit Avenue Ward 5



514 SW Summit Avenue Ward 5



514 SW Summit Avenue Ward 5



514 SW Summit Avenue Ward 5



514 SW Summit Avenue Ward 5



514 SW Summit Avenue Ward 5

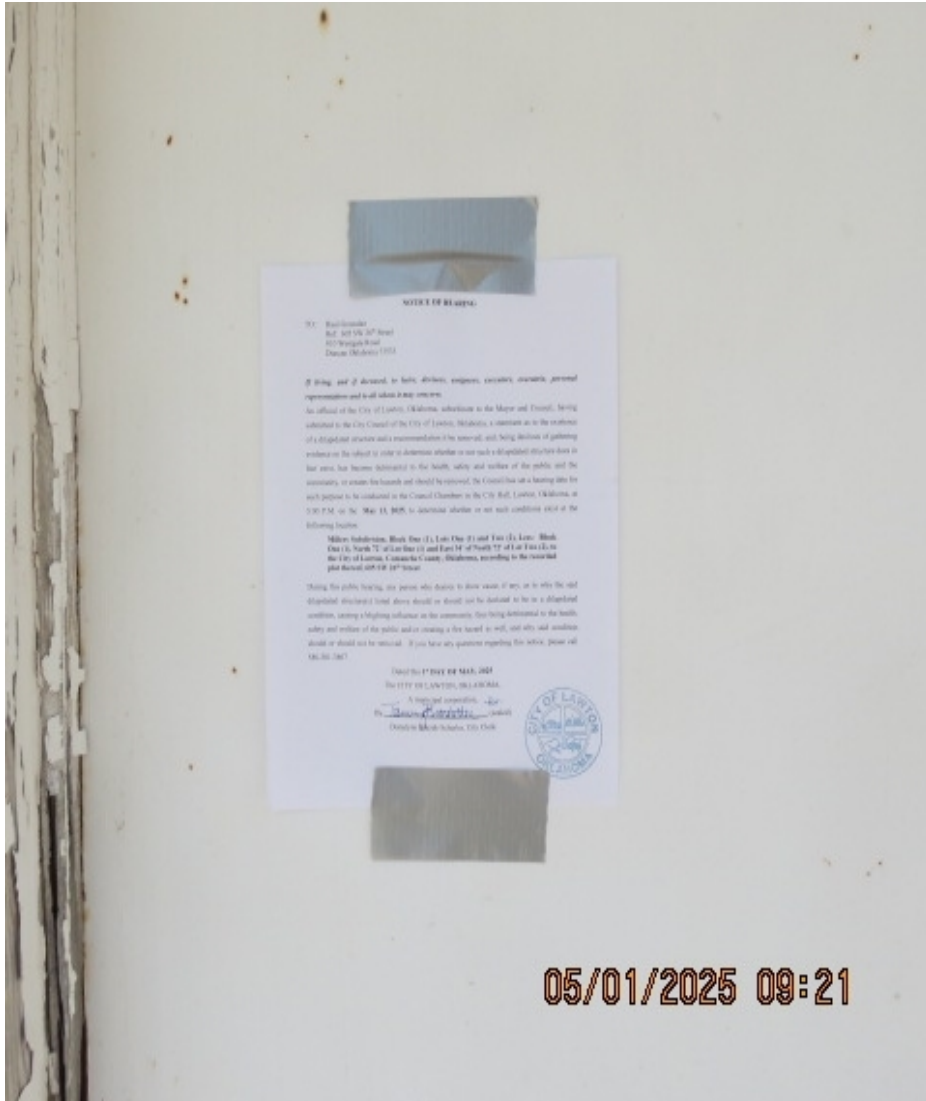


514 SW Summit Avenue Ward 5



605 SW 26th Street

Ward 3



605 SW 26th Street Ward 3



605 SW 26th Street Ward 3



605 SW 26th Street

Ward 3



605 SW 26th Street Ward 3



605 SW 26th Street Ward 3



605 SW 26th Street Ward 3



605 SW 26th Street Ward 3



605 SW 26th Street Ward 3



605 SW 26th Street Ward 3



605 SW 26th Street Ward 3



615 SW Highland Avenue Ward 7



615 SW Highland Avenue Ward 7



615 SW Highland Avenue Ward 7



615 SW Highland Avenue Ward 7



615 SW Highland Avenue Ward 7



615 SW Highland Avenue Ward 7



615 SW Highland Avenue Ward 7



615 SW Highland Avenue Ward 7



615 SW Highland Avenue Ward 7



615 SW Highland Avenue Ward 7



615 SW Highland Avenue Ward 7



615 SW Highland Avenue Ward 7



615 SW Highland Avenue Ward 7



615 SW Highland Avenue Ward 7



615 SW Highland Avenue Ward 7



704 NW Arlington Avenue Ward 5 Secondary Structure



704 NW Arlington Avenue
Ward 5
Secondary Structure



704 NW Arlington Avenue
Ward 5
Secondary Structure



704 NW Arlington Avenue
Ward 5
Secondary Structure



704 NW Arlington Avenue
Ward 5
Secondary Structure



704 NW Arlington Avenue
Ward 5
Secondary Structure



704 NW Arlington Avenue
Ward 5
Secondary Structure



704 NW Arlington Avenue
Ward 5
Secondary Structure



704 NW Arlington Avenue
Ward 5
Secondary Structure



704 NW Arlington Avenue Ward 5 Secondary Structure



704 NW Arlington Avenue
Ward 5
Secondary Structure



735 SW 45th Street
Ward 3
Secondary Structure



735 SW 45th Street
Ward 3
Secondary Structure



735 SW 45th Street
Ward 3
Secondary Structure



05/01/2025 09:38

743 NW 38th Street Ward 3



743 NW 38th Street

Ward 3



743 NW 38th Street Ward 3



743 NW 38th Street Ward 3



743 NW 38th Street

Ward 3



743 NW 38th Street Ward 3



743 NW 38th Street Ward 3



743 NW 38th Street Ward 3



743 NW 38th Street Ward 3



811 SW Monroe Avenue Ward 7



811 SW Monroe Avenue Ward 7



811 SW Monroe Avenue Ward 7



904 SW Summit Avenue Secondary Structure Ward 5



904 SW Summit Avenue Secondary Structure Ward 5



904 SW Summit Avenue
Secondary Structure
Ward 5



904 SW Summit Avenue
Secondary Structure
Ward 5



905 SW Summit Avenue Ward 5



905 SW Summit Avenue Ward 5



905 SW Summit Avenue Ward 5



905 SW Summit Avenue Ward 5



905 SW Summit Avenue Ward 5



905 SW Summit Avenue Ward 5



905 SW Summit Avenue Ward 5



905 SW Summit Avenue Ward 5



905 SW Summit Avenue Ward 5



905 SW Summit Avenue Ward 5



905 SW Summit Avenue Ward 5



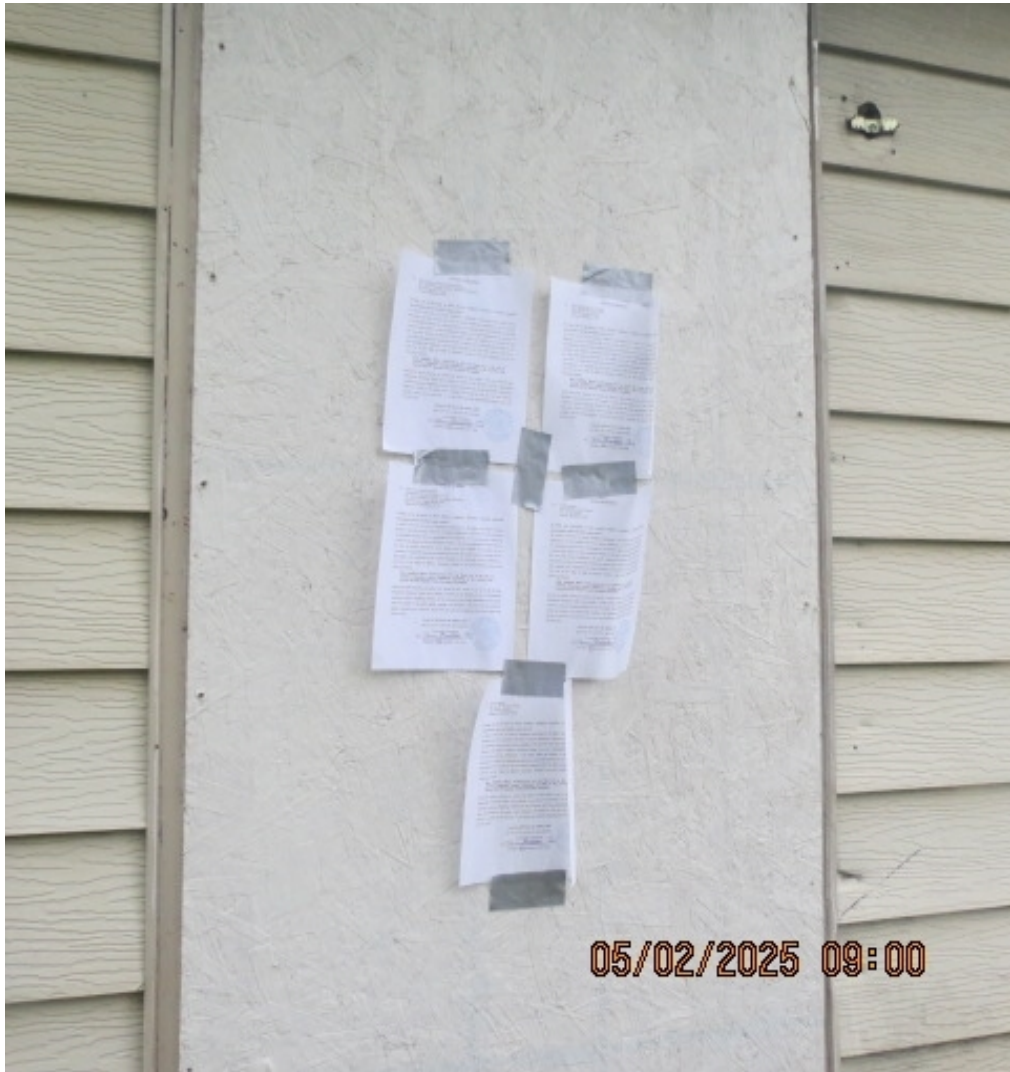
905 SW Summit Avenue Ward 5



905 SW Summit Avenue Ward 5



906 SW Summit Avenue
Ward 5
Secondary Structure



906 SW Summit Avenue
Ward 5
Secondary Structure



906 SW Summit Avenue
Ward 5
Secondary Structure



906 SW Summit Avenue
Ward 5
Secondary Structure



906 SW Summit Avenue
Ward 5
Secondary Structure



906 SW Summit Avenue
Ward 5
Secondary Structure



906 SW Summit Avenue
Ward 5
Secondary Structure



906 SW Summit Avenue
Ward 5
Secondary Structure



910 SW 5th Street Ward 5



910 SW 5th Street Ward 5



910 SW 5th Street Ward 5



910 SW 5th Street Ward 5



910 SW 5th Street Ward 5



910 SW 5th Street Ward 5



910 SW 5th Street Ward 5



910 SW 5th Street Ward 5



910 SW Park Avenue Ward 5



910 SW Park Avenue Ward 5



910 SW Park Avenue Ward 5



910 SW Park Avenue Ward 5



910 SW Park Avenue Ward 5



910 SW Park Avenue Ward 5



910 SW Park Avenue Ward 5



918 SW 3rd Street Ward 5



918 SW 3rd Street Ward 5



918 SW 3rd Street Ward 5



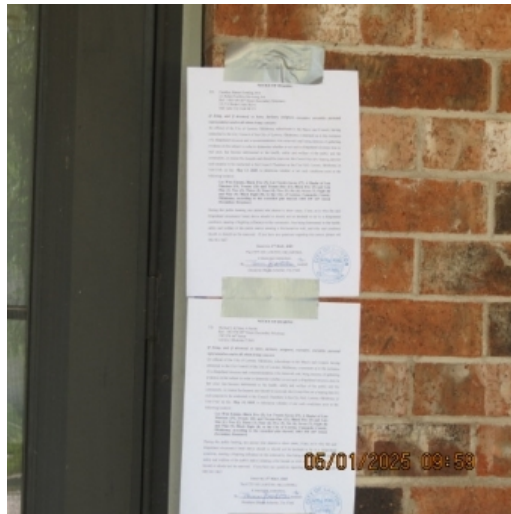
918 SW 3rd Street Ward 5



918 SW 3rd Street Ward 5



1003 SW 66th Street Ward 8 Secondary Structure



1003 SW 66th Street

Ward 8

Secondary Structure



1003 SW 66th Street
Ward 8
Secondary Structure



1003 SW 66th Street
Ward 8
Secondary Structure



1003 SW 66th Street
Ward 8
Secondary Structure



1003 SW 66th Street
Ward 8
Secondary Structure



1003 SW 66th Street
Ward 8
Secondary Structure



1006 SW Monroe Avenue
Ward 7
Secondary Structure



1006 SW Monroe Avenue
Ward 7
Secondary Structure



1006 SW Monroe Avenue
Ward 7
Secondary Structure



1012 SW Monroe Avenue Ward 7



1012 SW Monroe Avenue Ward 7



1012 SW Monroe Avenue Ward 7



1012 SW Monroe Avenue Ward 7



1012 SW Monroe Avenue Ward 7



1012 SW Monroe Avenue Ward 7



1012 SW Monroe Avenue Ward 7



1012 SW Monroe Avenue Ward 7



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1012 SW Monroe Avenue Ward 7



1012 SW Monroe Avenue Ward 7



1012 SW Monroe Avenue Ward 7



1012 SW Monroe Avenue Ward 7



1012 SW Monroe Avenue Ward 7



1012 SW Monroe Avenue Ward 7



1012 SW Monroe Avenue Ward 7



1102 SW 45th Street

Ward 3



1102 SW 45th Street Ward 3



1102 SW 45th Street Ward 3



1102 SW 45th Street Ward 3



1102 SW 45th Street Ward 3



1102 SW 45th Street Ward 3



1102 SW 45th Street Ward 3



1102 SW 45th Street Ward 3



1102 SW 45th Street Ward 3



1102 SW 45th Street Ward 3



1106 SW 9th Street Ward 5



1106 SW 9th Street Ward 5



1106 SW 9th Street Ward 5



1106 SW 9th Street Ward 5



1106 SW 9th Street Ward 5



1106 SW 9th Street Ward 5



NOTICE OF HEARING

To: All Residents
Re: 1118 NW 47th Street (Hawthornick)
CITY OF LARSEN, OKLAHOMA
Larson, Oklahoma 73051

It being and it deemed in duty, doctrine, conscience, necessity, and with personal representation and in all other ways, concern:

An official of the City of Larson, Oklahoma, subordinate to the Mayor and Council, 1118 NW 47th Street, submitted to the City Council of the City of Larson, Oklahoma, a petition as to the removal of a dilapidated structure and a representation to be removed, and being desirous of gathering evidence on the subject in order to determine whether or not such a dilapidated structure does in fact exist, has become detrimental to the health, safety and welfare of the public and the community or create the hazard and should be removed, the Council has set a hearing date for such purpose to be conducted in the Council Chambers in the City Hall, Larson, Oklahoma, at 1:00 P.M. on the May 01, 2025 to determine whether or not such conditions exist at the following location:

Blockhead Addition, Block Two (B), Lots Four (4) and Five (5), in the City of Larson, Canadian County, Oklahoma, according to the recorded plat dated, 1118 NW 47th Street (Hawthornick)

During this public hearing, any person who desires to show cause, if any, as to why the said dilapidated structure should there be removed or should not be removed to be in a dilapidated condition, causing a blighting influence on the community, thus being detrimental to the health, safety and welfare of the public and in creating a fire hazard or well, and why said condition should or should not be removed. If you have any questions regarding this notice, please call 405-343-3407.

Dated this 27th MAY, 2025
The CITY OF LARSEN, OKLAHOMA
Attest my hand and the seal of the City of Larson, Oklahoma, this 27th day of May, 2025.
Christine Wright, Secretary, City Clerk

05/01/2025 13:13

1108 NW 61st Street Ward 8



1108 NW 61st Street Ward 8



1108 NW 61st Street Ward 8



1108 NW 61st Street Ward 8



1108 NW 61st Street Ward 8



1108 NW 61st Street Ward 8



1108 NW 61st Street Ward 8



1108 NW 61st Street Ward 8



1108 NW 61st Street Ward 8



1108 NW 61st Street Ward 8



1108 NW 61st Street Ward 8



1108 NW 61st Street Ward 8



1108 NW 61st Street Ward 8



1108 NW 61st Street Ward 8



1126 SW Georgia Avenue
Ward 7
Secondary Structure



1126 SW Georgia Avenue
Ward 7
Secondary Structure



1126 SW Georgia Avenue
Ward 7
Secondary Structure



1126 SW Georgia Avenue
Ward 7
Secondary Structure



1206 NW Euclid Avenue

Ward 5



1206 NW Euclid Avenue Ward 5



1206 NW Euclid Avenue Ward 5



1206 NW Euclid Avenue Ward 5



1206 NW Euclid Avenue Ward 5



1206 NW Euclid Avenue Ward 5



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1206 NW Euclid Avenue Ward 5

