



# City of Lawton

## City Council

### Agenda

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

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**Tuesday, January 18, 2022**

**2:00 PM**

**Lawton City Hall  
Council Chambers/Auditorium**

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

#### **MEETING CALLED TO ORDER WITH INVOCATION AND PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

#### **UNFINISHED BUSINESS:**

1. Hold a public hearing and adopt a resolution declaring the structures located at 1102 NW Birch Avenue, 1107 W Gore Boulevard, and 4313 NW Santa Fe 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.

**[21-741](#)**

**Attachments:** [Exhibit A](#)  
[Resolution](#)

#### **BUSINESS ITEMS:**

2. Hold a public hearing and adopt a resolution declaring the structures located at 103 SW 19th Street, 106 NW 14th Street, 207 NW Columbia Avenue, 209 NW Bell Avenue, 209 NW Columbia Avenue, 407 SW 13th Street, 611 SW Jefferson Avenue, 706 SW Garfield Avenue, 714 SW G Avenue, 812 SW Belmont Avenue, 928 SW 37th Street, 1115 SW E Avenue, 1301 NW Andrews Avenue, 1420 NW 22nd Street, 1504 SW G Avenue, 1509 SW E Avenue, 1510 NW 15th Street, 1513 SW H Avenue, 1515 SW H Avenue, 1515 SW I Avenue, 1516 SW E Avenue, 1516 NW Lake Avenue, 1610 NW Baldwin Avenue, 1702 W N H Jones Avenue, 1703 NW Kingsbury Avenue, 1705 NW Kingsbury Avenue, 1750 SW 14th Place, 1806 SW A Avenue, 1809 NW Taft Avenue, 2004 SW McKinley, 2005 SW 38th Street, 2114 NW Pollard Avenue, 2126 NW Carroll Drive, 2205 NW 15th Street, 2531 SW J Avenue, 2601 SW J Avenue and 2607 SW E 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. [21-715](#)

**Attachments:** [Exhibit A](#)  
[Resolutions](#)

## 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."**



# City of Lawton

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

## Commentary

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**File #:** 21-741

**Agenda Date:** 1/18/2022

**Agenda No:** 1.

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**ITEM TITLE:**

Hold a public hearing and adopt a resolution declaring the structures located at 1102 NW Birch Avenue, 1107 W Gore Boulevard, and 4313 NW Santa Fe 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:** Community Services Director, Janet Smith

**STAFF INFORMATION SOURCE:** Neighborhood Services Supervisor, Corey Bowen

**BACKGROUND:** The structures located at **Ward 1:** 4313 NW Santa Fe Avenue; **Ward 2:** 1102 NW Birch Avenue; **Ward 5:** 1107 W Gore Boulevard, 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.

**EXHIBIT:** Resolution and exhibits for 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 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.



**EXHIBIT A**  
**NEIGHBORHOOD SERVICES DIVISION**  
**212 SW 9<sup>TH</sup> 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:** 08/04/21

**Address:** 1102 NW Birch Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

Weeds plant growth in excess of 12 inches (IPMC 302.4, as amended by LCC 15-2)

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)

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging in a manner that creates a public nuisance. (IPMC 304.7)

Windows, skylights, and doorframes cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

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

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THE MAIN STRUCTURE HAS DAMAGE THROUGHOUT. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE UTILITIES. PHOTOS WERE TAKEN.

**Inspected By:** Jan Carlos Macfie and Corey Bowen

*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 9<sup>TH</sup> 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:** 08/03/21

**Address:** 1107 West Gore Blvd

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

Weeds plant growth in excess of 12 inches (IPMC 302.4, as amended by LCC 15-2)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and doorframes cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THE MAIN STRUCTURE HAS DAMAGE THROUGHOUT. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE UTILITIES. PHOTOS WERE TAKEN.

**Inspected By:** Jan Carlos Macfie and Corey Bowen

*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 9<sup>TH</sup> 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:** 08/19/2021

**Address:** 4313 NW Santa Fe Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and doorframes cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THE MAIN STRUCTURE HAS DAMAGE THROUGHOUT. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE UTILITIES. PHOTOS WERE TAKEN.

**Inspected By:** Jan Carlos Macfie and Corey Bowen

*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.*

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**The North 10' of Lot 4 and Lot 5, Block 6, Fields and Dunning Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, also known as 1102 NW Birch Avenue, Lawton, Oklahoma;**

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(s): Valerie M. Conway and Alonzo J Poindexter  
1513 NW 43<sup>rd</sup> Street  
Lawton, Oklahoma 73505

and

902 NW Fort Sill Boulevard  
Lawton, Oklahoma 73501

and

2900 McKinnon Street, Suite 1408  
Dallas, Texas 75201

Mortgagee(s): None

Lienholders: None

Other(s): None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**The North 10' of Lot 4 and Lot 5, Block 6, Fields and Dunning Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, also known as 1102 NW Birch Avenue, Lawton, Oklahoma;**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

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Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

RESOLUTION NO. 22 - \_\_\_\_\_

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lots 25-26, Block 1, Mountain View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, also known as 1107 W Gore Boulevard, Lawton, Oklahoma;**

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(s):      Louie V Sumrall, Jr., and Leonelle Sumrall  
                                 507 NW 29<sup>th</sup> Street  
                                 Lawton, Oklahoma 73505

Mortgagee(s):        None

Lienholder:            City of Lawton  
                                 212 SW 9<sup>th</sup> Street  
                                 Lawton, Oklahoma 73501

Other(s):              None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lots 25-26, Block 1, Mountain View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, also known as 1107 W Gore Boulevard, Lawton, Oklahoma;**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

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Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney



RESOLUTION NO. 22 - \_\_\_\_\_

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lot 7, Block 20, Ridgecrest Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, also known as 4313 NW Santa Fe Avenue, Lawton Oklahoma;**

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(s): | Matthew J. Orr<br>18 Springwood Court<br>Phoenix City, Alabama 36870              |
| Mortgagee(s):    | Selene Finance, L.P.<br>9990 Richmond Avenue, Suite 400 S<br>Houston, Texas 77042 |
| Lienholder:      | City of Lawton  |
| Other(s):        | Baer & Timberlake, P.C.<br>PO Box 18486<br>Oklahoma City, Oklahoma 73154          |

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lot 7, Block 20, Ridgecrest Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, also known as 4313 NW Santa Fe Avenue, Lawton Oklahoma;**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

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Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney



# City of Lawton

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

## Commentary

**File #:** 21-715

**Agenda Date:** 1/18/2022

**Agenda No:** 2.

### ITEM TITLE:

Hold a public hearing and adopt a resolution declaring the structures located at 103 SW 19<sup>th</sup> Street, 106 NW 14<sup>th</sup> Street, 207 NW Columbia Avenue, 209 NW Bell Avenue, 209 NW Columbia Avenue, 407 SW 13<sup>th</sup> Street, 611 SW Jefferson Avenue, 706 SW Garfield Avenue, 714 SW G Avenue, 812 SW Belmont Avenue, 928 SW 37<sup>th</sup> Street, 1115 SW E Avenue, 1301 NW Andrews Avenue, 1420 NW 22<sup>nd</sup> Street, 1504 SW G Avenue, 1509 SW E Avenue, 1510 NW 15<sup>th</sup> Street, 1513 SW H Avenue, 1515 SW H Avenue, 1515 SW I Avenue, 1516 SW E Avenue, 1516 NW Lake Avenue, 1610 NW Baldwin Avenue, 1702 W N H Jones Avenue, 1703 NW Kingsbury Avenue, 1705 NW Kingsbury Avenue, 1750 SW 14<sup>th</sup> Place, 1806 SW A Avenue, 1809 NW Taft Avenue, 2004 SW McKinley, 2005 SW 38<sup>th</sup> Street, 2114 NW Pollard Avenue, 2126 NW Carroll Drive, 2205 NW 15<sup>th</sup> Street, 2531 SW J Avenue, 2601 SW J Avenue and 2607 SW E 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:** Community Services Director, Janet Smith

**STAFF INFORMATION SOURCE:** Neighborhood Services Supervisor, Corey Bowen

**BACKGROUND:** The structures located at **Ward 1:** 1420 NW 22<sup>nd</sup> Street, 2114 NW Pollard Avenue, 2126 NW Carroll Drive; **Ward 2:** 1301 NW Andrews Avenue, 1510 NW 15<sup>th</sup> Street, 1610 NW Baldwin Avenue, 1703 NW Kingsbury Avenue, 1705 NW Kingsbury Avenue, 1809 NW Taft Avenue, 2205 NW 15<sup>th</sup> Street; **Ward 5:** 103 SW 19<sup>th</sup> Street, 106 NW 14<sup>th</sup> Street, 207 NW Columbia Avenue, 209 NW Bell Avenue, 209 NW Columbia Avenue, 407 SW 13<sup>th</sup> Street, 714 SW G Avenue, 928 SW 37<sup>th</sup> Street, 1115 SW E Avenue, 1504 SW G Avenue, 1509 SW E Avenue, 1513 SW H Avenue, 1515 SW H Avenue, 1515 SW I Avenue, 1516 SW E Avenue, 1516 NW Lake Avenue, 1806 SW A Avenue, 2531 SW J Avenue, 2601 SW J Avenue, 2607 SW E Avenue; **Ward 7:** 611 SW Jefferson Avenue, 706 SW Garfield Avenue, 812 SW Belmont Avenue, 1702 W N H Jones Avenue, 1750 SW 14<sup>th</sup> Place, 2004 SW McKinley Avenue, 2005 SW 38<sup>th</sup> 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 Neighborhood Services Division.

**EXHIBIT:** Resolution and exhibits for 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 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.



**EXHIBIT A**  
**NEIGHBORHOOD SERVICES DIVISION**  
**212 SW 9<sup>TH</sup> 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:** November 9, 2021

**Address:** 103 SW 19<sup>th</sup> Street

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. (IPMC 304.1)

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings. (IPMC 304.1.1)

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke of 0.5 inch (12.7 mm). (IPMC 304.3)

Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. (IPMC 304.3)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging in a manner that creates a public nuisance. (IPMC 304.7)

Windows, skylights, and doorframes cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

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

**NOTES:** VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE UTILITIES. PHOTOS WERE TAKEN.

**Inspected By:** Jan Carlos Macfie and Corey Bowen

*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.*



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**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:** November 15, 2021

**Address:** 106 NW 14<sup>th</sup> Street

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

Weeds plant growth in excess of 12 inches (IPMC 302.4, as amended by LCC 15-2)

Insect and rodent harborage and/or infestation (IPMC 302.5 & 308.1)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and door-frames cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THE MAIN STRUCTURE HAS DAMAGE THROUGHT. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE CITY WATER. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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.*



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**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:** November 15, 2021      **Address:** 207 NW Columbia Avenue

**Type of Occupancy:** RESIDENTIAL

Unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or occupants. Structure is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation that partial or complete collapse is possible. (IPMC 108.1.1)

Vacant structure 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 & 308.1)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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)

Windows, skylights, and doorframes cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT UNSECURE MAIN STRUCTURE. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE ANY UTILITIES. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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.*





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**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:** November 15, 2021

**Address:** 209 NW Bell Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

Weeds plant growth in excess of 12 inches (IPMC 302.4, as amended by LCC 15-2)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and door-frames cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THE MAIN STRUCTURE HAS DAMAGE THROUGHT. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE CITY WATER. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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.*



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**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:** November 15, 2021

**Address:** 209 NW Columbia Avenue

**Type of Occupancy:** RESIDENTIAL

Unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or occupants. Structure is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation that partial or complete collapse is possible. (IPMC 108.1.1)

Vacant structure 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 & 308.1)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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)

Windows, skylights, and doorframes cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT UNSECURE STRUCTURE. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE ANY UTILITIES. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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.*



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**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:** November 15, 2021

**Address:** 407 SW 13<sup>th</sup> Street

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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 & 308.1)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THE MAIN STRUCTURE HAS DAMAGE THROUGHT. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE CITY WATER. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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.*



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**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:** November 15, 2021 **Address:** 611 SW Jefferson Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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 & 308.1)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THE MAIN STRUCTURE HAS DAMAGE THROUGHT. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE CITY WATER. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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.*



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**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:** November 15, 2021

**Address:** 706 SW Garfield Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

Weeds plant growth in excess of 12 inches (IPMC 302.4, as amended by LCC 15-2)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and door-frames cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

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

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THERE IS TALL GRASS AND THE MAIN STRUCTURE HAS DAMAGE THROUGHOUT. THIS STRUCTURE DOES NOT HAVE CITY WATER. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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.*





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**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:** November 15, 2021 **Address:** 707 SW Jefferson Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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 & 308.1)

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)

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging in a manner that creates a public nuisance. (IPMC 304.7)

Windows, skylights, and doorframes cracked, not weather tight, unable to open, disrepair (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 not free of any accumulation of rubbish and garbage. (IPMC 307.1)

Accessory structures, including detached garages, fences, and walls are not structurally sound (IPMC 302.7)

All sidewalks, walkways, stairs, driveways, parking spaces shall be kept in a proper state of repair, and maintained free from hazardous conditions (IPMC 302.3)

**NOTES:** VACANT MAIN STRUCTURE. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE ANY UTILITIES. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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.*



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**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:** November 15, 2021

**Address:** 714 SW G Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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 & 308.1)

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)

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging in a manner that creates a public nuisance. (IPMC 304.7)

Windows, skylights, and doorframes cracked, not weather tight, unable to open, disrepair (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 not free of any accumulation of rubbish and garbage. (IPMC 307.1)

Accessory structures, including detached garages, fences, and walls are not structurally sound (IPMC 302.7)

All sidewalks, walkways, stairs, driveways, parking spaces shall be kept in a proper state of repair, and maintained free from hazardous conditions (IPMC 302.3)

**NOTES:** VACANT MAIN STRUCTURE. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE ANY UTILITIES. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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 9<sup>TH</sup> 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:** November 15, 2021      **Address:** 812 SW Belmont Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

Weeds plant growth in excess of 12 inches (IPMC 302.4, as amended by LCC 15-2)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and door-frames cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THE MAIN STRUCTURE HAS DAMAGE THROUGHT. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE CITY WATER. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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 9<sup>TH</sup> 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:** November 15, 2021

**Address:** 928 SW 37<sup>th</sup> Street

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

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

Insect and rodent harborage and/or infestation (IPMC 302.5 & 308.1)

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)

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging in a manner that creates a public nuisance. (IPMC 304.7)

Windows, skylights, and doorframes cracked, not weather tight, unable to open, disrepair (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 not free of any accumulation of rubbish and garbage. (IPMC 307.1)

All sidewalks, walkways, stairs, driveways, parking spaces shall be kept in a proper state of repair, and maintained free from hazardous conditions (IPMC 302.3)

**NOTES:** VACANT MAIN STRUCTURE. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE ANY UTILITIES. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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 9<sup>TH</sup> 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:** November 15, 2021

**Address:** 1115 SW E Avenue

**Type of Occupancy:** RESIDENTIAL

Unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or occupants. Structure is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation that partial or complete collapse is possible. (IPMC 108.1.1)

Vacant structure 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 & 308.1)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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)

Windows, skylights, and doorframes cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT UNSECURE MAIN STRUCTURE. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE ANY UTILITIES. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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 9<sup>TH</sup> 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:** November 2, 2021

**Address:** 1301 NW Andrews Avenue

**Type of Occupancy:** RESIDENTIAL

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

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and doorframes cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THE MAIN STRUCTURE HAS DAMAGE THROUGHOUT. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE UTILITIES. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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 9<sup>TH</sup> 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:** November 15, 2021

**Address:** 1420 NW 22<sup>nd</sup> Street

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

Weeds plant growth in excess of 12 inches (IPMC 302.4, as amended by LCC 15-2)

Insect and rodent harborage and/or infestation (IPMC 302.5 & 308.1)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and door-frames cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE CITY WATER. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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 9<sup>TH</sup> 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:** November 15, 2021

**Address:** 1504 SW G Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

Weeds plant growth in excess of 12 inches (IPMC 302.4, as amended by LCC 15-2)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and door-frames cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

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

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THERE IS TALL GRASS AND THE MAIN STRUCTURE HAS DAMAGE THROUGHOUT. THIS STRUCTURE DOES NOT HAVE CITY WATER. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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 9<sup>TH</sup> 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:** November 2, 2021

**Address:** 1509 SW E Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. (IPMC 304.1)

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings. (IPMC 304.1.1)

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke of 0.5 inch (12.7 mm). (IPMC 304.3)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and doorframes cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

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

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THE MAIN STRUCTURE HAS DAMAGE THROUGHOUT. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE UTILITIES. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen

*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 9<sup>TH</sup> 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:** November 15, 2021 **Address:** 1510 NW 15<sup>th</sup> Street

**Type of Occupancy:** RESIDENTIAL

Unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or occupants. Structure is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation that partial or complete collapse is possible. (IPMC 108.1.1)

Vacant structure 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 & 308.1)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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)

Windows, skylights, and doorframes cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT UNSECURE MAIN STRUCTURE. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE ANY UTILITIES. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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 9<sup>TH</sup> 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:** November 15, 2021      **Address:** 1512 SW Summit Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

Weeds plant growth in excess of 12 inches (IPMC 302.4, as amended by LCC 15-2)

Insect and rodent harborage and/or infestation (IPMC 302.5 & 308.1)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and door-frames cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES: VACANT STRUCTURE. THIS STRUCTURE DOES NOT HAVE CITY WATER. PHOTOS WERE TAKEN.**

**Inspected By:** Corey Bowen and Denise Ezell

*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 9<sup>TH</sup> 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:** November 15, 2021

**Address:** 1513 SW H Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

Weeds plant growth in excess of 12 inches (IPMC 302.4, as amended by LCC 15-2)

Insect and rodent harborage and/or infestation (IPMC 302.5 & 308.1)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and door-frames cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THE STRUCTURE HAS DAMAGE THROUGHT. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE CITY WATER. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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 9<sup>TH</sup> 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:** November 15, 2021

**Address:** 1515 SW H Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

Weeds plant growth in excess of 12 inches (IPMC 302.4, as amended by LCC 15-2)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and door-frames cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THE MAIN STRUCTURE HAS DAMAGE THROUGHT. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE CITY WATER. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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 9<sup>TH</sup> 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:** November 15, 2021

**Address:** 1515 SW I Avenue

**Type of Occupancy:** RESIDENTIAL

Unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or occupants. Structure is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation that partial or complete collapse is possible. (IPMC 108.1.1)

Vacant structure 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 & 308.1)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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)

Windows, skylights, and doorframes cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT UNSECURE MAIN STRUCTURE. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE ANY UTILITIES. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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 9<sup>TH</sup> 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:** October 7, 2021

**Address:** 1516 SW E Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. (IPMC 304.1)

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings. (IPMC 304.1.1)

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke of 0.5 inch (12.7 mm). (IPMC 304.3)

Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. (IPMC 304.3)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging in a manner that creates a public nuisance. (IPMC 304.7)

Windows, skylights, and doorframes cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

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

**NOTES: VACANT/BURNT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE UTILITIES. PHOTOS WERE TAKEN.**

**Inspected By:** Jan Carlos Macfie and Corey Bowen

*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 9<sup>TH</sup> 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:** November 15, 2021

**Address:** 1516 NW Lake Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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 & 308.1)

Accessory structures, including detached garages, fences, and walls are not structurally sound (IPMC 302.7)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and door-frames cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

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

Structural members structurally unsound; incapable of supporting the imposed loads (IPMC 305.2)

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT UNSECURE MAIN STRUCTURE. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE ANY UTILITIES. PHOTOS WERE TAKEN.

**Inspected By:** Cory Bowen and Denise Ezell

*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.*





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**212 SW 9<sup>TH</sup> 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:** November 15, 2021      **Address:** 1610 NW Baldwin Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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 & 308.1)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and door-frames cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. WINDOWS AND DOORS ARE BOARDED UP. THERE IS TALL GRASS AND THE MAIN STRUCTURE HAS DAMAGE THROUGHT. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE CITY WATER. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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**  
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**212 SW 9<sup>TH</sup> STREET**  
**Lawton, Oklahoma 73501**  
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**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:** November 15, 2021      **Address:** 1702 W N H Jones Avenue

**Type of Occupancy:** Commercial

Vacant structure 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)

Weeds plant growth in excess of 12 inches (IPMC 302.4, as amended by LCC 15-2)

Insect and rodent harborage and/or infestation (IPMC 302.5 & 308.1)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and door-frames cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

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

Structural members structurally unsound; incapable of supporting the imposed loads (IPMC 305.2)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT MAIN STRUCTURE. THE MAIN STRUCTURE HAS EXTENSIVE FIRE DAMAGE. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE ANY UTILITIES. PHOTOS WERE TAKEN.

**Inspected By:** Cory Bowen and Denise Ezell

*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.*



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**212 SW 9<sup>TH</sup> 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:** November 15, 2021      **Address:** 1703 NW Kingsbury Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

Weeds plant growth in excess of 12 inches (IPMC 302.4, as amended by LCC 15-2)

Insect and rodent harborage and/or infestation (IPMC 302.5 & 308.1)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and door-frames cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

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

Structural members structurally unsound; incapable of supporting the imposed loads (IPMC 305.2)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT MAIN STRUCTURE. THE MAIN STRUCTURE HAS EXTENSIVE FIRE DAMAGE. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE ANY UTILITIES. PHOTOS WERE TAKEN.

**Inspected By:** Cory Bowen and Denise Ezell

*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.*





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**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:** November 15, 2021      **Address:** 1705 NW Kingsbury Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

Weeds plant growth in excess of 12 inches (IPMC 302.4, as amended by LCC 15-2)

Insect and rodent harborage and/or infestation (IPMC 302.5 & 308.1)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and door-frames cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

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

Structural members structurally unsound; incapable of supporting the imposed loads (IPMC 305.2)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT MAIN STRUCTURE. THE MAIN STRUCTURE HAS EXTENSIVE FIRE DAMAGE. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE ANY UTILITIES. PHOTOS WERE TAKEN.

**Inspected By:** Cory Bowen and Denise Ezell

*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**  
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**Lawton, Oklahoma 73501**  
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**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:** November 15, 2021

**Address:** 1750 SW 14<sup>th</sup> Place

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

Weeds plant growth in excess of 12 inches (IPMC 302.4, as amended by LCC 15-2)

Insect and rodent harborage and/or infestation (IPMC 302.5 & 308.1)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and door-frames cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THIS STRUCTURE DOES NOT HAVE CITY WATER. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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 9<sup>TH</sup> 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:** November 15, 2021

**Address:** 1806 SW A Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

Weeds plant growth in excess of 12 inches (IPMC 302.4, as amended by LCC 15-2)

Insect and rodent harborage and/or infestation (IPMC 302.5 & 308.1)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and door-frames cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THERE IS TALL GRASS AND THE MAIN STRUCTURE HAS DAMAGE THROUGHT. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE CITY WATER. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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 9<sup>TH</sup> 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:** November 9, 2021

**Address:** 1809 NW Taft Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. (IPMC 304.1)

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings. (IPMC 304.1.1)

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke of 0.5 inch (12.7 mm). (IPMC 304.3)

Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. (IPMC 304.3)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging in a manner that creates a public nuisance. (IPMC 304.7)

Windows, skylights, and doorframes cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

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

**NOTES:** VACANT STRUCTURE. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE UTILITIES. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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.*



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**NEIGHBORHOOD SERVICES DIVISION**  
**212 SW 9<sup>TH</sup> 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:** November 15, 2021      **Address:** 2004 SW McKinley Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

Weeds plant growth in excess of 12 inches (IPMC 302.4, as amended by LCC 15-2)

Insect and rodent harborage and/or infestation (IPMC 302.5 & 308.1)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THE MAIN STRUCTURE HAS DAMAGE THROUGHT. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE CITY WATER. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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.*





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**(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:** November 15, 2021

**Address:** 2005 SW 38<sup>th</sup> Street

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

Weeds plant growth in excess of 12 inches (IPMC 302.4, as amended by LCC 15-2)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and door-frames cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. EXTREME FIRE DAMAGE TO THE STRUCTURE. THERE IS TALL GRASS AND THE MAIN STRUCTURE HAS DAMAGE THROUGHT. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE CITY WATER. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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.*



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**(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:** November 15, 2021      **Address:** 2114 NW Pollard Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

Weeds plant growth in excess of 12 inches (IPMC 302.4, as amended by LCC 15-2)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and door-frames cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THE MAIN STRUCTURE HAS DAMAGE THROUGHOUT. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE CITY WATER. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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 9<sup>TH</sup> 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:** November 15, 2021      **Address:** 2126 NW Carroll Avenue

**Type of Occupancy:** RESIDENTIAL

Unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or occupants. Structure is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation that partial or complete collapse is possible. (IPMC 108.1.1)

Vacant structure 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 & 308.1)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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)

Windows, skylights, and doorframes cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT UNSECURE MAIN STRUCTURE. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE ANY UTILITIES. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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 9<sup>TH</sup> 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:** November 15, 2021

**Address:** 2205 NW 15<sup>th</sup> Street

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

Weeds plant growth in excess of 12 inches (IPMC 302.4, as amended by LCC 15-2)

Insect and rodent harborage and/or infestation (IPMC 302.5 & 308.1)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and door-frames cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THERE IS TALL GRASS AND THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE UTILITIES. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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 9<sup>TH</sup> 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:** November 15, 2021

**Address:** 2519 SW J Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

Weeds plant growth in excess of 12 inches (IPMC 302.4, as amended by LCC 15-2)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and door-frames cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THE MAIN STRUCTURE HAS DAMAGE THROUGHT. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE CITY WATER. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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 9<sup>TH</sup> 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:** November 15, 2021

**Address:** 2531 SW J Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

Weeds plant growth in excess of 12 inches (IPMC 302.4, as amended by LCC 15-2)

Insect and rodent harborage and/or infestation (IPMC 302.5 & 308.1)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging in a manner that creates a public nuisance. (IPMC 304.7)

Windows, skylights, and door-frames cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THE MAIN STRUCTURE HAS DAMAGE THROUGHT. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE CITY WATER. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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 9<sup>TH</sup> 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:** November 15, 2021 **Address:** 2601 SW J Avenue

**Type of Occupancy:** RESIDENTIAL

Vacant structure 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)

Weeds plant growth in excess of 12 inches (IPMC 302.4, as amended by LCC 15-2)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and door-frames cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Interior surfaces poorly maintained unclean, unsanitary, decayed wood, peeling paint, cracked or loose plaster. (IPMC 305.3)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THE MAIN STRUCTURE HAS DAMAGE THROUGHT. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE CITY WATER. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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 9<sup>TH</sup> 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:** November 2, 2021

**Address:** 2607 SW E Avenue

**Type of Occupancy:** RESIDENTIAL

P

Vacant structure 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)

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. (IPMC 304.1)

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings. (IPMC 304.1.1)

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke of 0.5 inch (12.7 mm). (IPMC 304.3)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

Roof, roof drains, gutters, and downspouts in disrepair, inadequate to prevent dampness or deterioration in walls and interior portion of the structure; roof water discharging 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)

Windows, skylights, and doorframes cracked, not weather tight, unable to open, disrepair (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 not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT STRUCTURE. THE MAIN STRUCTURE HAS DAMAGE THROUGHT. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE UTILITIES. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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 9<sup>TH</sup> 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:** November 15, 2021

**Address:** 2609 SW E Avenue

**Type of Occupancy:** RESIDENTIAL

Unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or occupants. Structure is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation that partial or complete collapse is possible. (IPMC 108.1.1)

Vacant structure 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 & 308.1)

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

Foundation walls not plumb; open cracks and breaks; openings that allow animals to enter (IPMC 304.5)

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)

Windows, skylights, and doorframes cracked, not weather tight, unable to open, disrepair (IPMC 304.13)

Lacking insect screens where required for ventilation; existing screens in disrepair (IPMC 304.14)

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

Interior of structure and equipment not maintained in good repair, structurally sound and in a sanitary condition. (IPMC 305.1)

Exterior property and premises, and the interior of every structure not free of any accumulation of rubbish and garbage. (IPMC 307.1)

**NOTES:** VACANT UNSECURE MAIN STRUCTURE. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE ANY UTILITIES. PHOTOS WERE TAKEN.

**Inspected By:** Corey Bowen and Denise Ezell

*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.*

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**The North Half (N ½) of Lot One (1), Block Ten (10), College View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 103 SW 19<sup>th</sup> Street, Lawton, Oklahoma and 103 SW 19<sup>th</sup> Street, Lawton, Oklahoma**

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: Ruth Ann Howell  
c/o Agatha Satepauhoodle  
PO Box 6553  
Lawton, Oklahoma 73506

Mortgagees: None

Lienholders: None

Other: John Newton Howell  
Address Unknown

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;



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 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) located on the following-described real property:

**The North Half (N ½) of Lot One (1), Block Ten (10), College View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 103 SW 19<sup>th</sup> Street, Lawton, Oklahoma and 103 SW 19<sup>th</sup> Street, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**The North One (1) foot of Lot Four (4) and all of Lots Five (5) and Six (6), Block Twenty-Seven (27), Mountain View Addition to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 106 NW 14<sup>th</sup> Street, Lawton, Oklahoma**

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: Robert Thomas  
1124 E Allen Avenue  
Fort Worth, Texas 76104

Mortgagees: 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 January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**The North One (1) foot of Lot Four (4) and all of Lots Five (5) and Six (6), Block Twenty-Seven (27), Mountain View Addition to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 106 NW 14<sup>th</sup> Street, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lot Thirteen (13), Block Twenty-Five (25), North Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 207 NW Columbia Avenue, Lawton, Oklahoma**

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: Vernon Cross and Naomi L Cross  
Trustees of the Vernon and Naomi L Cross Living Trust  
2603 SW 69<sup>th</sup> Street  
Lawton, Oklahoma 73505

Mortgagees: None

Lienholders: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lot Thirteen (13), Block Twenty-Five (25), North Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 207 NW Columbia Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lot Twelve (12), Block Forty-Two (42), North Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 209 NW Bell Avenue, Lawton, Oklahoma**

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: Troye L Jones  
c/o Troye Jones and Michael Johnson  
PO Box 21173  
Oklahoma City, Oklahoma 73156

Mortgagees: None

Lienholders: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lot Twelve (12), Block Forty-Two (42), North Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 209 NW Bell Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lot Twelve (12), Block Twenty-five (25), North Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 209 NW Columbia Avenue, Lawton, Oklahoma**

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: Joseph A Zuspann and Cynthia L Zuspann  
PO Box 6481  
Lawton, Oklahoma 73506

Mortgagees: None

Lienholders: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lot Twelve (12), Block Twenty-five (25), North Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 209 NW Columbia Avenue, Lawton, Oklahoma**

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) 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) 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.

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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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**The North Ninety-Seven (97) Feet of Lot Twenty-Eight (28), Block Fifteen (15), Butler Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 407 SW 13<sup>th</sup> Street, Lawton, Oklahoma**

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: Cinthia Carbajal Rodriguez  
401 SW 13<sup>th</sup> Street  
Lawton, Oklahoma 73501

Mortgagees: None

Lienholders: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

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WHEREAS, the Council of the City of Lawton, Oklahoma, further found that the dilapidated 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.

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SECTION 2: The property owner of said dilapidated 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lot Eleven (11), Subdivision of Block Eleven (11), McClung Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 611 SW Jefferson Avenue, Lawton, Oklahoma**

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 Owner: Joe Mack Greenlee and Sally A Greenlee  
2542 NE Heritage Creek Drive  
Lawton, Oklahoma 73507

Mortgagees: None

Lienholders: United States of America, ex rel  
Internal Revenue Service  
c/o U.S. Attorney General  
Department of Justice  
Tenth & Constitution Avenue, NW  
Washington, D.C. 20530

Robert J Troester  
U.S. Attorney's Office  
210 West Park Avenue, Suite 400  
Oklahoma City, Oklahoma 73102

Department of Treasury  
International Revenue Service  
1500 Pennsylvania Avenue, NW  
Washington, D.C. 20220

Oklahoma Tax Commission  
PO Box 269060  
Oklahoma City, Oklahoma 73126

Other:           None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lot Eleven (11), Subdivision of Block Eleven (11), McClung Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 611 SW Jefferson Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

\_\_\_\_\_  
Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

\_\_\_\_\_  
John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Beginning One Hundred (100) Feet West of the Northeast Corner of Block Twenty-Seven (27), McClung Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, Thence West Fifty (50) Feet; Thence South One Hundred (100) Feet; Thence East Fifty (50) Feet; Thence North One Hundred (100) Feet to the place of beginning, 706 SW Garfield Avenue, Lawton, Oklahoma**

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: Larry John Bales  
202 NW 44<sup>th</sup> Street, Unit C  
Lawton, Oklahoma 73505

Mortgagees: 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 January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Beginning One Hundred (100) Feet West of the Northeast Corner of Block Twenty-Seven (27), McClung Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, Thence West Fifty (50) Feet; Thence South One Hundred (100) Feet; Thence East Fifty (50) Feet; Thence North One Hundred (100) Feet to the place of beginning, 706 SW Garfield Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

RESOLUTION NO. 22 - \_\_\_\_\_

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Beginning Two-Hundred (200) Feet East of the Southwest Corner of Block Ten (10), McClung Addition, to the City of Lawton, Comanche County, Oklahoma, Thence East Fifty (50) Feet; Thence North One Hundred Forty (140) Feet; Thence West Fifty (50) Feet; Thence South One Hundred Forty (140) Feet, to the point of beginning, according to the recorded plat thereof, 707 SW Jefferson Avenue, Lawton, Oklahoma**

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: Morris Investments, LLC  
PO Box 721  
Lawton, Oklahoma 73502

Mortgagees: None

Lienholders: None

Other: None



by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Beginning Two-Hundred (200) Feet East of the Southwest Corner of Block Ten (10), McClung Addition, to the City of Lawton, Comanche County, Oklahoma, Thence East Fifty (50) Feet; Thence North One Hundred Forty (140) Feet; Thence West Fifty (50) Feet; Thence South One Hundred Forty (140) Feet, to the point of beginning, according to the recorded plat thereof, 707 SW Jefferson Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lots Thirteen (13) and Fourteen (14), Block Fifteen (15), Woods Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 714 SW G Avenue, Lawton, Oklahoma**

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: Joseph A Zuspann and Cynthia L Zuspann  
PO Box 6481  
Lawton, Oklahoma 73506

Mortgagees: None

Lienholders: None

Others: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lots Thirteen (13) and Fourteen (14), Block Fifteen (15), Woods Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 714 SW G Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

RESOLUTION NO. 22 - \_\_\_\_\_

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**All of Blocks Five (5) and Six (6), Less the South Ten (10) Feet of Block Six (6), Capitol Hill Subdivision, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 812 SW Belmont Avenue, Lawton, Oklahoma**

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 Owner: Friendship Baptist Church  
1421 S New York Avenue  
Lawton, Oklahoma 73501

Mortgagees: Bancfirst  
501 SW C Avenue  
Lawton, Oklahoma 73501

The Baptist Foundation of Oklahoma  
3800 N May Avenue  
Oklahoma City, Oklahoma 73112

Lienholders: None

Other: None



by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**All of Blocks Five (5) and Six (6), Less the South Ten (10) Feet of Block Six (6), Capitol Hill Subdivision, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 812 SW Belmont Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lot Thirty-Two (32), Block Four (4), Crestview Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 928 SW 37<sup>th</sup> Street, Lawton, Oklahoma**

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 Owner: Dale R Johnson and Connie A Johnson  
12708 SW Bishop Road  
Cache, Oklahoma 73527

Mortgagees: None

Lienholders: None

Others: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lot Thirty-Two (32), Block Four (4), Crestview Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 928 SW 37<sup>th</sup> Street, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lot Twelve (12), Block Thirteen (13), Butler Addition, to the City of Lawton, Comanche County, Oklahoma, according to recorded plat thereof, 1115 SW E Avenue, Lawton, Oklahoma**

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: Vickie Lynn Baldwin  
902 NW Euclid Avenue  
Lawton, Oklahoma 73507

Mortgagees: None

Lienholders: City of Lawton

and

LVNV Funding, LLC  
c/o Love, Beal & Nixon, P.C.  
PO Box 32738  
Oklahoma City, Oklahoma 73123

Others: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lot Twelve (12), Block Thirteen (13), Butler Addition, to the City of Lawton, Comanche County, Oklahoma, according to recorded plat thereof, 1115 SW E Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lots Seventeen (17) to Thirty-Two (32), both inclusive, Block Sixty-Three (63), Subdivision of Lawton Heights Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, more commonly known as Lots Three (3) and Four (4), Block Sixty-Three (63), Lawton Heights Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1301 NW Andrews Avenue, Lawton, Oklahoma**

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: JOCOG Ventures Realty, LLC  
2879 W Walnut Street  
Rogers, Arkansas 72756

Mortgagees: None

Lienholders: None

Others: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lots Seventeen (17) to Thirty-Two (32), both inclusive, Block Sixty-Three (63), Subdivision of Lawton Heights Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, more commonly known as Lots Three (3) and Four (4), Block Sixty-Three (63), Lawton Heights Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1301 NW Andrews Avenue, Lawton, Oklahoma**

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) 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.

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SECTION 2: The property owner of said dilapidated 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lot Twenty-Five (25), Block Five (5), Stephens Addition, to the City of Lawton, Comanche County, State of Oklahoma, according to the record plat thereof, 1420 NW 22<sup>nd</sup> Street, Lawton, Oklahoma**

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 Saldivar  
910 SW 5<sup>th</sup> Street  
Lawton, Oklahoma 73501

Mortgagees: None

Lienholders: None

Others: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lot Twenty-Five (25), Block Five (5), Stephens Addition, to the City of Lawton, Comanche County, State of Oklahoma, according to the record plat thereof, 1420 NW 22<sup>nd</sup> Street, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney



**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lot Two (2), Block Eight (8), Waldman Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1504 SW G Avenue, Lawton, Oklahoma**

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: Lloyd D Morrow  
1504 SW G Avenue  
Lawton, Oklahoma 73501

Mortgagees: None

Lienholders: None

Others: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lot Two (2), Block Eight (8), Waldman Addition, to the City of Lawton,  
Comanche County, Oklahoma, according to the recorded plat thereof, 1504  
SW G Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lloyd Addition, Block Fourteen (14), Lot Twelve (12), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1509 SW E Avenue, Lawton, Oklahoma**

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 Duane Craig  
1509 SW E Avenue  
Lawton, Oklahoma 73501

Mortgagees: 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 January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lloyd Addition, Block Fourteen (14), Lot Twelve (12), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1509 SW E Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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 Heights Addition, Block One Hundred Five (105), Lot One (1), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1510 NW 15<sup>th</sup> Street, Lawton, Oklahoma**

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: Crystal Gore  
712 SW Ranch Oak Blvd  
Lawton, Oklahoma 73501

Mortgagees: None

Lienholders: None

Others: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lawton Heights Addition, Block One Hundred Five (105), Lot One (1), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1510 NW 15<sup>th</sup> Street, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**The East Fifty (50) Feet of the West One Hundred Fifty (150) Feet of Lot Two (2), Block Forty-One (41), Waldman Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1512 SW Summit Avenue, Lawton, Oklahoma**

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: Esteban Ramirez  
1010 SW H Avenue  
Lawton, Oklahoma 73501

Mortgagees: 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 January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**The East Fifty (50) Feet of the West One Hundred Fifty (150) Feet of Lot Two (2), Block Forty-One (41), Waldman Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1512 SW Summit Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Waldman Addition, Block Eight (8), Lot Ten (10), to the City of Lawton,  
Comanche County, Oklahoma, according to the recorded plat thereof, 1513  
SW H Avenue, Lawton, Oklahoma**

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: Shawn Davis Owen  
817 NW 33<sup>rd</sup> Street  
Lawton, Oklahoma 73505

Mortgagees: None

Lienholders: None

Others: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Waldman Addition, Block Eight (8), Lot Ten (10), to the City of Lawton,  
Comanche County, Oklahoma, according to the recorded plat thereof, 1513  
SW H Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lot Nine (9), Block Eight (8), Waldman Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1515 SW H Avenue, Lawton, Oklahoma**

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: Josel Josue Mayorga Morales and Charlyn Victoria Mayorga  
1515 SW H Avenue  
Lawton, Oklahoma 73501

Mortgagees: None

Lienholders: None

Other(s): None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lot Nine (9), Block Eight (8), Waldman Addition, to the City of Lawton,  
Comanche County, Oklahoma, according to the recorded plat thereof, 1515  
SW H Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lot Nine (9), Block Seventeen (17), Waldman Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1515 SW I Avenue, Lawton, Oklahoma**

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: Judith Odell and James Odell  
1501 SW I Avenue  
Lawton, Oklahoma 73501

Mortgagees: None

Lienholders: City of Lawton

Others: David B Encalade  
1515 SW I Avenue  
Lawton, Oklahoma 73501

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lot Nine (9), Block Seventeen (17), Waldman Addition, to the City of Lawton,  
Comanche County, Oklahoma, according to the recorded plat thereof, 1515  
SW I Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**The West Two Feet (W2') of Lot Seven (7) and all of Lot Eight (8), Block Seventeen (17), Lloyd Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1516 SW E Avenue, Lawton, Oklahoma**

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: Poker Properties, LLC  
9629 Silas Drive  
Oklahoma City, Oklahoma 73160

Mortgagees: None

Lienholders: None

Other(s): None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**The West Two Feet (W2') of Lot Seven (7) and all of Lot Eight (8), Block Seventeen (17), Lloyd Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1516 SW E Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lots Fifteen (15) and Sixteen (16), Block Thirty (30), Mountain View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1516 NW Lake Avenue, Lawton, Oklahoma**

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: Bronson B. Etse  
1516 NW Lake Avenue  
Lawton, Oklahoma 73507

Mortgagees: Mortgage Electronic Registration Systems, Inc.  
PO Box 2026  
Flint, Michigan 48501

and

Carrington Mortgage Services, LLC  
Attn: Lending Department  
1600 South Douglass Road, Suites 110 & 200-A  
Anaheim, California 92806

Lienholders: City of Lawton

Other(s): None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lots Fifteen (15) and Sixteen (16), Block Thirty (30), Mountain View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1516 NW Lake Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Beginning at a Point 125.375 Feet East of the Northwest Corner of Block One Hundred and Six (106), Lawton Heights Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, Thence South One Hundred Thirty-One point Fifty Eight (131.58); Thence East Fifty (50) Feet, Thence North One Hundred Thirty-One point Fifty Eight (131.58); Thence West Fifty (50) Feet, to the point of beginning, 1610 NW Baldwin Avenue, Lawton, Oklahoma**

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: Yasin Cox  
1602 NW Taft Avenue  
Lawton, Oklahoma 73507

Mortgagees: Deutsche Bank National Trust Company  
as Trustee for First Franklin Mortgage Loan Trust 2006-FF7  
Mortgage Pass-Through Certificates, Series 2006-FF7  
150 Allegheny Center  
Pittsburgh, Pennsylvania 15212

Lienholders: City of Lawton

Other(s): None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Beginning at a Point 125.375 Feet East of the Northwest Corner of Block One Hundred and Six (106), Lawton Heights Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, Thence South One Hundred Thirty-One point Fifty Eight (131.58); Thence East Fifty (50) Feet, Thence North One Hundred Thirty-One point Fifty Eight (131.58); Thence West Fifty (50) Feet, to the point of beginning, 1610 NW Baldwin Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney



**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Block Sixty-One (61), Lawton View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1702 W N.H. Jones Avenue, Lawton, Oklahoma**

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: Unified Lawton Grows Lawton, Inc.  
304 NW 19<sup>th</sup> Street  
Lawton, Oklahoma 73507

Mortgagees: None

Lienholders: None

Other(s): None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Block Sixty-One (61), Lawton View Addition, to the City of Lawton,  
Comanche County, Oklahoma, according to the recorded plat thereof, 1702 W  
N.H. Jones Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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 Heights Addition, Block Eighty-Seven (87), Beginning Twenty-Five (25) Feet West of the Southeast Corner, Thence West Thirty-Four (34) feet; Thence North One Hundred Thirty-One Point Seven (131.7') Feet; Thence East Thirty-Four (34) feet; Thence South One Hundred Thirty-One Point Seven (131.7') Feet, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1703 NW Kingsbury Avenue, Lawton, Oklahoma**

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  
721 N Park Avenue  
Altus, Oklahoma 73521

Mortgages: None

Lienholders: None

Other(s): None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lawton Heights Addition, Block Eighty-Seven (87), Beginning Twenty-Five (25) Feet West of the Southeast Corner, Thence West Thirty-Four (34) feet; Thence North One Hundred Thirty-One Point Seven (131.7') Feet; Thence East Thirty-Four (34) feet; Thence South One Hundred Thirty-One Point Seven (131.7') Feet, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1703 NW Kingsbury Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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 Heights Addition, Block Eighty-Seven (87), The West Forty (40) Feet of The East One Hundred (100) Feet of Lot Four (4), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1705 NW Kingsbury Avenue, Lawton, Oklahoma**

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  
721 N Park Avenue  
Altus, Oklahoma 73521

Mortgagee(s): None

Lienholder(s): None

Other(s): None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lawton Heights Addition, Block Eighty-Seven (87), The West Forty (40) Feet of The East One Hundred (100) Feet of Lot Four (4), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1705 NW Kingsbury Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lot Twenty-Five (25), Block Two (2), Woodhouse Subdivision 6-7-8, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1750 SW 14<sup>th</sup> Place, Lawton, Oklahoma**

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: Oler Adams and Berdina S Adams  
1750 SW 14<sup>th</sup> Place  
Lawton, Oklahoma 73501

Mortgagee(s): None

Lienholder(s): None

Other(s): None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lot Twenty-Five (25), Block Two (2), Woodhouse Subdivision 6-7-8, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1750 SW 14<sup>th</sup> Place, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

RESOLUTION NO. 22 - \_\_\_\_\_

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lot Three (3), Block Eleven (11), College View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1806 SW A Avenue, Lawton, Oklahoma**

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: Joseph A Zuspann and Cynthia L. Zuspann  
PO Box 6481  
Lawton, Oklahoma 73505

Mortgagees: None

Lienholders: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lot Three (3), Block Eleven (11), College View Addition, to the City of Lawton,  
Comanche County, Oklahoma, according to the recorded plat thereof, 1806  
SW A Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lot Fourteen (14), Replat of Block Forty-Eight (48), Lawton Heights Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1809 NW Taft Avenue, Lawton, Oklahoma**

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: Milton Daris Knight, Jr.  
1460 NW 40<sup>th</sup> Street  
Lawton, Oklahoma 73505

Mortgagee(s): None

Lienholder(s): State of Oklahoma  
Department of Human Services  
1609A Brookwood Avenue  
PO Box 1527  
Duncan, Oklahoma 73534

and

City of Lawton

Other(s): None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;



by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lot Fourteen (14), Replat of Block Forty-Eight (48), Lawton Heights Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1809 NW Taft Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lots Three (3) and Four (4), Block Fifty-Three (53), Lawton View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2004 SW McKinley Avenue, Lawton, Oklahoma**

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: Yvette M Chenault-Hoskins and Cynthia M Jackson  
4614 SW Beta Avenue  
Lawton, Oklahoma 73505

Mortgagee(s): None

Lienholder(s): City of Lawton

Other(s): None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lots Three (3) and Four (4), Block Fifty-Three (53), Lawton View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2004 SW McKinley Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**All of Block (1), Eckhart's Subdivision, according to the plat thereof on file in the office of the County Clerk of Comanche County, Oklahoma, which block or parcel of land is located on part of the Southeast Corner of the Northeast Quarter (NE/4) of Section Three (3), Township One (1) North, Range Twelve (12) West, I.M., containing approximately 4.88 acres, known as 2005 SW 38<sup>th</sup> Street, Lawton, Oklahoma**

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: Daves Realty  
1201 NW Cache Road  
Lawton, Oklahoma 73507

Mortgagee(s): None

Lienholder(s): None

Other(s): None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**All of Block (1), Eckhart's Subdivision, according to the plat thereof on file in the office of the County Clerk of Comanche County, Oklahoma, which block or parcel of land is located on part of the Southeast Corner of the Northeast Quarter (NE/4) of Section Three (3), Township One (1) North, Range Twelve (12) West, I.M., containing approximately 4.88 acres, known as 2005 SW 38<sup>th</sup> Street, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney



**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lot Seven (7), Block One (1), Part One (1), Sheridan Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2114 NW Pollard Avenue, Lawton, Oklahoma**

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: Grace E Ehmer and George F Ehmer  
c/o Julie Harrell  
PO Box 40  
Cherry Plain, New York 12040

Mortgagee(s): None

Lienholder(s): City of Lawton

Other(s): None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lot Seven (7), Block One (1), Part One (1), Sheridan Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2114 NW Pollard Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lot Three (3), Block Thirteen (13), Part III, Sheridan Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2126 NW Carroll Avenue, Lawton, Oklahoma**

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: James Stevens  
475 West End Street  
Cookeville, Tennessee 38501

Mortgagee(s): Bank7  
1039 NW 63<sup>rd</sup> Street  
Oklahoma City, Oklahoma 73116

Lienholder(s): None

Other(s): None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lot Three (3), Block Thirteen (13), Part III, Sheridan Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2126 NW Carroll Avenue, Lawton, Oklahoma**

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

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SECTION 2: The property owner of said dilapidated 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

RESOLUTION NO. 22 - \_\_\_\_\_

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lots Seven (7) and Eight (8), Block Thirty-Seven (37), Hutchins Subdivision of Block Thirty-Seven (37), Lawton Heights Williams Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2205 NW 15<sup>th</sup> Street, Lawton, Oklahoma**

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: BCC, LLC  
c/o Imprint Construction  
1006 SW 11<sup>th</sup> Street  
Lawton, Oklahoma 73507

Mortgagee(s): None

Lienholder(s): None

Other(s): None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lots Seven (7) and Eight (8), Block Thirty-Seven (37), Hutchins Subdivision of Block Thirty-Seven (37), Lawton Heights Williams Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2205 NW 15<sup>th</sup> Street, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lots Twenty-Eight (28), Twenty-Nine (29), and Thirty (30), Block Fourteen (14), Sunset Place Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, subject to Easements and Restrictive Covenants of Record and Less and Except Mineral Convenience and/or Reservations of Records, if any, 2519 SW J Avenue, Lawton, Oklahoma**

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: Johnny Dale Owenby, II  
2509 SW H Avenue  
Lawton, Oklahoma 73505

Mortgagee(s): None

Lienholder(s): None

Other(s): None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lots Twenty-Eight (28), Twenty-Nine (29), and Thirty (30), Block Fourteen (14), Sunset Place Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, subject to Easements and Restrictive Covenants of Record and Less and Except Mineral Convenience and/or Reservations of Records, if any, 2519 SW J Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

RESOLUTION NO. 22 - \_\_\_\_\_

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Sunset Place Addition, Block Fourteen (14), Lots Twenty-Five (25) and Twenty-Six (26), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2531 SW J Avenue, Lawton, Oklahoma**

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: Liliana Contreras Beckman and Luke Thomas Beckman  
66 Park Road  
Lawton, Oklahoma 73507

Mortgagee(s): None

Lienholder(s): None

Other(s): None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Sunset Place Addition, Block Fourteen (14), Lots Twenty-Five (25) and Twenty-Six (26), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2531 SW J Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Sunset Place Addition, Block Thirteen (13), Lots Forty-Seven (47) and Forty-Eight (48), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2601 SW J Avenue, Lawton, Oklahoma**

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: Brays Investments, LLC  
1220 Interurban Way  
Edmond, Oklahoma 73034

Mortgagee(s): None

Lienholder(s): None

Other(s): None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Sunset Place Addition, Block Thirteen (13), Lots Forty-Seven (47) and Forty-Eight (48), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2601 SW J Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

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Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

**A RESOLUTION DECLARING CERTAIN STRUCTURE(S) 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:

**Lots Thirty-Seven (37), Thirty-Eight (38), Thirty-Nine (39), Forty (40), and Forty-One (41), Block Fourteen (14), College Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2607 SW E Avenue, Lawton, Oklahoma**

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: Roland M Floyd and Judith Floyd  
10304 Rhett Butler Drive  
Austin, Texas 78739

Mortgagee(s): None

Lienholder(s): None

Other(s): None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on January 4, 2022;

by posting a copy of said notice on the property on January 4, 2022;

and by publishing a copy of said notice in the Lawton Constitution on January 4, 2022;

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 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) located on the following-described real property:

**Lots Thirty-Seven (37), Thirty-Eight (38), Thirty-Nine (39), Forty (40), and Forty-One (41), Block Fourteen (14), College Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2607 SW E Avenue, Lawton, Oklahoma**

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) 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) 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) 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). 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) 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) 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) 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) 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). 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 (4) any other expenses that may be necessary in conjunction with the demolition, dismantling and removal of the 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 18<sup>th</sup> day of January, 2022.

---

Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney

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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:

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Stanley Booker, Mayor

ATTEST:

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Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 18<sup>th</sup> day of January, 2022.

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John M. Ratliff, City Attorney