



# City of Lawton

## City Council

### Agenda

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

---

Tuesday, August 16, 2022

2:00 PM

Lawton City Hall  
Council Chambers/Auditorium

---

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

#### ROLL CALL

#### BUSINESS ITEMS:

1. Hold a public hearing and adopt a resolution declaring the structures located at 16 SW A Avenue, 40 NE 25th Street Trailer #81, 110 NW Morford Drive, 212 NW Columbia Avenue, 401 SW Jefferson Avenue, 508 NW 2nd Street, 515 SW Summit Avenue, 707 SW Jefferson Avenue, 709 NW Dearborn Avenue, 715 SW McKinley Avenue, 1005 SW I Avenue, 1119 NW 31st Street, 1218 NW Irwin Avenue, 1304 SW Oklahoma Avenue, 1401 SW Oklahoma Avenue, 1405 SW E Avenue, 1503 SW Texas Avenue, 1507 SW Texas Avenue, 1509 SW Texas Avenue, 1510 SW Tennessee Avenue, 1512 SW Tennessee Avenue, 1515 NW Andrews Avenue, 1602 SW Oklahoma Avenue, 1607 SW 7th Street, 1703 SW 6th Street, 1712 NW Arlington Avenue, 1716 SW 13th Street, 1809 SW E Avenue, 2116 NW Bessie Avenue, 2117 NW Pollard Avenue, 2212 NW 23rd Street, 2212 NW Lindy Avenue, 2213 NW 46th Street, 2506 NW Lindy Avenue, 3141 NW Liberty Avenue, 3316 NW Liberty Avenue, 4810 SE Avalon Avenue, 6712 SW Forest Circle, 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.

[22-504](#)

**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

**File #:** 22-504

**Agenda Date:** 8/16/2022

**Agenda No:** 1.

### ITEM TITLE:

Hold a public hearing and adopt a resolution declaring the structures located at 16 SW A Avenue, 40 NE 25<sup>th</sup> Street Trailer #81, 110 NW Morford Drive, 212 NW Columbia Avenue, 401 SW Jefferson Avenue, 508 NW 2<sup>nd</sup> Street, 515 SW Summit Avenue, 707 SW Jefferson Avenue, 709 NW Dearborn Avenue, 715 SW McKinley Avenue, 1005 SW I Avenue, 1119 NW 31<sup>st</sup> Street, 1218 NW Irwin Avenue, 1304 SW Oklahoma Avenue, 1401 SW Oklahoma Avenue, 1405 SW E Avenue, 1503 SW Texas Avenue, 1507 SW Texas Avenue, 1509 SW Texas Avenue, 1510 SW Tennessee Avenue, 1512 SW Tennessee Avenue, 1515 NW Andrews Avenue, 1602 SW Oklahoma Avenue, 1607 SW 7<sup>th</sup> Street, 1703 SW 6<sup>th</sup> Street, 1712 NW Arlington Avenue, 1716 SW 13<sup>th</sup> Street, 1809 SW E Avenue, 2116 NW Bessie Avenue, 2117 NW Pollard Avenue, 2212 NW 23<sup>rd</sup> Street, 2212 NW Lindy Avenue, 2213 NW 46<sup>th</sup> Street, 2506 NW Lindy Avenue, 3141 NW Liberty Avenue, 3316 NW Liberty Avenue, 4810 SE Avalon Avenue, 6712 SW Forest Circle, 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:** 2116 NW Bessie Avenue, 2117 NW Pollard Avenue, 2212 NW 23<sup>rd</sup> Street, 2212 NW Lindy Avenue, 2213 NW 46<sup>th</sup> Street, 2506 NW Lindy Avenue; **Ward 2:** 1218 NW Irwin Avenue, 1515 NW Andrews Avenue; **Ward 3:** 1119 NW 31<sup>st</sup> Street, 3141 NW Liberty Avenue, 3316 NW Liberty Avenue; **Ward 4:** 40 NE 25<sup>th</sup> Street Trailer #81, 4810 SE Avalon Avenue; **Ward 5:** 16 SW A Avenue, 110 NW Morford Drive, 212 NW Columbia Avenue, 508 NW 2<sup>nd</sup> Street, 709 NW Dearborn Avenue, 1005 SW I Avenue, 1405 SW E Avenue 1712 NW Arlington Avenue, 1809 SW E Avenue; **Ward 7:** 401 SW Jefferson Avenue, 515 SW Summit Avenue, 707 SW Jefferson Avenue, 715 SW McKinley Avenue, 1304 SW Oklahoma Avenue, 1401 SW Oklahoma Avenue, 1503 SW Texas Avenue, 1507 SW Texas Avenue, 1509 SW Texas Avenue, 1510 SW Tennessee Avenue, 1512 SW Tennessee Avenue, 1602 SW Oklahoma Avenue, 1607 SW 7<sup>th</sup> Street, 1703 SW 6<sup>th</sup> Street, 1716 SW 13<sup>th</sup> Street; **Ward 8:** 6712 SW Forest Circle; 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 the structures to be dilapidated pursuant to Section 6-5-1 Lawton City Code, ordering the owner to abate the nuisance, authorizing summary abatement, and authorizing the City Attorney to commence legal action in District Court to abate the nuisance.





**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:** July 5, 2022

**Address:** 16 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)

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 THROUGHOUT. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE CITY WATER. 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:** July 5, 2022 **Address:** 40 NE 25<sup>th</sup> Street Trailer #81

**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

*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:** July 5, 2022 **Address:** 110 NW Morford 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)

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

*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:** July 5, 2022 **Address:** 212 NW Columbia 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

*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:** July 5, 2022

**Address:** 401 SW Jefferson 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

*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:** July 5, 2022

**Address:** 508 NW 2<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)

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 THROUGHOUT. THIS STRUCTURE IS NOT HABITABLE AND DOES NOT HAVE CITY WATER. 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:** July 5, 2022 **Address:** 515 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)

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

*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:** July 5, 2022 **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)

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

*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:** July 5, 2022

**Address:** 709 NW Dearborn 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

*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:**     July 5, 2022

**Address:**             715 SW McKinley 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

*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:** July 5, 2022

**Address:** 1005 SW I 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

*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:** July 5, 2022

**Address:** 1119 NW 31<sup>st</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)

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

*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:** July 5, 2022

**Address:** 1218 NW Irwin 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

*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:**        July 5, 2022

**Address:**                1304 SW Oklahoma 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

*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:** July 5, 2022 **Address:** 1401 SW Oklahoma 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

*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:** July 5, 2022

**Address:** 1405 SW E 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:** 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:** July 5, 2022

**Address:** 1503 SW Texas 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

*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:**        July 5, 2022

**Address:**                1507 SW Texas Avenue

**Type of Occupancy:** RESIDENTIAL

Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions. 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)

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)

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.

**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:**     July 5, 2022

**Address:** 1509 SW Texas 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)

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)

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 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:**     July 5, 2022

**Address:**            1510 SW Tennessee 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)

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)

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

*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:**     July 5, 2022

**Address:**            1512 SW Tennessee

**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:** 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:**        July 5, 2022

**Address:**                1515 NW Andrews 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

*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:** July 5, 2022

**Address:** 1602 SW Oklahoma Avenue

**Type of Occupancy:** RESIDENTIAL

Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.

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)

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)

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:** July 5, 2022 **Address:** 1607 SW 7<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)

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

*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:** July 5, 2022

**Address:** 1703 SW 6<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)

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

*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:** July 5, 2022 **Address:** 1712 NW Arlington 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

*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:** July 5, 2022

**Address:** 1716 SW 13<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)

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

*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:** July 5, 2022 **Address:** 1809 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)

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

*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:** July 5, 2022 **Address:** 2116 NW Bessie 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

*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:** July 5, 2022

**Address:** 2117 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)

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)

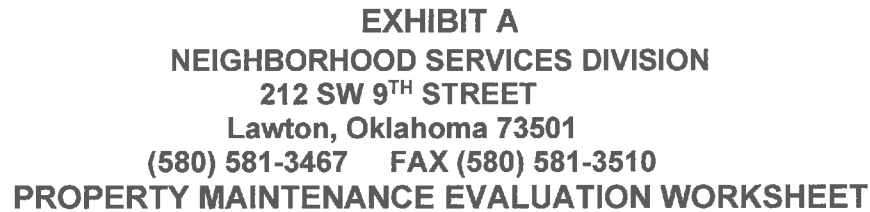
Structural members structurally unsound; incapable of supporting the imposed loads (IPMC 305.2)

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

*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.*



35



**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:** July 5, 2022 **Address:** 2212 NW Lindy 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

*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.*





37



**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:** July 5, 2022 **Address:** 2506 NW Lindy 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)

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

*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:** July 5, 2022

**Address:** 3141 NW Liberty 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

*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:** July 5, 2022

**Address:** 3316 NW Liberty 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

*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:** July 5, 2022

**Address:** 4810 SE Avalon 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 THROUGHT. 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:** July 5, 2022

**Address:** 6712 SW Forest Circle

**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 THROUGHT. 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.*



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 Eight (8), Block Twenty-Two (22), Lawton Original Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 16 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:	DMK Holdings LLC c/o Dustin Hilliary PO Box 105 Lawton, Oklahoma 73502 0105
Mortgage Holder:	None
Lien Holder:	Oklahoma Health Care Authority 4345 N Lincoln Boulevard Oklahoma City, Oklahoma 73105  City of Lawton
Other:	None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 Eight (8), Block Twenty-Two (22), Lawton Original Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 16 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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:

**A tract beginning at a point on the N-S ¼ Section Line 400' N of the SW/C of the SE/4 of in Section 28, Township 2N, Range 11W; Thence N 680.6'; Thence E 800'; Thence S 680.8'; Thence W 800' To the Point of Beginning, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 40 NE 25<sup>th</sup> Street, Trail #81, 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:           Golden Rule Estates, LLC  
                              c/o James Fox  
                              2270 Wintercreek Circle  
                              Blanchard, Oklahoma 73010

Mortgage Holder:   None

Lien Holder:         None

Other:                None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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:

**A tract beginning at a point on the N-S ¼ Section Line 400' N of the SW/C of the SE/4 of in Section 28, Township 2N, Range 11W; Thence N 680.6'; Thence E 800'; Thence S 680.8'; Thence W 800' To the Point of Beginning, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 40 NE 25<sup>th</sup> Street, Trail #81, 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 One (1), Block Three (3), Lee Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 110 NW Morford Drive, 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:           DJP Homes Buyers, LLC  
                              4701 N Federal HWY Suite 311  
                              Pompano Beach Florida 33064 6548

Mortgage Holder:   None

Lien Holder:           None

Other:                   None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 One (1), Block Three (3), Lee Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 110 NW Morford Drive, 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 Six (6), Block Forty-Two (42), North Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 212 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: Steve Hoffman  
5313 NW Ash Avenue  
Lawton, Oklahoma 73505 4639

Mortgage Holder: None

Lien Holder: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 Six (6), Block Forty-Two (42), North Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 212 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 Nine (9), Block Thirteen (13), Airport Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 401 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: Michael Andrew Davidson  
3308 Brookstone Lakes Drive  
Yukon Oklahoma 73099

Mortgage Holder: None

Liens: OCSS  
2 SE Lee Blvd 2<sup>nd</sup> Floor  
Lawton, Oklahoma 73501

Other: Amanda Cathleen Roberts  
223 S Hope  
Ada, Oklahoma 74820

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 Thirteen (13), Airport Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 401 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 Fifteen (15) and Sixteen (16), Block Three (3), North Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 508 NW 2<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:            Joseph Anthony Hagler  
                              903 NW Bell Avenue Unit B  
                              Lawton, Oklahoma 73507

Donald Hanson  
3927 SW Wolf  
Lawton, Oklahoma 73505

Mortgage Holder:    None

Liens:                    None

Other:                   Mary Louise Hagler  
                              912 NW Bell Avenue  
                              Lawton, Oklahoma 73507 6645

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 Three (3), North Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 508 NW 2<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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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:

**South Eighty (80) Feet of Lot Nine (9) and South Eighty (80) Feet of West Twenty-Five (25) Feet of Lot Ten (10), Block Sixteen (16), Beal Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 515 SW Summit, 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: John F and Nellie L White  
2109 NW Baltimore Avenue  
Lawton, Oklahoma 73505 3929

Mortgage Holder: None

Liens: City of Lawton

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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:

**South Eighty (80) Feet of Lot Nine (9) and South Eighty (80) Feet of West Twenty-Five (25) Feet of Lot Ten (10), Block Sixteen (16), Beal Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 515 SW Summit, 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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, 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, to the City of Lawton, Comanche County, Oklahoma, 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 0721

Mortgage Holder: None

Liens: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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, 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, to the City of Lawton, Comanche County, Oklahoma, 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 Twelve (12), Block Fifteen (15), North Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 709 NW Dearborn 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: Shirley A Knudson Trust  
608 NE Bell Avenue  
Lawton, Oklahoma 73507 6833

Mortgage Holder: Nationstar Mortgage, LLC dba Mr. Cooper  
8950 Cypress Waters Boulevard  
Coppell, Texas 75019

Liens: City of Lawton

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 Fifteen (15), North Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 709 NW Dearborn 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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:

**The West Eight (80) Feet and The East One Hundred (100) Feet of Lot Six (6), Block Twenty-Seven (27), McClung Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 715 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:           Gerald D Bateman  
                              715 SW McKinley Avenue  
                              Lawton, Oklahoma 73501 7561

Mortgage Holder:   None

Liens:                   City of Lawton

Other:                 None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 Eight (80) Feet and The East One Hundred (100) Feet of Lot Six (6), Block Twenty-Seven (27), McClung Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 715 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 Twenty-Five (25) and Twenty-Six (26), Block Thirty-Three (33), Woods Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1005 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: Midwest Cap, LLC  
1145 S 800 E  
Orem UT 84097 7275

Mortgage Holder: Stephen G Kutcher and/or Laurel M Kutcher  
6581 E French Gulch Road  
Coeur d' Alene ID 83814 7765

Hunter Marshall  
Address Unknown

Liens: City of Lawton

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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-Five (25) and Twenty-Six (26), Block Thirty-Three (33), Woods Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1005 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 Seven (7), Block One (1), Greer Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1119 NW 31<sup>st</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: Daniel Lee Pennell  
8505 Wellington Point Drive  
Irving Texas 75063

Mortgage Holder: None

Liens: None

Other Angel Lee Park  
8505 Wellington Pointe Drive  
Irving Texas 75063 4273

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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), Greer Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1119 NW 31<sup>st</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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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:

**Part of Lots Fifteen (15) and Sixteen (16), being a tract beginning at the NS/C of the Original Lot Two (2), Thence South 131'7"; Thence East 55'; Thence North 131'7"; Thence West 55' to the Point of Beginning, Block Sixty-Two (62), Lawton Heights Addition, 1218 NW Irwin 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:           Allan L Jones  
                              323 Crowe Drive  
                              Eulless Texas 76040-4127

Mortgage Holder:   None

Liens:                   None

Other:                  None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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:

**Part of Lots Fifteen (15) and Sixteen (16), being a tract beginning at the NS/C of the Original Lot Two (2), Thence South 131'7"; Thence East 55'; Thence North 131'7"; Thence West 55' to the Point of Beginning, Block Sixty-Two (62), Lawton Heights Addition, 1218 NW Irwin 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 Three (3) and Four (4), Block One Hundred Eighteen (118), Lawton View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1304 SW Oklahoma 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 E Patterson Sr., Iris O Patterson,  
                                Everett T Bradford, Johnny E Patterson, Jr,  
                                and Christopher D Patterson  
                                2623 NE Lake Avenue  
                                Lawton, Oklahoma 73507 7128

Mortgage Holder:     None

Liens:                   None

Other:                  None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 One Hundred Eighteen (118), Lawton View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1304 SW Oklahoma 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 Thirty (30), Thirty-One (31), and Thirty-Two (32), Block One Hundred Twelve (112), in Lawton View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1401 SW Oklahoma 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:           Betsy Lynn Battee  
                              1001 SE 45<sup>th</sup> Street  
                              Lawton, Oklahoma 73501 6529

Mortgage Holder:   None

Liens:                   None

Other:                  None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 (30), Thirty-One (31), and Thirty-Two (32), Block One Hundred Twelve (112), in Lawton View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1401 SW Oklahoma 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 Eight (8), Block Thirteen (13), Lloyd Addition, to the City of Lawton,  
Comanche County, Oklahoma, according to the recorded plat thereof, 1405  
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:           Lorin Winters  
                              721 N Park Avenue  
                              Altus Oklahoma 73521

Mortgage Holder       None

Lienholder:            None

Other:                  None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 Eight (8), Block Thirteen (13), Lloyd Addition, to the City of Lawton,  
Comanche County, Oklahoma, according to the recorded plat thereof, 1405  
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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 Twenty-Nine (29) and Thirty (30), Block One Hundred Four (104), Lawton View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1503 SW Texas 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: Charlene L & Harold L Holman  
PO Box 840261  
Houston Texas 77284 0261

Mortgage Holder: None

Liens: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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-Nine (29) and Thirty (30), Block One Hundred Four (104),  
Lawton View Addition, to the City of Lawton, Comanche County, Oklahoma,  
according to the recorded plat thereof, 1503 SW Texas 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 Twenty-Five (25) and Twenty-Six (26), Block One Hundred Four (104), Lawton View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1507 SW Texas 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: Celester Green  
1700 Goode Drive  
Killeen Texas 73543 5058

Mortgage Holder: None

Liens: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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-Five (25) and Twenty-Six (26), Block One Hundred Four (104),  
Lawton View Addition, to the City of Lawton, Comanche County, Oklahoma,  
according to the recorded plat thereof, 1507 SW Texas 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 Twenty-Three (23) and Twenty-Four (24), Block One Hundred Four (104), Lawton View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1509 SW Texas 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:           Roosevelt & Frances M Gray  
                                  1509 SW Texas Avenue  
                                  Lawton, Oklahoma 73501 7926

Mortgage Holder:      US Bank National Association  
                                  Trustee of NRZ Recovery Trust  
                                  75 Beattie Place Suite 300  
                                  Greenville, South Carolina 29601

Liens:                    City of Lawton

Other:                   None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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-Three (23) and Twenty-Four (24), Block One Hundred Four (104), Lawton View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1509 SW Texas 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 Nine (9) and Ten (10), Block One Hundred Four (104), Lawton View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1510 SW Tennessee 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:           Albert Jay Crutchfield  
                              3416 SW Abilene Drive  
                              Lawton, Oklahoma 73501 8213

Mortgage Holder:   None

Liens:                   City of Lawton

Other:                  None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 Nine (9) and Ten (10), Block One Hundred Four (104), Lawton View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1510 SW Tennessee 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 Eleven (11) and Twelve (12), Block One Hundred Four (104), Lawton View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1512 SW Tennessee 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:           Albert Jay Crutchfield  
                              3416 SW Abilene Drive  
                              Lawton, Oklahoma 73501 8213

Mortgage Holder:   None

Liens:                   None

Other:                  None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 Eleven (11) and Twelve (12), Block One Hundred Four (104), Lawton View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1512 SW Tennessee 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 Seventeen (17) and Eighteen (18), Block Sixty-Five (65), Sub-Division of Lawton Heights Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1515 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:           Massive Profits, LLC  
                              1003 Terra Alta Drive  
                              Belton Texas 76513 1313

Mortgage Holder:   None

Liens:                   City of Lawton

Other:                  None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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) and Eighteen (18), Block Sixty-Five (65), Sub-Division of Lawton Heights Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1515 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.

**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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 One (1) and Two (2), Block One Hundred Fifteen (115), Lawton View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1602 SW Oklahoma 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: Lillie Mae Davis  
c/o Lillie M Harris  
713 Carnegie Street  
Fayetteville NC 28311 0119

Mortgage Holder: None

Liens: City of Lawton

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 One (1) and Two (2), Block One Hundred Fifteen (115), Lawton View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1602 SW Oklahoma 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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:

**The North Fifty (50) Feet of The East One Hundred (100) Feet of Lot Seven (7), Block Twenty-Seven (27), McClung Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1607 SW 7<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: Everest Homes, LLC  
6584 Sundown Trail  
Frisco Texas 75034 5139

Mortgage Holder: None

Liens: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 Fifty (50) Feet of The East One Hundred (100) Feet of Lot Seven (7), Block Twenty-Seven (27), McClung Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1607 SW 7<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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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:

**South Fifty (50) Feet of the North One Hundred (100) Feet of the East One Hundred Fifty (150) Feet of Lot One (1), Block Thirty-Five (35), McClung Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1703 SW 6<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:           Anthony John West  
                              2512 NW 19<sup>th</sup> Street  
                              Lawton, Oklahoma 73507

Mortgage Holder:     None

Liens:                   Midland Credit Management, Inc.  
                              c/o Love Beal & Nixon PC  
                              PO Box 32738  
                              Oklahoma City, Oklahoma 73123

                              Synchrony Bank  
                              c/o Rausch Sturm  
                              5200 S Yale Avenue, Suite 505  
                              Tulsa Oklahoma 74135

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

Other:                      None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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:

**South Fifty (50) Feet of the North One Hundred (100) Feet of the East One Hundred Fifty (150) Feet of Lot One (1), Block Thirty-Five (35), McClung Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1703 SW 6<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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 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:

**Lot Six (6), Block Thirty-Three (33), Gay's West Mountain View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1712 NW Arlington 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: Marco A Ibarra  
819 SE Lomond Lane  
Lawton, Oklahoma 73501 6609

Mortgage Holder: None

Liens: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 Six (6), Block Thirty-Three (33), Gay's West Mountain View Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1712 NW Arlington 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 Eight (8), Block One (1), Woodhouse Subdivision Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1716 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:           Jorge Miranda Gonzalez  
                              421 NW 58<sup>th</sup> Street  
                              Lawton Oklahoma 73505 5716

Mortgage Holder:   None

Liens:                   City of Lawton  
  
                              United Auto Credit Corporation  
                              c/o Robinson Hoover & Fudge PLLC  
                              119 N Robinson Avenue Suite 1000  
                              Oklahoma City, Oklahoma 73102

Other:                   None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 Eight (8), Block One (1), Woodhouse Subdivision Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1716 SW 13<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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 Twelve (12) and Thirteen (13), Block Fourteen (14), Radio City Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1809 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:           Perry K & Laurie A Calton  
                              2411 NW 68<sup>th</sup> Street  
                              Lawton, Oklahoma 73505 1267

Mortgage Holder:     None

Liens:                   None

Other:                  None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 Twelve (12) and Thirteen (13), Block Fourteen (14), Radio City Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 1809 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 Thirteen (13), Block Two (2), Reynolds Addition, to the City of Lawton,  
Comanche County, Oklahoma, according to the recorded plat thereof, 2116  
NW Bessie 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:        Heesun & Ronald A Stanfield  
                             5007 SW Malcom Road  
                             Lawton, Oklahoma 73505 9701

Mortgage Holder:    None

Liens:                 None

Other:                 None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 Two (2), Reynolds Addition, to the City of Lawton,  
Comanche County, Oklahoma, according to the recorded plat thereof, 2116  
NW Bessie 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 Nine (9), Block Six (6), Sheridan Addition, to the City of Lawton,  
Comanche County, Oklahoma, according to the recorded plat thereof, 2117  
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: Cornelious & Elsie L Glenn  
3407 NW Williams Avenue  
Lawton, Oklahoma 73505 1821

Mortgage Holder: None

Liens: None

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 Six (6), Sheridan Addition, to the City of Lawton,  
Comanche County, Oklahoma, according to the recorded plat thereof, 2117  
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.

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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 Twenty-Five (25), Block Nine (9), Gooch Acres Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2212 NW 23<sup>rd</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: Donnie E Thorne  
1916 SW Washington Avenue  
Lawton Oklahoma 73501 7032

Mortgage Holder: None

Liens: City of Lawton

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 Nine (9), Gooch Acres Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2212 NW 23<sup>rd</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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 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:

**The East Forty-Nine (49) Feet of Lot Nine (9) and the West Fourteen (14) Feet of Lot Ten (10), Block Seven (7), Part Two, Sheridan Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2212 NW Lindy 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:           Sheila A & Serenity Albert  
                                  c/o Raymond & Hildegard Sproat  
                                  777 Private Road 491  
                                  Leonard Texas 75452 4258

Mortgage Holder:   None

Liens:                   City of Lawton

Other:                  None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 Forty-Nine (49) Feet of Lot Nine (9) and the West Fourteen (14) Feet of Lot Ten (10), Block Seven (7), Part Two, Sheridan Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2212 NW Lindy 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 Seven (7), Block Four (4), Rolling Meadows, Part One (1), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2213 NW 46<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:           Anthony Joseph Yacobi  
                              9849 US Highway 81  
                              Waurika Oklahoma 73573 5818

Mortgage Holder:     American General Finance, Inc  
                              1321 NW Sheridan Road  
                              Lawton, Oklahoma 73505

Liens:                   City of Lawton  
  
                              Unifund CCR LLC  
                              c/o Love Beal & Nixon PC  
                              PO Box 32738  
                              Oklahoma City Oklahoma 73123

Other:                  None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 Four (4), Rolling Meadows, Part One (1), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2213 NW 46<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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

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 Thirteen (13), Block Eighteen (18), Part Three (3) of Gooch Acres, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2506 NW Lindy 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:	Jeremy Jones 151 Lockwood Drive Cameron NC 28326 6366
Mortgage Holder:	Mortgage Electronic Registration Systems, Inc PO Box 2026 Flint Michigan 48501  Homecomings Financials LLC 14850 Quorum Drive Suite 500 Dallas Texas 75254
Liens:	None
Other:	None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 Eighteen (18), Part Three (3) of Gooch Acres, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 2506 NW Lindy 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 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:

**Lot Thirty-Seven (37), Block Five (5), Greer Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 3141 NW Liberty 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: Clarence A & Helen J Young  
3141 NW Liberty Avenue  
Lawton Oklahoma 73505 5133  
and  
Pamela H Kimbrough  
3141 NW Liberty Avenue  
Lawton, Oklahoma 73505 5133

Mortgage Holder: None

Liens: City of Lawton

Discover Bank  
PO Box 3025  
6500 New Albany Road  
New Albany Ohio 43054

Other: None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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-Seven (37), Block Five (5), Greer Addition, to the City of Lawton,  
Comanche County, Oklahoma, according to the recorded plat thereof, 3141  
NW Liberty 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 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:

**Lot Twenty-Four (24), Block Twelve (12), Plat No. Four (4), Greer Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 3316 NW Liberty 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:            Trophy Point LLC  
                              15 Longwood Lane  
                              Columbus NJ 08022 2121

Mortgage Holder:    None

Liens:                    None

Other:                   None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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-Four (24), Block Twelve (12), Plat No. Four (4), Greer Addition, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 3316 NW Liberty 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 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:

**Lot Seven (7), Block Five (5), Park Lane Addition, Part Two (2), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 4810 SE Avalon 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:	Chad Anthony Paul 1417 Jays Avenue Rifle CO 81650 2121
Mortgage Holder:	Nationstar Mortgage, LLC dba Mr. Cooper 8950 Cypress Waters Blvd Dallas Texas 75019
Liens:	City of Lawton
Other:	None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 Five (5), Park Lane Addition, Part Two (2), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 4810 SE Avalon 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 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:

**Lot Fifty-Three (53), Block Two (2), Almor West Addition, Part One (1), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 6712 SW Forest Circle, 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 McDew  
                              6712 SW Forest Circle  
                              Lawton, Oklahoma 73505 6715

Mortgage Holder:   None

Liens:                   City of Lawton

Other:                  None

by mailing a copy of said notice by certified mail to each of the aforementioned interested parties on August 2, 2022;

by posting a copy of said notice on the property on August 2, 2022;

and by publishing a copy of said notice in the Lawton Constitution on August 2, 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 Fifty-Three (53), Block Two (2), Almor West Addition, Part One (1), to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, 6712 SW Forest Circle, 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 16<sup>th</sup> day of August, 2022.

---

Stanley Booker, Mayor

ATTEST:

---

Traci L. Hushbeck, City Clerk

APPROVED as to form and legality this 16<sup>th</sup> day of August, 2022.

---

John M. Ratliff, City Attorney