

City of Broken Arrow

Case Summary

Case Number: 17-0502

Property Address: 219 Clear Water Dr.

Date	Comments
Jan. 2, 2017	The City received a complaint of an abandoned and dilapidated structure.
Jan. 4, 2017	Legal ownership was pulled from the Tulsa County Treasurer's Office. There was no mortgage holder, nor any other interested parties found.
Jan. 10, 2017	Additionally, a site inspection was made and the following conditions were noted on this property: 1. There was an abandoned residential structure with the following structural problems a. Rotted soffits, with pieces missing and/or falling b. Deteriorated shingles on the roof c. Holes that were boarded in the siding d. Open holes and partial collapse of the roof where tree limbs have fallen e. Shifting and crumbling foundation f. Rear door was open and unsecured g. Broken glass from windows being smashed 2. There was a detached shed with the following structural problems a. Deteriorated and rotting siding b. Unsecured 3. The property had tall weeds and debris. 4. BA Police reports show 5 complaints of vagrants and juveniles trespassing and/or squatting in the house.
Feb. 1, 2017	The property was posted with a notice to abate a nuisance for public hearing. This notice directed the property owner to either rehabilitate or demolish the structure on or before March 30, 2017. If the owner did not resolve the complaint by this time, he was directed to appear before this council today.
April 1, 2017	The property was rechecked and there was no change, other than further deterioration. Additionally, the owner has made contact with staff to let them know he is working to rehabilitate this structure, but as stated earlier, there is no identifiable progress toward repaired. Staff has heard from a neighbor, who has expressed her concern over this property attracting vagrants, juveniles and other illegal activity, as well as negatively impacting other properties and property values.
	Staff recommends these structures and property be declared a public nuisance and the Order to Abate be signed