



City of Broken Arrow
Minutes - Draft
Nuisance Abatement Public Hearing

Council Chambers
220 S 1st Street
Broken Arrow OK
74012

Wednesday, May 3, 2023

12:00 PM

Council Chambers

1. Call To Order

Hearing Officer Norman Stephens called the Nuisance Abatement Public Hearing to Order.

2. Approval of Previous Minutes

A. [23-555](#) Approval of Nuisance Abatement Public Hearing Minutes of April 5, 2023

The minutes are approved.

3. Nuisance Abatements for Consideration

A. [23-413](#) Consideration, discussion and possible declaration that 2000 West Louisville Street, Broken Arrow, Oklahoma, 74012; Lot 5 Block 3, Wedgewood III Addition, Tulsa County; as a dilapidated structure and a public nuisance and authorization to demolish the property. Violations: Title 11 O.S. § 22-111 and § 22-112; City Nuisance Code 15-1 C.15 and 15-4 and 15-1 D.10 a & b.

Code Enforcement Officer Valerie Holbrook advised a case was opened by Code Enforcement for a dilapidated structure on August 18, 2022. A courtesy notice was mailed to the property address. On August 26, 2022, the property was re-inspected and the inspection showed the property to still be in a severely dilapidated state, a total loss due to a fire. An Order to Correct and Repair was posted on the property and mailed certified to the property owner. The property owner contacted Code Enforcement to advise of a lawsuit with her insurance company. In March, Code Enforcement was advised the insurance settled and the house would be sold as is. There has been no change to the property. The mortgage company advised they were unable to remediate.

Hearing Officer Norman Stephens said, "This property, is it currently in as bad condition as what we are seeing?"

Code Enforcement Officer Valerie Holbrook said, yes, it is a total loss and it is an attractive nuisance. They have boarded it as best as they can given the nature of the fire. There is a privacy fence which somewhat secures the back, but it has suffered the same damage. I have been in contact with the property

owner several times and unfortunately there does not seem to be any movement. I was told the property would be put on the market and that has not happened. We have had neighbors who tried to reach out wanting to purchase the property and there has not been any movement in that direction either. So, right now we are at a stand still and meanwhile this property is in this very dilapidated state.

Recommendation: Declare the structure located at 2000 West Louisville Street, Broken Arrow, Oklahoma, a dilapidated structure and a public nuisance and execute the demolition order.

Hearing Officer Norman Stephens asked three (3) times if there was anyone here representing the owner of the property, the mortgage company or the insurance company. With no response, he declared the property located at 2000 West Louisville Street, Broken Arrow, Oklahoma, a dilapidated structure and a public nuisance and authorized it be demolished in accordance with the law. The demolition order was executed.

4. Continued Business

None.

5. Appeals

None.

6. Adjournment

The public hearing adjourned at 12:04:04. Video of this public hearing is available at www.brokenarrowok.gov.

NOTICE:

Administrative Clerk

Date: _____