



City of Broken Arrow
Minutes - Draft
Nuisance Abatement Public Hearing

Council Chambers
220 S 1st Street
Broken Arrow OK
74012

Wednesday, April 2, 2025

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. [25-401](#) **Approval of Nuisance Abatement Public Hearing Minutes of May 3, 2023**

The minutes are approved.

3. Nuisance Abatements for Consideration

A. [25-411](#) **Consideration, discussion and possible declaration that 222 West Detroit Street, Broken Arrow, Oklahoma, 74012; Lots 13 thru 16 Block 20 Broken Arrow-Original Town, 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 on July 11, 2024, by Code Enforcement for the dilapidated structure (house) and the dilapidated detached garage and storage building at 222 West Detroit Street, Broken Arrow, Oklahoma. An inspection showed the house, garage and storage building to be in the following condition, which according to State Statute and City Ordinance meets the definition of a dilapidated structure and eligible for demolition: The garage has wood rot and a dilapidated roof. The storage building is rusted out and is dilapidated. The house has cracks in the foundation, dilapidated siding and wood rot. In addition, a porch has been added to the back end of the house. The porch is in severe disrepair with rotted, unsealed wood and missing boards and is a safety hazard. A courtesy letter was mailed to the property owner on July 11, 2024. An Order to Correct and Repair was posted and mailed certified to the property owner on July 31, 2024. A Public Hearing Notice was posted and mailed certified to the property owner on September 27, 2024. A revised Public Hearing Notice was posted and mailed certified on January 30, 2025. Code Enforcement met with the property owner and son numerous times throughout this process and gave extensions to comply. There have been no improvements made to the property and communication with Code Enforcement has ceased.

Recommendation: Declare the structure, detached garage and storage building located at 222 West Detroit Street, Broken Arrow, Oklahoma, a dilapidated structure and a public nuisance and execute the demolition order.

Hearing Officer Norman Stephens asked, “Does anyone live in the house?”

Code Enforcement Officer Valerie Holbrook reported that, initially, the property owner’s son was expected to reside at the property on a periodic basis. At the beginning of this process, it was noted that there was no active water account for an extended period. The property owners were informed that a functioning water account would be required if anyone intended to reside at the premises.

She made efforts to work with them on developing a rehabilitation plan to help guide improvements and allow time for basic maintenance and necessary actions. Unfortunately, they were unable to follow through with any part of the proposed plan.

Throughout the year—especially over the past several months—Valerie Holbrook and Gary Arnold met with the owners on multiple occasions in an effort to encourage progress. However, there has been a complete lack of communication and cooperation from the property owner in recent months.

Hearing Officer Norman Stephens asked, “Is the water still hooked up or has it been disconnected?”

Code Enforcement Officer Valerie Holbrook confirmed that the water account for the property remains active; however, the home is currently unoccupied. She also observed that the orders and notices posted on the property had been collected, indicating that someone is monitoring the site to some extent.

Hearing Officer Norman Stephens said, Do you think they have just abandoned it?

Code Enforcement Officer Valerie Holbrook stated that, at this point, she believes the property has been effectively abandoned. There have been no visible improvements and no communication from the owner. She believes they may have come to the realization that the scope of work required is beyond their ability to manage.

Hearing Officer Norman Stephens asked three (3) separate times if the property owner or a representative for the property at 222 West Detroit Street, Broken Arrow, Oklahoma, was present at the hearing. With no

response, he officially declared the primary structure, detached garage, and storage building to be dilapidated structures and a public nuisance. The demolition order was executed.

B. 25-415 Consideration, discussion and possible declaration that 21410 East 38th Street, Broken Arrow, OK 74012;Wagoner County Swan Lake Addition to Sunrise Estates Lot 1, Blk 3 Wagoner County; as a dilapidated structure and a public nuisance and authorization to demolish the property

Code Enforcement Officer Calvin Scott advised a case was opened on February 11, 2025, by Code Enforcement for a dilapidated structure at 21410 East 38th Street, Broken Arrow, Oklahoma. An inspection showed the property to be in the following condition, which according to State Statute and City Ordinance meets the definition of a dilapidated structure and eligible for demolition: The home was destroyed by a large fire on December 17, 2023. The structure is uninhabitable due to the damage from the fire, smoke and water damage. The home appears to be a complete loss with large holes in the roof and exterior walls. There are broken and damaged windows and doors. There is extensive smoke, fire and water damage to the interior portion of the residence as well as the exterior siding, roof and garage and all the windows and doors. The residence is unsecured and has been vandalized on the interior walls. On February 11, 2025, a Public Hearing Notice was posted and mailed certified to all interested parties and the property owner. We have attempted to contact the property owners, mortgage company and interested parties in this case and have not heard back from anyone.

Recommendation: Declare the structure located at 21410 East 38th Street, Broken Arrow, Oklahoma, a dilapidated structure and a public nuisance and execute the demolition order.

Hearing Officer Norman Stephens asked three (3) separate times if the property owner or a representative for the property at 21410 East 38th Street, Broken Arrow, Oklahoma, was present at the hearing. With no response, he officially declared the primary structure to be a dilapidated structure and a public nuisance. The demolition order was executed.

4. Continued Business-NONE

5. Appeals-NONE

6. Adjournment

The public hearing adjourned at 12:09:37. Video of this public hearing is available at www.brokenarrowok.gov.

NOTICE:

Administrative Clerk

Date: _____