



**City of Broken Arrow**  
**Minutes - Draft**  
**Nuisance Abatement Public Hearing**

Council Chambers  
220 S 1st Street  
Broken Arrow OK  
74012

*Hearing Officer Norman Stephens*

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**Wednesday, April 6, 2022**

**12:00 PM**

**Council Chambers**

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**1. Call To Order**

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

**2. Approval of Previous Minutes**

- A. [22-377](#) **Approval of Nuisance Abatement Public Hearing Minutes of March 2, 2022**

The minutes are approved.

**3. Nuisance Abatements for Consideration      None**

**4. Continued Business**

- A. [22-357](#) **Consideration, discussion and possible declaration that 1205 North 31st Street, Broken Arrow, Oklahoma, 74014; Arrow Vill Mob City Lot 88 1.00 Lots, Wagoner 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.**

Hearing Officer Norman Stephens stated this case was first brought to him by Code Enforcement on March 2, 2022. The pictures provided at that time showed there had been improvements to the facility. He wanted to restate for the record the following paragraph: "I asked if there was anyone here to speak on behalf of this property and no one answered. I then asked if there was a mechanism in place to get a message to the property owners to advise them that if they do not come here by next month or if the structure was not completely fixed, I was going to move to abate the property. Since they had at least taken the first steps, I was inclined to see what they are doing, but they needed to commit and answer to this board. I tabled this case to be heard at the next public hearing on April 6, 2022," which is what we are going to talk about today.

Code Enforcement Officer Valerie Holbrook agreed and confirmed the property owners did make some repairs by replacing the windows throughout the structure. However, it still needed to be painted and the roof was dilapidated. She said the property owners have indicated they would be able to

have the rest of the repairs completed in the next thirty (30) days. She recommended the case be dismissed to give them the opportunity to make the needed repairs. If the repairs were not made, then the case could be brought back for hearing in the future.

Hearing Officer Norman Stephens stated he is always interested in seeing the property being repaired instead of tearing it down. He complimented the property owners on all the hard work that obviously they had done or had done by someone else. He advised them to get the roof fixed and get it painted and get it back up to where it needs to be. He agreed with the recommendation from the Code Enforcement Officer and dismissed the case.

Property owner, Maria Gonzalez said she will take care of it.

**5. Appeals**                      **None**

**6. Adjournment**

The public hearing adjourned at 12:04:30

**NOTICE:**

\_\_\_\_\_  
Administrative Clerk

Date: \_\_\_\_\_