



City of Broken Arrow
Minutes - Draft
Nuisance Abatement Public Hearing

Council Chambers
220 S 1st Street
Broken Arrow OK
74012

Hearing Officer Russell Gale

Thursday, November 1, 2018

12:00 PM

Council Chambers

1. Call To Order

Hearing Officer Russell Gale called the Nuisance Abatement Public Hearing to Order at 12:00 PM.

2. Approval of Previous Minutes

18-1239 **Approval of Nuisance Abatement Public Hearing Minutes of October 4, 2018**

This item was approved.

3. Nuisance Abatements for Consideration

NONE

4. Continued Business

18-1117 **Consideration, discussion and possible declaration that 214 East Commercial Street, Broken Arrow, Oklahoma 74012; Lots 19 & 20 Block 44 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.**

Sharon Meier with Chinowth & Cohen Realtors appeared on behalf of the property owner. She advised there was a contract on the property and the closing had been extended to November 14, 2018. The attorney is working out a few details that came up on the property. The house is secured and it is her understanding there is no choice but to demolish the structure. However, the buyer and the church may plan to do something else.

Code Enforcement Officer, Gary Arnold suggested this case be tabled to the next hearing date to see if they were able to close on the property.

Hearing Officer Russell Gale advised Sharon Meier they needed to act on this property as the house met the definition of a dilapidated structure and there is an obligation to the public to make sure there are no dilapidated structures.

Sharon Meier acknowledged the Hearing Officer, but stated they could only go as quick as the attorneys and everybody else, as their hands were tied.

Hearing Officer Russell Gale tabled this case to be heard at the hearing on December 6, 2018.

18-1118

Consideration, discussion and possible declaration that 214 East Ft Worth Street, Broken Arrow, Oklahoma 74012; Lots 17 & 18 Block 58 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.

Property owner, Jeff Kemp appeared. He advised the property was sold, but there was no contract yet. He stated he had three offers which were all about the same. Ted Condiff, President of Arkansas Valley Bank was interested in the property and he felt he should let Mr. Condiff look at it before selling it.

Hearing Officer Russell Gale informed Jeff Kemp that he needed to act on this property as the house met the definition of a dilapidated structure. He also requested a time table on the contract along with their expectations for the property.

Jeff Kemp stated there should be a signed contract within a week and the expectation was to tear it down as everybody wanted the lot.

Code Enforcement Officer, Gary Arnold suggested this case be continued with hopes this matter could be resolved before the next hearing date of December 6, 2018.

Hearing Officer Russell Gale tabled this case to be heard on December 6, 2018. But, emphasized he would have to act on the structure being dilapidated and a public nuisance as it is an obligation to the public to address these issues.

18-1119

Consideration, discussion and possible declaration that 307 West Commercial Street, Broken Arrow, Oklahoma 74012; Lots 5 & 6 Block 49 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 she spoke to the property owner, Deann Dugger. Ms. Dugger was working with Ray Whitley to obtain a building permit in order to rehabilitate the structure. However, she discovered it would be a financial hardship and was unable to do it. Ms. Dugger was informed the city would be submitting an order on November 1, 2018, to start the process of demolishing the structure. If, Ms. Dugger was

able to get a contract with someone to do the demolition, then the city would stop their process to work with her and the contractor.

Said property owner, Deann Dugger, was not in attendance.

Hearing Officer Russell Gale confirmed Deann Dugger was not in attendance and the order was approved to demolish the dilapidated structure.

5. Appeals

NONE

6. Adjournment

Administrative Clerk: _____

Dated: _____