



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

Council Chambers  
220 S 1st Street  
Broken Arrow OK  
74012

*Hearing Officer Russell Gale*

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**Thursday, July 2, 2020**

**12:00 PM**

**Council Chambers**

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**1. Call To Order**

Hearing Officer Russell Gale called the Nuisance Abatement Public Hearing to Order.

**2. Approval of Previous Minutes**

**Approval of Nuisance Abatement Public Hearing Minutes of July 2, 2020**

The minutes are approved.

**3. Nuisance Abatements for Consideration**

NONE.

**4. Continued Business**

- A.     [20-782](#)     **Consideration, discussion and possible declaration that 217 West College Street, Broken Arrow, OK 74012; Lots 8 & 9 Block 36, 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.**

Hearing Officer Russell Gale acknowledged the item for 217 West College Street had been continued from the last Public Hearing meeting of June 4, 2020.

Code Enforcement Officer, Calvin Scott, advised the property owners were given 30-Days from June 4, 2020, to make substantial improvements to the property. On June 30, 2020, he re-inspected the property and found no significant improvements and the outside structure still looked the same.

Property owner, Darlene Purtell, was not present, but appearing on her behalf was Robert Purtell, the son of Darlene Purtell. Mr. Purtell advised he had repaired a hole in the roof along with the interior ceiling at the same hole. On the front of the house, he had replaced the deck boards on the decking. He had hauled off a lot of stuff and had trimmed the bushes in the front of the house. He had also made arrangements to pay his neighbor across the street to take care of the lawn. He feels the house needs some paint and some work done on

it, but does not feel it is a dilapidated structure.

Robert Purtell also advised his Cousin was moving into the house and she had the electricity turned on the evening of July 1, 2020. He feels having the electricity turned on will make it easier to work on the house. He has also reached out to several churches for help and has contacted a few agencies, but they were closed due to COVID-19.

Hearing Officer Russell Gale asked if the property had been mowed since June 30, 2020, since the photographs showed the yard to be extremely overgrown.

Robert Purtell said those photographs were taken of the back yard which was completely enclosed by a privacy fence. The front yard was mowed and looked good. He again stated the house needed work, but feels there is nothing wrong with it structurally. He said there was a picture shown of a post with a little bit of a lean to it, but it was structurally sound. The post had been that way since his mother bought the house. The siding looks bad, but in time he wants to get it replaced. He intends to keep working on it and fixing it up.

Hearing Officer Russell Gale asked if the entire roof was repaired.

Robert Purtell said yes along with the interior ceiling, front deck and big bushes trimmed in the front yard.

Hearing Officer Russell Gale said he noticed the water had been turned off for over a year which indicates no one has lived in the house for over a year.

Robert Purtell said yes, that was so the water did not freeze.

Hearing Officer Russell Gale asked Code Enforcement Officer, Calvin Scott, if the repairs to the roof was a concern.

Code Enforcement Officer, Calvin Scott, said he did not know what repairs Mr. Purtell had done to the roof. He knew there was a skylight on the very bridge of the roof, but did not know if the roof was leaking into the house or interior of the house from his inspection. He saw more issues along the siding, soffits and foundation. There were no major improvements done to the exterior of the house as shown in the pictures of June 30, 2020. Whether he can rehab it or not, it looks pretty dismal at this time.

Hearing Officer Russell Gale asked Chief Building Inspector, Joe Williford, if he had any thoughts on this matter.

Chief Building Inspector, Joe Williford, said he did not have any issue

working with them to get the house rehabilitated. But, he needed a time frame for completion and not just as they can get to it. If they stop making any progress, the City would have to proceed with other actions.

Hearing Officer Russell Gale stated it was his observation the house was in a dilapidated state. He did not think there had been any substantial improvements made since the last meeting of June 4, 2020. However, he was prepared to give Mr. Purtell until August 6, 2020, which is roughly five weeks to make more improvements. Beyond that, if the city was not satisfied that sufficient improvements were being made to the exterior structure on the property, then he would declare it a public nuisance and begin the steps to have the property demolished and the grounds addressed. He reiterated to Mr. Purtell that he had until August 6, 2020, to make meaningful improvements to the structure.

Mr. Purtell said he would do his best.

Hearing Officer Russell Gale tabled this case to be heard at the public hearing on August 6, 2020.

- B. [20-777](#) Consideration, discussion and uphold declaration that 222 West Detroit Street, Broken Arrow, OK 74012; Lots 13,14,15 & 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.**

Hearing Officer Russell Gale acknowledged the item for 222 West Detroit Street had been continued from the last Public Hearing meeting of June 4, 2020.

Code Enforcement Officer, Calvin Scott, advised that since the last meeting, contact was made with the owner's daughter, Kim Lien Do. She was unaware of the June public hearing. Mr. Scott advised there had been substantial improvements made since June 4, 2020. They have replaced windows, worked on the siding and the daughter told Code Enforcement Officer, Gary Arnold, she had gotten a few estimates from contractors concerning the major work that needed to be done on the structure. In addition, Mr. Scott met with Mr. Do earlier this week at City Hall to go over the improvements being made to the property. Mr. Scott recommended this case be continued to the August 6th meeting to reevaluate the progress made to the property.

Hearing Officer Russell Gale noted he had approved a declaration for this item at the June meeting, since no one attended, but code enforcement decided to hold that in abeyance.

Chief Building Inspector, Joe Williford, said yes sir. After we received a

phone call from the owner's daughter, we reposted the property for demolition. The county records had the mail going to 222 West Detroit Street, but the parents lived at a different address. From what he understood, they were not aware they needed to be at the hearing. Therefore, instead of making them file an appeal to City Council, he felt we could handle it at this stage. He elected to bring them back to the Hearing Officer to revisit the case.

Hearing Officer Russell Gale agreed and given the fact it is recommended this matter be tabled, he rescinded his declaration to demolish the dilapidated structure. This matter is tabled to the meeting of August 6, 2020, to give the property owner additional time to make more improvements on the property.

Chief Building Inspector, Joe Williford, advised the property owner was in attendance and was comfortable with the decision and plans to appear at the next meeting.

## **5. Appeals**

NONE.

## **6. Adjournment**

The public hearing adjourned at 12:18 PM.

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**Administrative Clerk**

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