



# City of Broken Arrow

## Request for Action

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**File #: 18-580, Version: 1**

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**Broken Arrow City Council  
Meeting of: 05-15-2018**

**Title:**

Consideration, discussion, and possible approval of and authorization to execute Resolution No. 1101 authorizing the City Legal Department to file an action in District Court to obtain a Decree ordering the abatement of a public nuisance regarding the property located at 1124 West Florence Court, Broken Arrow, Oklahoma, 74011

**Background:**

In December 2017, City Staff inspected the property located at 1124 W. Florence Ct., Broken Arrow, Oklahoma, 74011, and determined that the main structure in its present condition was not in good repair, not structurally sound or sanitary, and constituted not only a menace to the health and safety of the public, but is also a public nuisance; due to extensive fire damage.

On December 8, 2017, a Notice to Abate the Nuisance Public Hearing was mailed to the owner of the property as shown on the current year's tax rolls in the Tulsa County Treasurer's Office by the United States Postal Service, namely to BOKF N.A., 7060 S. Yale Ave. Ste 200, Tulsa, Oklahoma 74136. A public hearing was held on February 1, 2018, after an Order of Abatement was issued by Hearing Officer, Russell Gale. The Order of Abatement was also sent to the record owners.

On March 27, 2013, BOKF N.A. d/b/a Bank of Oklahoma filed a foreclosure action against Michael M. Lee and Rachel Conkling a/k/a Rachel Conkling- Lee to foreclose its mortgage on the property at 1124 W. Florence Ct., Broken Arrow, Oklahoma, 74011.

Title 50 O.S. § 17 provides that in cases where it is deemed impractical to summarily abate any such nuisance, a city or town may bring suit in the District Court in the county in which nuisances are located by the governing body by the town or city adopting a resolution to direct or bring a lawsuit in the proper court for the purpose of abating a nuisance.

As noted above, the structure located at 1124 W. Florence Ct., Broken Arrow, Oklahoma, 74011, on the real estate described as: Lot 19, Block 2, Florence Court Addition to the City of Broken Arrow, Tulsa County, Oklahoma, according to the recorded Plat No. 4336, was previously declared a public nuisance and remains a public nuisance. The Legal Department requests that the City Council approve the Resolution authorizing the City Attorney to file an action in the District Court to obtain a Decree ordering the abatement of the nuisance and should the owner fail to abate the nuisance as ordered, with the matter being referred to the Development Services Department which will take all necessary action to demolish and remove said structure.

**Cost:** All costs associated with the abatement

**Funding Source:** Development Services Operational Budget

**Requested By:** Trevor Dennis, Acting City Attorney

**Approved By:** Michael L. Spurgeon, City Manager

**Attachments:** Resolution No. 1101

**Recommendation:**

Approve Resolution No. 1101 and authorize its execution.