

RESOLUTION

RESOLUTION DECLARING THAT CERTAIN STRUCTURES IN THE CITY OF OKLAHOMA CITY ARE UNSECURED STRUCTURES AND THAT THE BOARDING AND SECURING OF SAID STRUCTURES WOULD PROMOTE AND BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO CAUSE THE REQUIRED WORK TO BE DONE; DIRECTING THE CITY CLERK TO PURSUE RECOVERY OF COSTS FOR SUCH WORK IF DONE BY THE CITY; DIRECTING THE CITY TREASURER TO DEPOSIT ANY REVENUES RECOVERED FOR BOARDING AND SECURING INTO THE SPECIFIC CITY FUND FROM WHICH SAID REVENUES WERE ORIGINALLY APPROPRIATED; AND FURTHER DIRECTING THE FILING OF A NOTICE OF LIEN IN THE COUNTY CLERK'S OFFICE.

WHEREAS, it has been brought to the attention of The City of Oklahoma City that certain structures exist within the City with legal descriptions, street addresses, and ownership as reflected by the current year's tax rolls, and mortgage holders as shown by the records of the County Clerk, as shown on the legal notice forms numbered as follows:

UB	Number(s)
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	25-01-C25-05978; 25-02-C25-06331; 25-02-C25-06603; 25-02-C25-06607; 25-02-C25-07506; 25-02-C25-07847; 25-02-C25-08592;
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(A total of 11 structures at 7 locations.)

attached hereto and made part hereof; and,

WHEREAS, pursuant to a public hearing held by and before the Council of The City of Oklahoma City on February 25, 2025, ten (10) days prior notice of which was posted upon the subject property and also mailed to the above referenced and designated owners and mortgage holders by first class mail postage prepaid, with a receipt of mailing from the postal service which indicates the date and the name and address of the person to whom the notice was mailed, said Council has found, based

upon the evidence presented, all of which is incorporated herein and made a part hereof for all purposes, that the said structures are unsecured structures as defined by 11 Oklahoma Statute, Section 22-112.1(C), the same being as reflected by the conditions of decay or disrepair described on said attached legal notice forms; and,

WHEREAS, due to the unsecured condition of each of said structures as above described, the Council finds and concludes that the boarding and securing of said structures will make such structures less available for transient occupation, decrease a fire hazard created by such structures, and decrease the hazard that such structures will constitute an attractive nuisance to children; and,

WHEREAS, the Council finds and concludes that the boarding and securing of such unsecured structures will promote and benefit the public health, safety and welfare; and

WHEREAS, the Council desires (1) to authorize the City Manager, or his designee, to cause the required boarding and securing work to be performed by a contractor or other agents for the City; (2) to authorize the City Clerk to pursue the recovery of costs for such work as provided for by law; and, (3) to direct the City Treasurer to deposit any revenues recovered into the specific City fund from which said revenues were appropriated.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

(1) As a result of the inspection and observation of the structures listed above by City inspectors, the structures listed and described on said attached legal notice forms are hereby found and declared by the Council of The City of Oklahoma City to be unsecured structures as defined by 11 Oklahoma Statute, Section 22-112.1(C);

(2) That the boarding and securing thereof would make such buildings less available for transient occupation, decrease a fire hazard created by such buildings and decrease the hazard that such buildings will constitute an attractive nuisance to children. Furthermore, it has been determined that

the boarding and securing of said structures would promote and benefit the health, safety and welfare of the general public and the community.

(3) The 'boarding and securing' of a structure, as this phrase is used in this resolution, means the closing, boarding and/or locking of any or all exterior openings, to prevent entry into the structure. To be correctly boarded and secured, all openings into a structure must be secured in the manner set forth in the Notice of Violation. Structures which are not secured by these standards may be subject to additional boarding and securing by The City of Oklahoma City.

AND, BE IT FURTHER RESOLVED that the Council does hereby authorize the City Manager, or his designee, to cause the required work to be performed by a contractor or other agents for the City, and the City Clerk, the Purchasing Agent, City Manager or his designee, when appropriate, is hereby authorized to solicit for bids on such required work and is hereby directed to award said contract to the lowest and best bidder.

AND, BE IT FURTHER RESOLVED by the Council that, upon completion of any required work by the contractor, the City Clerk is hereby authorized and directed to send a certified statement of the costs of any such work performed to the owners and mortgage holders and, if payment is not made within thirty (30) days, to certify the costs of any such work to the County Treasurer for addition of said costs to the ad valorem tax rolls for the particular property, all as authorized by 11 Oklahoma Statutes, Section 22-122.1(C).

AND, BE IT FURTHER RESOLVED by the Council that any and all revenues recovered for such work shall be deposited by the City Treasurer into a specific City fund which said revenues were originally appropriated.

AND, BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forthwith file in the Office of the County Clerk a Notice to the public and prospective purchasers which advises all

interested persons of the above Council actions and the possibility of the existence of a tax lien in favor of The City of Oklahoma City for the costs of the boarding and securing of said structures if such work is performed by the City, and that such costs are the personal obligation of the property owner from and after the date of filing of said notice.

AND, BE IT FURTHER RESOLVED that the City Manager or his designee are hereby authorized to summarily abate any subsequent need for boarding and securing of said structures occurring within six months after the initial boarding and securing done pursuant to this Resolution and that any such subsequent boarding and securing shall be performed pursuant to the procedures set forth in 11 Okla. Stat., Section 22-112.1(C)(1) and (C)(9).

ADOPTED by the Council and SIGNED by the Mayor of The City of Oklahoma City this

25TH day of FEBRUARY, 20 25.

ATTEST:

Amy K Simpson
City Clerk



David Holt
Mayor

REVIEWED for form and legality.

Hepta G. Douglas-Galle
Assistant Municipal Counselor



**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

A

COMBINED NOTICE

Record Owner:

JONES CURTIS E ETAL
APLEGATE JR
JONES CURTIS E III
1240 STATON DR
OKLAHOMA CITY, OK 73111

Notice Date: 1/31/2025
Council Hearing Date: 2/25/2025
Legal Notice UB: 2025-1-C25-05978
Inspection Date: 1/30/2025
Parcel ID#: 020077200
Case #: C25-05978
Abandoned Case #: C25-05979

cc: Mortgage Holder(s):

TAHRA JONES HOOKS 1240 STATION DR OKLAHOMA CITY, OK 73111
CURTIS JONES 1201 NE 39TH OKLAHOMA CITY, OK 73111

Violation Address: 1118 NE GRAND BLVD

Legal Description: Lot 009 Block 000 Addition HASSMAN HEIGHTS NO 3 ADDITION

ALL LOT 9 EXCEPT A STRIP OF LAND LYING IN LOT 9 DES AS E60FT OF SD LOT 9 SD 60FT BEING MEASURED AT RIGHT ANGLE AND PERPENDICULAR TO E LINE LOT 9

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
UNSECURED CRAWLSPACE	HOUSE
RANK WEEDS	
TRASH/JUNK	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

Andrew Jones
Municipal Code Inspector
405-297-3953
andrew.jones@okc.gov

Chris Smith
Chief Building Inspector
(405)297-2650
Christopher.smith@okc.gov

A



**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

B

COMBINED NOTICE

Record Owner:

HAVEN PROPERTY INVESTMENTS LLC
5830 NW EXPY, UNIT 264
OKLAHOMA CITY, OK 73132

Notice Date: 2/11/2025
Council Hearing Date: 2/25/2025
Legal Notice UB: 2025-2-C25-08592
Inspection Date: 2/10/2025
Parcel ID#: 086031035
Case #: C25-08592
Abandoned Case #: C25-08594

cc: Mortgage Holder(s):

OKLAHOMA CITY ABSTRACT & TITLE CO. 9211 LAKE HEFNER PARKWAY, SUITE 100 OKLAHOMA CITY, OK 73120
FIRST SECURITY BANK & TRUST COMPANY 1541 NORTHEAST 23RD STREET OKLAHOMA CITY, OK 73111

Violation Address: 6612 S KELLEY AVE

Legal Description: Lot 016 Block 001 Addition CLOVERLEAF MANOR 2ND SEC 4

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 3 (HOUSE)
(NORTH SHED)
(SOUTH SHED)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	HOUSE
UNSECURED DOORS	NORTH SHED
UNSECURED DOORS	SOUTH SHED
TRASH/JUNK	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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B



**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN

C

COMBINED NOTICE

Record Owner:
TRUONG JOHN
3030 E OVERHOLSER DR
OKLAHOMA CITY, OK 73127

Notice Date: 2/7/2025
Council Hearing Date: 2/25/2025
Legal Notice UB: 2025-2-C25-07506
Inspection Date: 2/6/2025
Parcel ID#: 063037460
Case #: C25-07506
Abandoned Case #: C25-07507

cc: Mortgage Holder(s):

JOHN TRUONG 7829 NW 8TH ST OKLAHOMA CITY, OK 73127

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA 4040 N. TULSA OKLAHOMA CITY, OK 73112

Violation Address: 1951 NW 12TH ST

Legal Description: Lot 000 Block 004 Addition AVEY & WETZEL

LOTS 29 & 30

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED WINDOWS HOUSE

UNSECURED CRAWLSPACE HOUSE

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN

D

COMBINED NOTICE

Record Owner:
HIGGS CLIFF
400 NE 14TH ST
OKLAHOMA CITY, OK 73104

Notice Date: 2/10/2025
Council Hearing Date: 2/25/2025
Legal Notice UB: 2025-2-C25-07847
Inspection Date: 2/7/2025
Parcel ID#: 034279100
Case #: C25-07847
Abandoned Case #: C18-19749

cc: Mortgage Holder(s):
COREBANK WAYNOKA 1522 MISSOURI STREET PO BOX 158 WAYNOKA, OK 73860
COREBANK 408 NW 12TH STREET OKLAHOMA CITY, OK 73103
CLIFFORD LEON HIGGS JR 400 NE 14TH STREET OKLAHOMA CITY, OK 73104

Violation Address: 131 NE 16TH ST

Legal Description: Lot 000 Block 012 Addition CLASSENS N HIGHLAND PARKED
LOTS 9 & 10

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 2 (DETACHED GARAGE)
(HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
UNSECURED DOORS	DETACHED GARAGE
TRASH/JUNK	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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D



**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

E

COMBINED NOTICE

Record Owner:
BROWN OTIS J
PO BOX 785
CHOCTAW, OK 73020

Notice Date: 2/7/2025
Council Hearing Date: 2/25/2025
Legal Notice UB: 2025-2-C25-06603
Inspection Date: 2/6/2025
Parcel ID#: 094837395
Case #: C25-06603
Abandoned Case #: C25-06604

cc: Mortgage Holder(s):
OTIS BROWN 513 SE 35TH ST OKLAHOMA CITY, OK 73129
Violation Address: 513 SE 35TH ST
Legal Description: Lot 031 Block 011 Addition LAWRENCE PLACE ADD

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS HOUSE
TRASH/JUNK

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**The City of
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DEVELOPMENT SERVICES DEPARTMENT

F

COMBINED NOTICE

Record Owner:

LEON MA LAURA CASTILLO DE
804 SE 60TH ST
OKLAHOMA CITY, OK 73149

Notice Date: 2/7/2025
Council Hearing Date: 2/25/2025
Legal Notice UB: 2025-2-C25-06607
Inspection Date: 2/6/2025
Parcel ID#: 094837430
Case #: C25-06607
Abandoned Case #: C20-02790

cc: Mortgage Holder(s):

Violation Address: 515 SE 35TH ST (AKA: 515 1/2 SE 35TH ST)

Legal Description: Lot 000 Block 011 Addition LAWRENCE PLACE ADD
LOTS 32 & 33

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 2 (DETACHED GARAGE)
(HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
HOLES IN OUTER WALLS	HOUSE
UNSECURED WINDOWS	DETACHED GARAGE
TRASH/JUNK	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**The City of
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DEVELOPMENT SERVICES DEPARTMENT

G

COMBINED NOTICE

Record Owner:

PETRO CAT PROPERTIES LLC
1120 SW 61ST ST
OKLAHOMA CITY, OK 73139

Notice Date: 2/5/2025
Council Hearing Date: 2/25/2025
Legal Notice UB: 2025-2-C25-06331
Inspection Date: 2/4/2025
Parcel ID#: 109731355
Case #: C25-06331
Abandoned Case #: C25-06332

cc: Mortgage Holder(s):

TRAVIS C. SMITH 511 COUCH DR, 3RD FLOOR OKLAHOMA CITY, OK 73102
ADDISON BUTLER LEGAL AID SERVICES OF OKLAHOMA, INC 2915 N. CLASSEN BLVD, SUITE 200 OKLAHOMA CITY, OK 73106
PETRO CAT PROPERTIES, LLC 2046 IVANHOE ST DENVER, CO 80207
DINNERIS MATOS DELGADO 1120 SW 61ST ST OKLAHOMA CITY, OK 73139
Violation Address: 1120 SW 61ST ST
Legal Description: Lot 016 Block 011 Addition CRAB ORCHARD

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	HOUSE
UNSECURED CRAWLSPACE	HOUSE
TRASH/JUNK	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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G