

RESOLUTION

RESOLUTION DECLARING THAT CERTAIN STRUCTURES IN THE CITY OF OKLAHOMA CITY ARE DILAPIDATED AND DETRIMENTAL TO THE HEALTH, SAFETY, BENEFIT AND WELFARE OF THE GENERAL PUBLIC AND CONSTITUTE(S) A FIRE HAZARD BY VIRTUE OF SUCH; DIRECTING THAT DILAPIDATED STRUCTURES BE TORN DOWN, RAZED AND SAID REMOVED BY THE OWNER(S) OF SAID STRUCTURES, ESTABLISHING THE DATES FOR THE COMMENCEMENT AND COMPLETION OF SUCH WORK DONE BY THE CITY IF WORK IS NOT COMPLETED BY THE OWNER(S) WITHIN THE DATES SPECIFIED; DIRECTING THAT DILAPIDATED STRUCTURES BE BOARDED AND SECURED PENDING DEMOLITION; DIRECTING THE CITY CLERK TO PURSUE RECOVERY OF COSTS FOR SUCH WORK IF DONE BY THE CITY; DIRECTING THE CITY TREASURER TO PLACE ANY SUCH REVENUES COLLECTED AS DEMOLITION COSTS 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:

DB Number(s)
25-02-C25-09066; 25-02-C25-10791; 25-02-C25-10919; 25-02-C25-11005; 25-02-C25-11208;

(A total of 7 structures at 5 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 March 11, 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 with a receipt of mailing and address of the person to whom the mail was sent, 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 dilapidated structures, as defined by 11 Oklahoma Statute,

Section 22-112(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 dilapidated condition of said structure(s) as above described, the Council finds and concludes that said structure(s) have become and are a hazard to and detrimental to the health, safety, benefit and welfare of the general public and the community would be benefitted by the removal of such structures by the owners thereof, and that such removal by the owners herein referred shall be and is hereby required and directed; and,

WHEREAS, boarding and securing of the structures pending demolition thereof by the City Manager or his designee would be beneficial to the health and safety and welfare of the community; and

WHEREAS, the Council further finds and declares that a reasonable date for commencement and the tearing down and removal of said structures shall be on or before March 12, 2025 and that a reasonable date for completion of such work shall be on or before April 11, 2025, and,

WHEREAS, in the event the required work is not performed by the property owners within the dates specified, the Council desires: (1) to authorize the City Manager, or his designee, to cause the required work to be performed by a contractor 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 place any such revenues collected into the specific city fund from which said revenues were originally 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 conditions of decay and/or disrepair regarding the structure(s) listed above, it has been determined that the structure(s) is/are dilapidated, as defined by 11 Oklahoma Statute, Section 22-112(C), and has/have become harmful to the health, benefit and welfare

of the general public and the community; create(s) a fire hazard to the danger of life and property; and the general public and the community would be benefitted by the demolition of the structure(s) on the property.

(2) That the respective owners of said structures are hereby ordered and directed to complete such work within the dates specified below; and

(3) that such removal work is herein directed and required and shall be commenced by said owners on or before March 12, 2025 and shall be completed on or before April 11, 2025.

AND, BE IT FURTHER RESOLVED by the Council that, in the event the required work is not performed by the property owners within the dates specified, the Council does hereby authorize the City Manager, or his designee, to cause the required work to be performed by a contractor 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 City Council that, the City Manager, or his designee, is hereby authorized to board and secure the structures pending demolition thereof.

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 six (6) months, to certify the costs of any such work to the County Treasurer as a lien against the said properties, all as authorized by 11 Oklahoma Statute, Section 22-112(A.5).

AND, BE IT FURTHER RESOLVED by the Council that the City Treasurer is hereby authorized and directed to place any revenues collected into the specific City fund from 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 advise all interested persons of the declaration of dilapidation by the Council and the possibility of the existence of a tax lien in favor of the City of Oklahoma City for the costs of the ultimate removal of said structures, and that the removal costs are the personal obligation of the property owner from and after the date of filing of the said notice.

ADOPTED by the Council and SIGNED by the Mayor of the City of Oklahoma City this
11TH day of MARCH, 2025.

ATTEST:

Amy K. Simpson
City Clerk



David Holt
Mayor

REVIEWED for form and legality.

Rita E. Douglas-Vally
Assistant Municipal Counselor



COMBINED NOTICE

Record Owner:
SOTO GUADALUPE S
NEVAREZ DIANA
2304 N EVEREST AVE
OKLAHOMA CITY, OK 73111

Notice Date: 2/14/2025
Council Hearing Date: 3/11/2025
Legal Notice DB: 2025-2-C25-09066
Inspection Date: 2/13/2025
Parcel ID #: 030513800
Case #: C25-09066
Abandoned Case #: C22-40887

cc: Mortgage Holder(s):
GUADALUPE S SOTO 627 COLLIN DR OKLAHOMA CITY, OK 73129
DIANA NEVAREZ 627 COLLIN DR OKLAHOMA CITY, OK 73129

Violation Address: 2304 N EVEREST AVE

Legal Description: Lot 000 Block 005 Addition TUXEDO PARK SUB LT 5
LOT 61 & S12 1/2FT LOT 62

The structure(s) described below has/have been determined to be DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 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 (HOUSE)
(SHED)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

FIRE DAMAGE	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
HOLES IN ROOF	HOUSE
HOLES IN OUTER WALLS	HOUSE
HOLES IN ROOF	SHED
HOLES IN OUTER WALLS	SHED
PREMISES UNSANITARY	

If the structure(s) is/are declared to be dilapidated the structure(s) may also be deemed ABANDONED pursuant to Title Eleven(11) 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



COMBINED NOTICE

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

Notice Date: 2/27/2025
Council Hearing Date: 3/11/2025
Legal Notice DB: 2025-2-C25-11005
Inspection Date: 2/26/2025
Parcel ID #: 034279100
Case #: C25-11005
Abandoned Case #: C18-19749

cc: Mortgage Holder(s):
COREBANK WAYNOKA 1522 MISSOURI STREET PO BOX 158 WAYNOKA, OK 73860
COREBANK 406 NW 12TH STREET OKLAHOMA CITY, OK 73103
TRUSTMARK TITLE 6307 WATERFORD BLVD #120 OKLAHOMA CITY, OK 73118

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 DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 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) listed below is/are in a state of decay or disrepair by reason of the following conditions:

- FIRE DAMAGE HOUSE
- UNSAFE STRUCTURAL MEMBERS HOUSE
- DANGER OF COLLAPSE HOUSE
- HOLES IN ROOF HOUSE
- HOLES IN OUTER WALLS HOUSE
- PREMISES UNSANITARY

If the structure(s) is/are declared to be dilapidated the structure(s) may also be deemed ABANDONED pursuant to Title Eleven(11) 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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COMBINED NOTICE

Record Owner:
STEVENS RODNEY E
332 SE 17TH ST
OKLAHOMA CITY, OK 73129

Notice Date: 2/25/2025
Council Hearing Date: 3/11/2025
Legal Notice DB: 2025-2-C25-10791
Inspection Date: 2/24/2025
Parcel ID #: 098332650
Case #: C25-10791
Abandoned Case #: C25-10792

cc: Mortgage Holder(s):
RODNEY E. STEVENS 3 S.E. 27TH ST OKLAHOMA CITY, OK 73129

Violation Address: 332 SE 17TH ST

Legal Description: Lot 000 Block 006 Addition ECKROAT ADDITION
E50FT OF N140FT

The structure(s) described below has/have been determined to be DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 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) listed below is/are in a state of decay or disrepair by reason of the following conditions:

FIRE DAMAGE	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
HOLES IN OUTER WALLS	HOUSE
PREMISES UNSANITARY	

If the structure(s) is/are declared to be dilapidated the structure(s) may also be deemed ABANDONED pursuant to Title Eleven(11) 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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COMBINED NOTICE

Record Owner:

BARLEAN KELLY J & TARA
3101 NW 20TH ST
OKLAHOMA CITY, OK 73107

Notice Date: 2/26/2025
Council Hearing Date: 3/11/2025
Legal Notice DB: 2025-2-C25-10919
Inspection Date: 2/25/2025
Parcel ID #: 065266825
Case #: C25-10919
Abandoned Case #: C25-10920

cc: Mortgage Holder(s):

MERRILL LYNCH CREDIT CORP POST CLOSING DEPARTMENT PO BOX 45151 JACKSONVILLE, FL 32232
MERRILL LYNCH CREDIT CORPORATION 4802 DEER LAKE DRIVE EAST JACKSONVILLE, FL 32246
FIRST UNITED BANK & TRUST COMPANY 1400 WEST MAIN STREET DURANT, OK 74701
STEWART TITLE OF OKLAHOMA, INC 701 N. BROADWAY, STE. 300 OKLAHOMA CITY, OK 73102
MORTGAGE ELECTROIC REGISTRATION SYSTEMS, INC P.O BOX 2026 FLINT, MI 48501
STEWART TITLE OF OKLAHOMA, INC 1712 SOUTH POST ROAD, SUITE A MIDWEST CITY, OK 73130

Violation Address: 3101 NW 20TH ST

Legal Description: Lot 000 Block 040 Addition LINWOOD PLACE AMENDED
E78FT OF LOT 3

The structure(s) described below has/have been determined to be DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 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) listed below is/are in a state of decay or disrepair by reason of the following conditions:

- FIRE DAMAGE HOUSE
- UNSAFE STRUCTURAL MEMBERS HOUSE
- HOLES IN ROOF HOUSE
- HOLES IN OUTER WALLS HOUSE
- PREMISES UNSANITARY

If the structure(s) is/are declared to be dilapidated the structure(s) may also be deemed ABANDONED pursuant to Title Eleven(11) 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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andrew.jones@okc.gov

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



COMBINED NOTICE

Record Owner:

PROPERTY MANAGEMENT SERVICES INC
1411 LINWOOD BLVD
OKLAHOMA CITY, OK 73106

Notice Date: 2/27/2025
Council Hearing Date: 3/11/2025
Legal Notice DB: 2025-2-C25-11208
Inspection Date: 2/26/2025
Parcel ID #: 063580080
Case #: C25-11208
Abandoned Case #: C18-16492

cc: Mortgage Holder(s):

Violation Address: 2828 NW 23RD ST (AKA: 2830 NW 23RD ST)

Legal Description: Lot 000 Block 00A Addition CRESTWOOD ADDITION
LOTS 17 & 18

The structure(s) described below has/have been determined to be DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 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 (DUPLEX)
(GARAGE APARTMENT)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

FIRE DAMAGE	DUPLEX
DANGER OF COLLAPSE	DUPLEX
UNSAFE STRUCTURAL MEMBERS	DUPLEX
HOLES IN ROOF	DUPLEX
HOLES IN OUTER WALLS	DUPLEX
DECAYED FOUNDATION	DUPLEX
DECAYED FOUNDATION	GARAGE APARTMENT
UNSAFE STRUCTURAL MEMBERS	GARAGE APARTMENT
PREMISES UNSANITARY	

If the structure(s) is/are declared to be dilapidated the structure(s) may also be deemed ABANDONED pursuant to Title Eleven(11) 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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E

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