

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)
24-04-C24-24513; 24-04-C24-24521; 24-04-C24-26454; 24-04-C24-26813; 24-05-C24-26794; 24-05-C24-27752;
24-05-C24-28564; 24-05-C24-29411;

(A total of 11 structures at 8 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 May 21, 2024, 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 May 22, 2024 and that a reasonable date for completion of such work shall be on or before June 21, 2024, 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 May 22, 2024 and shall be completed on or before June 21, 2024.

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
21ST day of MAY, 2024.

ATTEST:

The seal of the City of Oklahoma City is circular, featuring a central shield with a cross, surrounded by a wreath and the text "SEAL OF THE CITY OF OKLAHOMA CITY".

Amy K. Simpson City Clerk David Holt Mayor

REVIEWED for form and legality.

Rita G. Douglas Tally
Assistant Municipal Counselor



COMBINED NOTICE

Record Owner:

HERRAA MANUEL
DE JESUS LAMAS MARIA
9513 NE 36TH ST
SPENCER, OK 73084-2830

Notice Date: 4/29/2024
Council Hearing Date: 5/21/2024
Legal Notice DB: 2024-4-C24-24513
Inspection Date: 4/26/2024
Parcel ID #: 196280585
Case #: C24-24513
Abandoned Case #: C24-24514

cc: Mortgage Holder(s):

PEREZ PALACIOS JUAN MIRELES JUAN PEREZ 4407 DIANA AVE SPENCER, OK 73084
MANUEL HERRAA, MARIA DE JESUS LAMAS 9513 NE 36TH ST SPENCER, OK 73084

Violation Address: 4407 DIANA AVE

Legal Description: Lot 000 Block 000 Addition GREEN PASTURES ADD
S40FT OF N100FT OF LOT 53C

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:

DANGER OF COLLAPSE	HOUSE
HOLES IN ROOF	HOUSE
ROOF SAGGING	HOUSE
RANK WEEDS	
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



COMBINED NOTICE

Record Owner:
HERRERA MANUEL
9513 NE 36TH
SPENCER, OK 73084-2830

Notice Date: 4/29/2024
Council Hearing Date: 5/21/2024
Legal Notice DB: 2024-4-C24-24521
Inspection Date: 4/26/2024
Parcel ID #: 196280590
Case #: C24-24521
Abandoned Case #: C24-24522

cc: Mortgage Holder(s):
MIRELES JUAN PEREZ PALACIOS JUAN PEREZ 4409 DIANA AVE SPENCER, OK 73084

Violation Address: 4409 DIANA AVE

Legal Description: Lot 000 Block 000 Addition GREEN PASTURES ADD
N60FT OF LOT 53C

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
- DANGER OF COLLAPSE HOUSE
- HOLES IN ROOF HOUSE
- HOLES IN OUTER WALLS HOUSE
- RANK WEEDS
- 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:
RAMSEY FAMILY REV TRUST
701 SW 29TH ST
OKLAHOMA CITY, OK 73109

Notice Date: 5/7/2024
Council Hearing Date: 5/21/2024
Legal Notice DB: 2024-5-C24-28564
Inspection Date: 5/6/2024
Parcel ID #: 086059245
Case #: C24-28564
Abandoned Case #: C24-28565

cc: Mortgage Holder(s):

THE RAMSEY FAMILY REV TRUST 100 SE 29TH SUITE B OKLAHOMA CITY, OK 73129
STEWART TITLE OF OKLAHOMA, INC 701 N. BROADWAY, SUITE 300 OKLAHOMA CITY, OK 73102

Violation Address: 6600 S SHIELDS BLVD

Legal Description: Lot 000 Block 000 Addition BEVERLY HILLS SURB RANCHES
PT OF BLK 25 DESC BEG 383.40FT W OF SE/C SD BLK THW176.60FT N302FT E176.60FT S302FT TO BEG
CONT 1.22ACRS [53331.76 SQFT] MORE OR LESS

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 (NORTH MOBILE HOME)

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:

ROOF SAGGING	NORTH MOBILE HOME
HOLES IN OUTER WALLS	NORTH MOBILE HOME
UNSAFE STRUCTURAL MEMBERS	NORTH MOBILE HOME

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:
CORSAIR CAUGHRON LLC
5001 WISTER LN
EDMOND,OK 73025

Notice Date: 5/3/2024
Council Hearing Date: 5/21/2024
Legal Notice DB: 2024-5-C24-26794
Inspection Date: 5/2/2024
Parcel ID #: 011448320
Case #: C24-26794
Abandoned Case #: C22-27023

cc: Mortgage Holder(s):
CORSAIR CAUGHRON LLC PO BOX 2286 OKLAHOMA CITY, OK 73101
LAWYERS TITLE OF OKLAHOMA INC 1141 N ROBINSON SUITE 202 OKLAHOMA CITY, OK 73103

Violation Address: 415 NW 8TH ST

Legal Description: Lot 000 Block 003 Addition EDWARDS BLVD ADD
LOTS 27 THRU 36

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 (APARTMENT BUILDING B)

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 | APARTMENT BUILDING B |
| HOLES IN ROOF | APARTMENT BUILDING B |
| ROOF SAGGING | APARTMENT BUILDING B |
| HOLES IN OUTER WALLS | APARTMENT BUILDING B |
| 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: 4/26/2024
Council Hearing Date: 5/21/2024
Legal Notice DB: 2024-4-C24-26454
Inspection Date: 4/25/2024
Parcel ID #: 098332650
Case #: C24-26454
Abandoned Case #: C24-23927

cc: Mortgage Holder(s):
RODNEY E. STEVENS 3 S.E. 27TH STREET 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 (DEBRIS FROM DEMOLITION)

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	DEBRIS FROM DEMOLITION
DEBRIS FROM DEMOLITION	DEBRIS FROM DEMOLITION

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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Christopher.smith@okc.gov



COMBINED NOTICE

Record Owner:
 NAVARRO OBDULIO & NELLIE
 3705 S BROOKLINE AVE
 OKLAHOMA CITY, OK 73119

Notice Date: 5/6/2024
 Council Hearing Date: 5/21/2024
 Legal Notice DB: 2024-5-C24-27752
 Inspection Date: 5/3/2024
 Parcel ID #: 098615000
 Case #: C24-27752
 Abandoned Case #: C24-27753

cc: Mortgage Holder(s):

Violation Address: 217 SE 19TH ST

Legal Description: Lot 000 Block 004 Addition ECKROAT SECOND ADD
 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: 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:

- HOLES IN ROOF HOUSE
- ROOF SAGGING HOUSE
- HOLES IN OUTER WALLS HOUSE
- UNSAFE STRUCTURAL MEMBERS HOUSE
- RANK WEEDS

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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 Chief Building Inspector
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 Christopher.smith@okc.gov



COMBINED NOTICE

Record Owner:
TIGER LEON & JULIA V
3518 SW 40TH ST
OKLAHOMA CITY,OK 73119-2941

Notice Date: 4/29/2024
Council Hearing Date: 5/21/2024
Legal Notice DB: 2024-4-C24-26813
Inspection Date: 4/26/2024
Parcel ID #: 088894895
Case #: C24-26813
Abandoned Case #: C24-03616

cc: Mortgage Holder(s):

Violation Address: 3518 SW 40TH ST

Legal Description: Lot 000 Block 009 Addition HUGHES PARK ADD
LOTS 10 & 11

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: 3 (EAST SHED)
(NORTH SHED)
(WEST 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:

UNSAFE STRUCTURAL MEMBERS EAST SHED
DANGER OF COLLAPSE EAST SHED
UNSAFE STRUCTURAL MEMBERS WEST SHED
DANGER OF COLLAPSE WEST SHED
UNSAFE STRUCTURAL MEMBERS NORTH SHED
DANGER OF COLLAPSE NORTH 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.

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COMBINED NOTICE

Record Owner:
TURNER MAGNOLIA
TURNER LEO W JR
1512 NE 46TH ST
OKLAHOMA CITY, OK 73111

Notice Date: 5/9/2024
Council Hearing Date: 5/21/2024
Legal Notice DB: 2024-5-C24-29411
Inspection Date: 5/8/2024
Parcel ID #: 116541500
Case #: C24-29411
Abandoned Case #: C24-29412

cc: Mortgage Holder(s):

Violation Address: 1512 NE 46TH ST

Legal Description: Lot 006 Block 004 Addition PARK ESTATES 7TH ADD

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
HOLES IN ROOF	HOUSE
HOLES IN OUTER WALLS	HOUSE
HOLES IN OUTER WALLS	SHED
RANK WEEDS	
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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