

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)

24-11-C24-70597; 24-11-C24-70946; 24-11-C24-71138; 24-11-C24-71192; 24-11-C24-71554; 24-11-C24-72292;

(A total of 11 structures at 6 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 December 3, 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 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
3RD day of DECEMBER, 20 24.

ATTEST:

Amy K. Simpson
City Clerk



David Holt
Mayor

REVIEWED for form and legality.

Pete G. Douglas-Tally
Assistant Municipal Counselor



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

A

COMBINED NOTICE

Record Owner:

REBIRTH INVESTMENT PROPERTIES LLC
1601 BIRCH ST
OKLAHOMA CITY, OK 73108

Notice Date: 11/8/2024
Council Hearing Date: 12/3/2024
Legal Notice UB: 2024-11-C24-70597
Inspection Date: 11/7/2024
Parcel ID#: 103807070
Case #: C24-70597
Abandoned Case #: C22-30190

cc: Mortgage Holder(s):

BARTLETT KIMBERLY PO BOX 30393 MIDWEST CITY, OK 73140

MOORE JEREMY L 1601 BIRCH ST OKLAHOMA CITY, OK 73108

PELFREY ROSEMARIE TRS PELFREY ROSEMARIE REV TRUST 9000 S CHOCTAW RD CHOCTAW, OK 73020

MELIND BELL 3820 ASHLEY TER YUKON, OK 73099

Violation Address: 1601 SW BIRCH ST (AKA: 1601 BIRCH ST)

Legal Description: Lot 000 Block 010 Addition WESTWOOD ADDITION
E 1/2 OF LOT 41 & ALL LOT 42

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

HOLES IN OUTER WALLS 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.

Andrew Jones
Municipal Code Inspector
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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

STRICKEN

B

COMBINED NOTICE

Record Owner:

PERRYMAN JOAN A
542 WALNUT ST
ALTAMONTE SPRINGS, FL 32714

Notice Date: 11/13/2024
Council Hearing Date: 12/3/2024
Legal Notice UB: 2024-11-C24-70946
Inspection Date: 11/8/2024
Parcel ID#: 143006600
Case #: C24-70946
Abandoned Case #: C24-70947

cc: Mortgage Holder(s):

PERRYMAN WOODY M 1124 S EASTERN OKLAHOMA CITY, OK 73129

Violation Address: 1124 S EASTERN AVE

Legal Description: Lot 000 Block 013 Addition COMMERCIAL VIEW ADD
LOTS 29 THRU 34

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 (COMMERCIAL BUILDING)

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 COMMERCIAL BUILDING

HOLES IN OUTER WALLS COMMERCIAL BUILDING

TRASH/JUNK

RANK WEEDS

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

C

COMBINED NOTICE

Record Owner:

MOATES DEWAYNE & BONNIE
4920 NW 19TH ST
OKLAHOMA CITY, OK 73127

Notice Date: 11/18/2024

Council Hearing Date: 12/3/2024

Legal Notice UB: 2024-11-C24-71554

Inspection Date: 11/15/2024

Parcel ID#: 064547680

Case #: C24-71554

Abandoned Case #: C24-71555

cc: Mortgage Holder(s):

Violation Address: 2901 NW 11TH ST

Legal Description: Lot 013 Block 00D Addition SHARTEL BOULEVARD

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 CRAWLSPACE	HOUSE
UNSECURED DOORS	DETACHED GARAGE
UNSECURED WINDOWS	DETACHED GARAGE
HOLES IN OUTER WALLS	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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420 West Main, Suite 1050, Oklahoma City, OK 73102 405/297-3500



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

STRICKEN

D

COMBINED NOTICE

Record Owner:

HALLCO PROPERTIES LLC
SERIES 14
1801 ELMHURST AVE
NICHOLS HILLS, OK 73120

Notice Date: 11/13/2024
Council Hearing Date: 12/3/2024
Legal Notice UB: 2024-11-C24-71192
Inspection Date: 11/12/2024
Parcel ID#: 100942385
Case #: C24-71192
Abandoned Case #: C24-71193

cc: Mortgage Holder(s):

HALLCO PROPERTIES LLC 3000 UNITED FOUNDERS BLVD, UNIT 200 OKLAHOMA CITY, OK 73112
JIM LAGREE 3000 UNITED FOUNDERS BLVD, SUITE 200 OKLAHOMA CITY, OK 73112

Violation Address: 520 SW 31ST ST

Legal Description: Lot 000 Block 009 Addition MARKLAND HEIGHTS ADD
LOTS 11 & 12

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 (DETACHED GARAGE)
(HOUSE)
(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 WINDOWS	HOUSE
HOLES IN OUTER WALLS	HOUSE
UNSECURED WINDOWS	DETACHED GARAGE
UNSECURED DOORS	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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D



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

E

COMBINED NOTICE

Record Owner:

COMMONWEALTH REAL ESTATE INC
301 KANSAS ST UNIT A
EL SEGUNDO, CA 90245

Notice Date: 11/13/2024
Council Hearing Date: 12/3/2024
Legal Notice UB: 2024-11-C24-71138
Inspection Date: 11/12/2024
Parcel ID#: 093013720
Case #: C24-71138
Abandoned Case #: C24-71141

cc: Mortgage Holder(s):

WEOKIE FEDERAL CREDIT UNION ATTN: COMMERCIAL LOANS PO BOX 26090 OKLAHOMA CITY, OK 73126

WEOKIE FEDERAL CREDIT UNION PO BOX 26090 OKLAHOMA CITY, OK 73126

COMMONWEALTH REAL ESTATE 222 NORTH PACIFIC COAST HIGHWAY EL SEGUNDO, CA 90245

STEWART TITLE OF OKLAHOMA INC 701 N BROADWAY #300 OKLAHOMA CITY, OK 73102

FIRST AMERICAN TITLE 133 NW 8TH ST OKLAHOMA CITY, OK 73102

Violation Address: 601 SW 46TH ST

Legal Description: Lot 000 Block 003 Addition S I FISH SOUTH SIDE

LOTS 47 & 48

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 DOORS	DETACHED GARAGE
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
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

F

COMBINED NOTICE

Record Owner:

SMITH SEDRIC W & JUANITA M
6340 S BROADWAY DR
OKLAHOMA CITY, OK 73139

Notice Date: 11/18/2024

Council Hearing Date: 12/3/2024

Legal Notice UB: 2024-11-C24-72292

Inspection Date: 11/15/2024

Parcel ID#: 086344800

Case #: C24-72292

Abandoned Case #: C24-72293

cc: Mortgage Holder(s):

Violation Address: 340 SE 54TH ST

Legal Description: Lot 000 Block 008 Addition WILMONT PLACE ADD

ALL LOT 1 & E20 1/2FT LOT 2

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 (HOUSE)
(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 WINDOWS	HOUSE
HOLES IN ROOF	HOUSE
UNSECURED DOORS	SHED
TRASH/JUNK	
RANK WEEDS	

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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