

**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:

---

<b>DB</b>	Number(s)
	24-08-C24-34838; 24-08-C24-52732; 24-08-C24-53274; 24-08-C24-54627; 24-08-C24-56165; 24-08-C24-56582;

(A total of 9 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 September 10, 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 September 11, 2024 and that a reasonable date for completion of such work shall be on or before October 11, 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 September 11, 2024 and shall be completed on or before October 11, 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

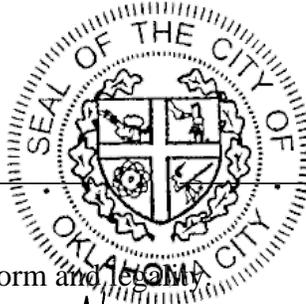
originally appropriated.

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  
10TH day of SEPTEMBER, 2024.

ATTEST:

Amy K Simpson  
City Clerk



David Holt  
Mayor

REVIEWED for form and legality

Peta M. Douglas-Gally  
Assistant Municipal Counselor



**COMBINED NOTICE**

Record Owner:  
WET SAND LLC  
1219 CLASSEN DR  
OKLAHOMA CITY, OK 73103

Notice Date: 5/31/2024  
Council Hearing Date: 6/18/2024  
Legal Notice DB: 2024-5-C24-34838  
Inspection Date: 5/30/2024  
Parcel ID #: 046600320  
Case #: C24-34838  
Abandoned Case #: C24-34839

cc: Mortgage Holder(s):

Violation Address: 2400 N ROBINSON AVE

Legal Description: Lot 000 Block 001 Addition JEFFERSON PARK ADD  
PT OF LOTS 19 & 20 BEG SW/C LT 20 TH E35FT N30FT E4FTN50FT & 15.4INCHES W39FT S80FT &  
15.4INCHES TO BEG

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 (COMMERCIAL BUILDING)

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 COMMERCIAL BUILDING
- HOLES IN OUTER WALLS COMMERCIAL BUILDING
- HOLES IN ROOF COMMERCIAL BUILDING
- PREMISES UNSANITARY
- 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.

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:

HART KAREN LAFAVER  
1216 SW 47TH ST  
OKLAHOMA CITY,OK 73109-3716

Notice Date: 8/23/2024  
Council Hearing Date: 9/10/2024  
Legal Notice DB: 2024-8-C24-53274  
Inspection Date: 8/22/2024  
Parcel ID #: 071687600  
Case #: C24-53274  
Abandoned Case #: C24-53275

cc: Mortgage Holder(s):

LAFAYER DAVID 2938 SW 10TH ST OKLAHOMA CITY, OK 73108

Violation Address: 2938 SW 10TH ST

Legal Description: Lot 000 Block 004 Addition DAVIDORS MORRISON  
LOTS 21 & 22

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 (DETACHED GARAGE)  
(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:

- UNSAFE STRUCTURAL MEMBERS HOUSE
- HOLES IN ROOF HOUSE
- HOLES IN OUTER WALLS HOUSE
- HOLES IN OUTER WALLS DETACHED GARAGE
- HOLES IN ROOF DETACHED GARAGE
- HOLES IN ROOF SHED
- HOLES IN OUTER WALLS SHED
- UNSAFE STRUCTURAL MEMBERS 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

**B**



**COMBINED NOTICE**

Record Owner:  
BAGBY WILHELMINA  
7418 NW 10TH ST APT 1D  
OKLAHOMA CITY, OK 73127

Notice Date: 8/21/2024  
Council Hearing Date: 9/10/2024  
Legal Notice DB: 2024-8-C24-54627  
Inspection Date: 8/20/2024  
Parcel ID #: 037954050  
Case #: C24-54627  
Abandoned Case #: C24-54628

cc: Mortgage Holder(s):

Violation Address: 1718 NE 24TH ST

Legal Description: Lot 000 Block 001 Addition MOORE BELL SUB ADD  
LOTS 45 & 46

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
UNSAFE STRUCTURAL MEMBERS	HOUSE
DANGER OF COLLAPSE	HOUSE

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:

SULLIVAN WILLIAM A & BARARA S TRS  
SULLIVAN FAMILY TRUST  
13731 NE 23RD ST  
CHOCTAW,OK 73020

Notice Date: 8/28/2024  
Council Hearing Date: 9/10/2024  
Legal Notice DB: 2024-8-C24-52732  
Inspection Date: 8/27/2024  
Parcel ID #: 143832010  
Case #: C24-52732  
Abandoned Case #: C24-52733

cc: Mortgage Holder(s):

M. JOE CROSTHWAIT, JR PC 1384 S. DOUGLAS BLVD, SUITE 201 MIDWEST CITY, OK 73130

Violation Address: 9716 SE 29TH ST (AKA: 3208 MASON ST)

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 13 11N 2W

PT NE4 OF NE4 SEC 13 11N 2W BEG 750FT W OF NE/C OFNE4 S1327.84FT W561.46FT N1326.54FT  
E560.16FT TO BEG EX N50FT FOR STREET

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 (MOBILE HOME 3208)

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 MOBILE HOME 3208
- HOLES IN OUTER WALLS MOBILE HOME 3208
- ROOF SAGGING MOBILE HOME 3208
- UNSAFE STRUCTURAL MEMBERS MOBILE HOME 3208
- PREMISES UNSANITARY
- 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.

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

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

**D**



**COMBINED NOTICE**

Record Owner:

MOWLES BOBBY J JR  
2716 SW 48TH ST  
OKLAHOMA CITY, OK 73119-5213

Notice Date: 8/28/2024  
Council Hearing Date: 9/10/2024  
Legal Notice DB: 2024-8-C24-56582  
Inspection Date: 8/27/2024  
Parcel ID #: 113418266  
Case #: C24-56582  
Abandoned Case #: C24-56583

cc: Mortgage Holder(s):

WR STARKEY MORTGAGE, LLP 6101 W. PLANO PARKWAY PLANO, TX 75093  
POLUNSKY BEITEL GREEN, LLP 17806 IH 10 WEST, SUITE 450 SAN ANTONIO, TX 78257

Violation Address: 2716 SW 48TH ST

Legal Description: Lot 005 Block 024 Addition KNOB HILL ADDITION

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
ROOF SAGGING	SHED
HOLES IN OUTER WALLS	SHED
PREMISES UNSANITARY	
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.

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

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

**E**



**COMBINED NOTICE**

Record Owner:  
HOPPER ROIS  
101 SE 23RD ST  
OKLAHOMA CITY, OK 73129

Notice Date: 8/28/2024  
Council Hearing Date: 9/10/2024  
Legal Notice DB: 2024-8-C24-56165  
Inspection Date: 8/27/2024  
Parcel ID #: 085681735  
Case #: C24-56165  
Abandoned Case #: C20-70795

cc: Mortgage Holder(s):

ROIS HOPPER 919 SW 58TH ST OKLAHOMA CITY, OK 73109

ROIS HOPPER 919 SW 58TH STREET OKLAHOMA CITY, OK 73109

STEWART ABSTRACT & TITLE OF OKLAHOMA 701 N. BROADWAY, SUITE 300 OKLAHOMA CITY, OK 73102

ORIGIN BANK 2508 LAKELAND DRIVE SUITE 100 FLOWOOD, MS 39232

ATTORNEY FOR PLAINTIFF, ORIGIN BANK: J. LANCE HOPKINS 219 W KEETOOWAH TAHLEQUAH, OK 74464

ROBERTSON ANSCHUTZ VETTERS LLC 1500 CITY WEST BLVD SUITE 700 HOUSTON, TX 77042

ROBERTSON ANSCHUTZ VETTERS LLC 10850 RICHMOND AVE STE 350 HOUSTON, TX 77042

Violation Address: 919 SW 58TH ST

Legal Description: Lot 000 Block 001 Addition WESTERN AVE COURT

LOTS 43 & 44

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

HOLES IN ROOF 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

**F**