



City of Lawton

City Council Special Meeting

Minutes

Lawton City Hall
212 SW 9th Street
Lawton, Oklahoma
73501-3944

Tuesday, July 20, 2021

2:00 PM

**Lawton City Hall
Council Chambers/Auditorium**

Mayor Booker called the meeting to order at 2:00 p.m. Notice of meeting and agenda were posted on the City Hall notice board as required by law. Invocation was given by Allan Hampton, followed by the Pledge of Allegiance

ROLL CALL

Present:

Mary Ann Hankins, Ward 1
Linda Chapman, Ward 2
Allan Hampton, Ward 5
Sean Fortenbaugh, Ward 6
Randy Warren, Ward 8

Absent:

Keith Jackson, Ward 2
Jay Burk, Ward 4
Onreka Johnson, Ward 7

Also Present:

Mayor Stan Booker
Michael Cleghorn, City Manager
John Ratliff, City Attorney
Traci Hushbeck, City Clerk
Corey Bowen, Neighborhood Services

OLD BUSINESS:

1. Hold a public hearing and adopt a resolution declaring the structures located at 818 NE Carver Avenue, 911 SW 37th Street, 1303 SW 3rd Street, 1760 SW 14th Place, 1921 SW 20th Street, 2004 SW McKinley Avenue, 2317/2319 NW Denver Avenue, to be dilapidated pursuant to

Section 6-5-1 Lawton City Code, ordering the owner to abate the nuisance, authorizing summary abatement, and authorizing the City Attorney to commence legal action in District Court to abate the nuisance.

818 NE Carver Avenue

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2008. Bowen stated that the homeowner has done a little bit of work since the last time this property was presented to Council. Some painting has been done and an electrical inspection was completed. No permits have been pulled. Additional work is still needed to bring the property back up to code.

PUBLIC HEARING OPENED.

No one appeared to speak.

PUBLIC HEARING CLOSED.

Motion by FORTENBAUGH, Seconded by WARREN to approve Resolution 21-129 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

911 SW 37th Street

Bowen stated the utilities are currently active and significant progress has been made. There is still some remodel debris that needs to be cleared out.

PUBLIC HEARING OPENED.

Charles Barger, owner of the property, stated he has done work on the property and just needs to get it cleaned up.

Fortenbaugh asked what is lacking to keep him off the D&D list.

Bowen stated no permits have been pulled and the owner still has some work to do on the backside of the property.

Fortenbaugh asked the owner for his estimated time of completion.

Barger stated about a week or two.

Warren stated he has no doubts that the owner can complete this, but if something were to happen to him, the D&D process would have to start all over. He asked how declaring the property dilapidated would affect the owner at this point.

Bowen stated he would have to pull a remodel permit, which is charged per square footage. The cost would be higher.

Motion by HAMPTON, Seconded by WARREN, to continue the public hearing until the September 21, 2021. AYE: Hankins, Harris, Chapman, Burk, Hampton, Fortenbaugh NAY: Warren. MOTION CARRIED.

Warren requested that Cleghorn provide the cost per square foot for a remodel permit for future reference.

Cleghorn confirmed that he will get that information.

VOTE ON MOTION: AYE: Hankins, Chapman, Hampton Fortenbaugh, Warren. NAY: None.
MOTION CARRIED.

1303 SW 3rd Street

Bowen reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property and noted that some work has been done, but several areas still need work. Inactive utilities since 2011.

PUBLIC HEARING OPENED.

No one appeared to speak.

PUBLIC HEARING CLOSED.

Motion by WARREN ,Seconded by FORTENBAUGH to approve Resolution 21-130 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

1760 SW 14th Place

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2020. This property also has fire damage.

PUBLIC HEARING OPENED.

Jervis Jackson, 1310 NW Cherry Avenue, explained that he is having difficulty securing a contractor to tear the property down.

Warren asked for an estimated timeframe.

Jackson stated he doesn't know exactly. He can provide Bowen with the contact information for the last contractor he spoke with.

Warren asked if it would be appropriate to declare the property dilapidated and use the timeframe for the permit to buy some time to find a contractor. He also asked if the demo permit can be extended if the owner is showing an effort to secure a contractor.

Bowen stated yes to both questions.

Fortenbaugh asked if the owner gets a discount at the landfill if he demolitions the structure himself.

Bowen stated yes, it's a 30 percent discount.

There being no further comments, the PUBLIC HEARING CLOSED.

Motion by FORTENBAUGH, Seconded by WARREN to approve Resolution 22-131 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

1921 SW 20th Street

Bowen stated 1921 SW 20th Street is a partially demolished home. The last time it was brought to Council, a stop work order had issued because no permits were pulled and no utilities had been capped. At this time, no progress has been made.

PUBLIC HEARING OPENED.

No one appeared to speak.

PUBLIC HEARING CLOSED.

Motion by WARREN, Seconded by HAMPTON to approve Resolution 21-132 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

2004 SW McKinley Avenue

Bowen reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2020, and no permits have been pulled since the last time the property was presented to Council.

PUBLIC HEARING OPENED.

No one appeared to speak.

PUBLIC HEARING CLOSED.

Motion by FORTENBAUGH, Seconded by WARREN to approve Resolution 21-133 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

2317/2319 NW Denver Avenue

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2020, and no permits have been pulled. Bowen also noted additional code violations since the last time this property was presented to Council.

PUBLIC HEARING OPENED.

Thomas Williams, 2413 Cherokee, Altus, OK, stated his wife is the owner of the property. Williams acknowledged that he indicated at the last meeting that they would be selling the property. He stated in

the last two weeks, they received an offer from R&A Investments Corporation. The offer has been accepted and they are only waiting to receive his wife's late husband's death certificate in order to close.

There being no further comments, the PUBLIC HEARING CLOSED.

Hankins stated she is concerned that nothing has been done since the last time this was presented to Council and that the property is now not secured because it is a danger. She requested that the current owner secure the property.

Williams stated he is working with American Realty as the agent on the property. He will notify them that it needs to be closed back up. They have secured the property a few times, but every time they get it secured, someone comes and takes the door down. He stated they will do what they can.

Motion by HANKINS, Seconded by FORTENBAUGH to approve Resolution 21-134 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Harris, Chapman, Burk, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

BUSINESS ITEMS:

2. Hold a public hearing and adopt a resolution declaring the structures located at 106 NW 14th Street, 110 NW Morford Drive, 311 SW Jefferson Avenue, 405 SW Monroe Avenue, 415 SW Monroe Avenue, 620 SW 23rd Place, 706 SW Garfield Avenue, 802 SE 40th Street, 1205 SW 25th Place, 1301 SW 45th Street, 1516 NW Lake Avenue, 1601 SW N H Jones Avenue, 1707 NW Williams Avenue, 1718 NW Taft Avenue, 2205 NW 15th Street, 2319 NW Austin Drive, 2338 SW Evans Avenue, 2721 SW I Avenue, 3417 NW Cache Road, 4304 NW Lincoln Avenue, 4506 SW K Avenue, 4517 SW G Avenue, 4539 SW G Avenue, and 4604 SW G Avenue, to be dilapidated pursuant to Section 6-5-1 Lawton City Code, ordering the owner to abate the nuisance, authorizing summary abatement, and authorizing the City Attorney to commence legal action in District Court to abate the nuisance.

106 NW 14th Street

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2018, and no permits have been pulled.

PUBLIC HEARING OPENED.

Mark Erickson stated he owns several properties surrounding 106 NW 14th Street. After the owner passed away, there was a terrible stench coming from the property and an infestation of several pests. Erickson went on to explain that he keeps his nearby properties looking nice. He explained that the worst part of this is that "floppers" have started coming onto the property. There is a burn mark on the back porch where they were cooking meth. The area is middle income with some rentals, but people from Fort Sill are now scared to move into the area because of this problem. Erickson also spoke about the nuisance of dilapidated properties in general.

Fred Erickson, 102 SW 14th Street, stated he was in the military for fourteen years so he has been away, but when he returned, the neighborhood had changed. He came home to dilapidated properties and

people running up and down the street that shouldn't be there. The house next door has heavy traffic at all hours of the day, and it's all because of the situation that is there right now. People are setting fires in the shed out back, and he is worried one of his properties will be damaged.

Bob Hadden, 2408 NW 97th Street, stated it is documented that the property is full of black mold, which is a health hazard.

There being no further comments, the PUBLIC HEARING CLOSED.

Hampton stated he also lives near this house and agrees with the gentlemen that spoke.

Motion by HAMPTON ,Seconded by FORTENBAUGH to approve Resolution 21-135 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Harris, Chapman, Burk, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

110 NW Morford Drive

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Utilities are currently active, and a remodel permit was pulled on 07/08/21, which expires on 01/04/22.

PUBLIC HEARING OPENED.

Bob Ross stated he is representing the homeowner. He stated the permit has been pulled, and he has the contractor with him if the Council has any questions about the specific work that is being done. The estimated time to complete work is ninety days.

Patricia Reffett, 2108 NW Lake Avenue, stated she drives past this property almost daily and the backyard is visible from her backyard. Over the past three years, she has observed squatters, high grass and weeds, a deteriorating roof, shopping carts, open windows and doors, and trash in the driveway. She's heard voices, loud shouting, and dogs barking. Her home has been burglarized and feels like the property is a safety concern. Reffett requested that the Council declare the property dilapidated and require the owner to prove his intent to fix the property.

There being no further comments, the PUBLIC HEARING CLOSED.

Hampton stated he has been in contact with the owner several times but was told that permits had not been pulled. He asked if any work had been done.

Bowen stated not that he is aware of.

Jamie Crider, the contractor currently working on the house, stated he was just told by the homeowner to get started a couple of days ago. The main priority is to get the house secured, and then his crew will begin working on the multiple issues.

Hampton asked when work will begin.

Crider stated he has a two-man crew on site now.

Crider and Hampton went on to discuss the multiple issues at the property.

Mayor Booker REOPENED THE PUBLIC HEARING.

Motion by HAMPTON, Seconded by FORTENBAUGH, to continue the Public Hearing to September 21

311 SW Jefferson Avenue

Bowen presented photographs of the property and stated it is a partially demolished structure with fire damage.

PUBLIC HEARING OPENED.

No one appeared to speak.

PUBLIC HEARING CLOSED.

Motion by WARREN, Seconded by FORTENBAUGH to approve Resolution 21-136 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

405 SW Monroe Avenue

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2020.

PUBLIC HEARING OPENED.

Sandra Davis, 405 SW Monroe Avenue, stated she is working on the property. She has it gutted, the grass mowed, and now has a crew together.

Mayor Booker explained the process if the property is declared dilapidated.

There being no further comments, the PUBLIC HEARING CLOSED.

Motion by FORTENBAUGH, Seconded by WARREN to approve Resolution 21-137 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

415 SW Monroe Avenue

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2009.

PUBLIC HEARING OPENED.

No one appeared to speak.

PUBLIC HEARING CLOSED.

Motion by WARREN, Seconded by FORTENBAUGH to approve Resolution 21-138 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

620 SW 23rd Place

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2013.

PUBLIC HEARING OPENED.

No one appeared to speak.

PUBLIC HEARING CLOSED.

Motion by CHAPMAN, Seconded by WARREN to approve Resolution 21-139 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

706 SW Garfield Avenue

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2010.

PUBLIC HEARING OPENED.

Antwoine Bray, 6621 Bayberry Drive, asked if the City is going to tear the house down instead of selling it.

Mayor Booker explained the job of the Council is to determine if the owner is doing anything with the property. He advised Bray that he can contact the owner if he is interested in buying the property.

There being no further comments, the PUBLIC HEARING CLOSED.

Motion by FORTENBAUGH, Seconded by WARREN to approve Resolution 21-140 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

802 SE 40th Street

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2021.

PUBLIC HEARING OPENED.

No one appeared to speak.

PUBLIC HEARING CLOSED.

Motion by HANKINS, Seconded by HAMPTON to approve Resolution 21-141 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

1205 SW 25th Place

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2012.

PUBLIC HEARING OPENED.

Floyd Rogers, 5025 Mickey Street, stated he has started to make arrangements to take over this property, and it is actually in his possession now. He received a notice about the property being unsecure. The windows have been replaced multiple times because they get busted out every time he leaves town. Upon receiving notice, he made a phone call and was under the impression that as long as he boarded up the structure, everything was going to be okay. The house has good bones, a good foundation, and a good roof. He didn't realize he was required to get everything replaced right now. He doesn't see a reason to tear it down and requested more time.

Hampton asked if Rogers intends to pull permits.

Rogers stated he believes he will be required to pull a permit in order to replace the windows.

Bowen stated if the property is declared dilapidated, the owner will be required to pull a "D&D Remodel Permit", which is a cover all. He will get a plumbing inspection and electrical inspection to make sure everything is up to code. He will be working towards obtaining a Certificate of Occupancy.

Bowen went on to explain that the owner will have thirty business days to pull a permit. The permit is good for thirty days, and as long as he is showing progress, he will be able to get another permit for another thirty days.

Rogers stated he lives in Fort Worth, so pulling permits every thirty days will be difficult.

Mayor Booker asked if he will be here working on the property.

Rogers stated he will be here on the weekends.

Hampton stated the house didn't get in this shape overnight.

Rogers stated you are right, but I just took possession of the property. His focus has been on maintaining the yard.

Hampton asked when the first notice was issued on the property.

Bowen stated notice was mailed, posted on the property, and published for the hearing today on the 6th of July.

Hampton asked Cleghorn about renewing the permit over the phone and if the credit card payment

system was setup yet.

Cleghorn stated if we can't get it handled there, we can get it handled somewhere.

Rogers asked the cost of the permit.

Cleghorn stated the remodel permit is twenty cents per square foot, plus sixty dollars per trade for inspections, plus fifty dollars for certification of occupancy. For example, a thousand square foot house would be around \$310.00.

Rogers asked if that is the cost each time he has to renew the permit.

Warren stated it is his understanding that the payment is just for the original permit. He will continue to work off that same permit as long as he is making headway.

Cleghorn stated he would have to verify that information.

Bowen stated he does know that there is an additional fee for plumbing and electrical if they are out of compliance.

Rogers asked that this be tabled until the next meeting.

Cleghorn stated if the property owner renews the permit before it expires, it is twenty-five dollars to renew it.

Alex Quintedo, 5501 SW 38th Street, asked why the permit is for thirty days instead of six months. The owner has already said that he doesn't have the money or the time.

Mayor Booker stated we are following the rules that are set in place. We are not in a place to amend rules.

Quintedo stated he is in the same situation and wants to know if six months can be requested.

Mayor Booker stated this agenda item is specific only to the property listed.

Quintedo stated he would like to know if the property owner for this property can have six months.

Rogers stated the Council has already given some other individuals a continuation. He is asking for the same.

Hampton stated the individuals who received a continuation have already pulled permits and started working. He is the councilmember for that ward and most people contact him long before the public hearing if they want something. He doesn't think that the original permit fee or renew fees are unreasonable.

Rogers asked if the renewals can be paid over the phone.

Cleghorn stated we can work that out.

There being no further comments, the PUBLIC HEARING CLOSED.

Motion by HAMPTON, Seconded by WARREN to approve Resolution 21-142 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

1301 SW 45th Street

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2012.

PUBLIC HEARING OPENED.

Paula Duran, 1405 NW Keystone Drive, stated her husband owns the property and received notice from the bank about the public hearing on July 13th. They are more than capable of fixing the property. She will start pulling permits, but just needs some time to start fixing the property.

Chapman explained the process of pulling permits if the property is declared dilapidated.

There being no further comments, the PUBLIC HEARING CLOSED.

Motion by CHAPMAN, Seconded by HANKINS to approve Resolution 21-143 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

1516 NW Lake Avenue

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2018.

PUBLIC HEARING OPENED.

No one appeared to speak.

PUBLIC HEARING CLOSED.

Motion by HAMPTON, Seconded by CHAPMAN to approve Resolution 21-144 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

1601 SW N H Jones Avenue

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2019.

PUBLIC HEARING OPENED.

No one appeared to speak.

PUBLIC HEARING CLOSED.

Motion by WARREN, Seconded by FORTENBAUGH to approve Resolution 21-145 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

1707 NW Williams Avenue

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2014.

PUBLIC HEARING OPENED.

Guadalupe Box and Oscar Aguilar appeared to speak together, 1901 NW Oak Avenue. Aguilar stated Box is technically the owner of the trailer. The trailer is currently under her sister's name, but she is buying the trailer from her, and it is almost paid off. Aguilar provided pictures to the City Council that he stated were taken three days ago. He said they have been working on the trailer and don't believe it is any kind of hazard to the public.

Mayor Booker asked how long they have been working on the property and how much longer does the owner anticipate completion will take.

Aguilar stated they have been working on it for a little over a year. They have purchased some materials, but they are awaiting a monetary judgement from Box's divorce to have the funds to complete the remodel.

Aguilar also stated he believes the trailer just needs a skirt and some paint. That can be done now. He also stated the City did some road improvements and left chunks of asphalt in the gravel driveway.

Mayor Booker stated the asphalt issue can be addressed by the City Manager because it is a separate issue from the D&D.

There being no further comments, the PUBLIC HEARING CLOSED.

Motion by CHAPMAN, Seconded by WARREN to approve Resolution 21-146 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

1718 NW Taft Avenue

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2019.

PUBLIC HEARING OPENED.

Antwoine Bray, 6621 Bayberry Drive, stated they will get to it and are just here to go through the process.

Hankins asked if Bray was the owner.

Bray responded yes.

There being no further comments, the PUBLIC HEARING CLOSED.

Motion by CHAPMAN, Seconded by WARREN to approve Resolution 21-147 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

2205 NW 15th Street

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2016.

PUBLIC HEARING OPENED.

No one appeared to speak.

PUBLIC HEARING CLOSED.

Motion by HANKINS, Seconded by WARREN to approve Resolution 21-148 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

2319 NW Austin Drive

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2018.

PUBLIC HEARING OPENED.

No one appeared to speak.

PUBLIC HEARING CLOSED.

Motion by HANKINS, Seconded by CHAPMAN to approve Resolution 21-149 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

2338 SW Evans Avenue

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2010.

PUBLIC HEARING OPENED.

Glen Christiansen, owner of Patriot Homes, stated the owner contacted him last week to take a look at the property to see what renovations are needed. He believes that it needs everything. He is prepared to apply for all necessary permits tomorrow. He believes it has a good structure and can be saved. The owner lives out of the country and purchased the property at a tax sale. Christiansen thinks it would be better to just build a new house, but that is not what the owner told him he wants. He believes it will take four to five months to complete.

Chapman asked if the owner has accepted Christiansen's bid.

Christiansen stated yes and he has provided funding as well.

There being no further comments, the PUBLIC HEARING CLOSED.

Motion by CHAPMAN, Seconded by WARREN to approve Resolution 21-150 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

2721 SW I Avenue

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2021. The owner applied for a fire damaged remodel permit as of July 19th.

PUBLIC HEARING OPENED.

No one appeared to speak.

PUBLIC HEARING CLOSED.

Motion by HAMPTON, Seconded by WARREN to approve Resolution 21-151 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

3417 NW Cache Road

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2011. Bowen also mentioned that this was brought before Council last month, but an active mortgage popped up, so the City provided due process.

PUBLIC HEARING OPENED.

No one appeared to speak.

PUBLIC HEARING CLOSED.

Motion by HANKINS, Seconded by HAMPTON to approve Resolution 21-152 declaring the structure

at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

4304 NW Lincoln Avenue

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2020.

PUBLIC HEARING OPENED.

No one appeared to speak.

PUBLIC HEARING CLOSED.

Hankins stated she spoke with the owner, and they are waiting for it to go through probate. She believes they could still be making progress on it.

Motion by HANKINS, Seconded by CHAPMAN to approve Resolution 21-153 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

4506 SW K Avenue

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2014.

PUBLIC HEARING OPENED.

No one appeared to speak.

PUBLIC HEARING CLOSED.

Motion by CHAPMAN, Seconded by WARREN to approve Resolution 21-154 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

4517 SW G Avenue

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2005.

PUBLIC HEARING OPENED.

Pyong Miller, 502 NW Quannah Road, stated she bought the property to repair and rent out. Her maintenance man has done some work to it. The window was just broken out last month. She will sell the property because the neighbor wants to buy it.

There being no further comments, the PUBLIC HEARING CLOSED.

Motion by CHAPMAN, Seconded by WARREN to approve Resolution 21-155 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Harris, Chapman, Burk, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

4539 SW G Avenue

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Inactive utilities since 2020.

PUBLIC HEARING OPENED.

Alex Quintedo, 5501 SW 38th Street, stated the property belongs to his wife. He just needs time to save some money up to tear it down. He would prefer to find his own contractor to tear it down as he believes he can do it cheaper than the City.

Mayor Booker asked how long he has owned the property.

Quintedo stated he believes he has had it for five years. It used to be livable.

Mayor Booker asked if he understood it needs to be torn down.

Quintedo stated yes, but he doesn't want to get involved in his wife's things. He is maintaining the yard.

Chapman asked if Quintedo understood the process.

Quintedo stated yes.

Mayor Booker asked Bowen to explain the process for a demo permit.

Bowen stated the timetable for a demo permit is the same. They have to apply within thirty business days, It usually takes a little longer to get the permit because utilities have to be capped and there has to be a sewage inspection. Once the permit is issued, the contractor has thirty days to demo the structure. An owner demo get a thirty percent discount at the landfill.

There being no further comments, the PUBLIC HEARING CLOSED.

Motion by CHAPMAN, Seconded by WARREN to approve Resolution 21-156 declaring the structure at the property a dilapidated public nuisance and authorize the abatement thereof as set forth in the resolution. AYE: Hankins, Chapman, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

4604 SW G Avenue

Corey Bowen, Neighborhood Services Supervisor, reported the numerous violations of city code existing on the property which are documented on the Property Maintenance Evaluation Sheet. Bowen presented photographs of the property. Utilities are active, but no permits have been pulled.

PUBLIC HEARING OPENED.

Chuck Wade, 1602 NE Eastlake Drive, stated he was contacted by one of several of the siblings that own the property. The property is being sold, and some work is being done to it. Deeds have been drafted, and Mr. Wade requested a two-month extension to allow for the completion of the sale.

Chapman asked Mr. Wade how he knows the contract will go through.

Wade stated the new owner is the one who has been working on the property. He has worked with him on some other purchases and believes the buyer is good for his word.

Chapman asked Bowen if any permits had been pulled.

Bowen stated, no, no permits have been pulled as of 1:17PM today.

Wade stated the buyer is waiting for the property to be conveyed to him before he does that. Wade stated he should be in a position to convey the property in the next ten days to two weeks.

Warren stated the old owner, the new owner, or a contractor are able to pull a permit. If someone will pull the permit, that will give an additional 6 weeks or 30 business days to get started and show that things are happening.

Wade stated he would be more comfortable with an additional sixty days or if the hearing would be continued to a later date.

Motion by CHAPMAN, Seconded by HAMPTON to continue the public hearing to September 21, 2021. AYE: Hankins, Harris, Chapman, Burk, Hampton, Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

Motion by WARREN, Seconded by HAMPTON to adjourn the meeting of July 20, 2021. AYE: Hankins, Chapman, Hampton Fortenbaugh, Warren. NAY: None. MOTION CARRIED.

There being no further business, the meeting adjourned at 2:50 pm.