

MINUTES SPECIAL MEETING OF HOUSING STANDARDS BOARD

WHEN: TUESDAY, JULY 9, 2024, @ 6:00 P.M.

PLACE: OKEMAH CITY HALL, 502 WEST BROADWAY, OKEMAH, OK

PRESENT: LARRY SANDERS, ALICE MOORE, SHIRLEY SHUMATE, KELLY WEST, TINA CONARD

ABSENT: NONE

ALSO, PRESENT: KRISTY LESLEY, CITY MANAGER; KIMBERLY BRADSHAW, CODE ENFORCEMENT OFFICER; RELENA HADDOX, CITY CLERK/TREASURER

MEETING CALLED TO ORDER AND FLAG SALUTE.

Meeting was called to order and flag salute by Chairperson Shirley Shumate.

ROLL CALL AND DECLARATION OF QUORUM.

Roll called by City Clerk Relena Haddox and quorum called by Chairperson Shirley Shumate.

APPROVAL OF MINUTES.

Motion to approve as presented made by Kelly West, second by Alice Moore.

Aye: Larry Sanders, Alice Moore, Shirley Shumate, Kelly West

Nay: None

Motion passed.

PUBLIC APPEARANCES.

None

DISCUSSION AND POSSIBLE APPROVAL FOR ABATEMENT AND BID OPENING FOR PROPERTY:

2. Property Abatement and Bid Openings

Property #11: 216 East Atlanta Street

- Kimberly Bradshaw presented information on property #11, located at 216 East Atlanta Street.
 - Bradshaw explained that the property is in a dilapidated condition with a failing roof, foundation issues, missing windows, and overgrown vegetation.
 - Bradshaw stated that the property owner, James O'Dell Hall, believes he has already sold the house, but no deed has been recorded.
 - Bradshaw reported that she has contacted Mr. Hall's stepsons, but they are unwilling to take responsibility for the property.

- Bradshaw expressed concern that the property's condition attracts homeless individuals, making it difficult to address the issue.
- Shirley Shumate opened the bids received for the abatement of property #11.
 - Luke Martin submitted a bid for \$5,250.
 - Bobby Dilday submitted a bid for \$6,950.
 - London Service Solutions submitted a bid for \$10,700.
- Shirley Shumate called for a motion to declare the property an abatement and accept the lowest bid.
- A motion was made to declare the property at 216 East Atlanta Street an abatement and accept Luke Martin's bid of \$5,250 by Tina Conard. The motion was seconded by Kelly West and approved unanimously by roll call vote.

Property #12: 113 South 8th Street

- Kimberly Bradshaw presented information on property #12, a single-wide mobile home located at 113 South 8th Street.
 - Bradshaw explained that the property is owned by Richard Bryant, who resides in Louisiana.
 - Bradshaw stated that the property taxes are sent to Mr. Bryant in care of Brandy Girard at the property address, but Ms. Girard no longer resides there.
 - Bradshaw reported that the property has numerous code violations, including a collapsed side, debris accumulation, and a leaning electrical pole.
 - Bradshaw expressed concern about the property's safety due to a hole in the roof, previously housing a wood-burning stove, which has since been removed.
 - Bradshaw noted that the property is occupied by various individuals, and she has attempted to inform them of the potential abatement.
 - Bradshaw shared that she spoke with a resident, Dusty, who claimed the property belonged to his mother and expressed disbelief that it could be demolished.
- Larry Sanders provided additional information, stating that Dusty is Brandy Girard's brother and that Ms. Girard resides at Northview Apartments.
- Kristy Lesley added that the property lacks running water but has electricity.
- Shirley Shumate opened the bids received for the abatement of property #12.
 - Luke Martin submitted a bid for \$3,800.
 - Bobby Dilday submitted a bid for \$6,950.
 - London Service Solutions submitted a bid for \$11,500.
- Shirley Shumate called for a motion to declare the property an abatement and accept the lowest bid.

- A motion was made to declare the property at 113 South 8th Street an abatement and accept Luke Martin's bid of \$3,800 by Alice Moore. The motion was seconded by Larry Sanders and approved unanimously by roll call vote.

Property #13: 801 North 6th Street

- Kimberly Bradshaw presented information on property #13, located at 801 North 6th Street, owned by Fred Maxwell, who was present at the meeting.
 - Bradshaw explained that the property includes an older mobile home and two outbuildings.
 - Bradshaw acknowledged that Mr. Maxwell has made progress in addressing the code violations since receiving the abatement notice, having demolished a significant portion of the mobile home and one outbuilding.
 - Bradshaw showed pictures of the property, highlighting the remaining debris and partially demolished structures.
- Fred Maxwell addressed the board, explaining that he is in the process of removing the mobile home from the property and transporting it to his residence in the country.
 - Maxwell stated that he has been doing the work himself and has encountered delays due to transportation issues.
 - Maxwell requested additional time to complete the cleanup.
- Shirley Shumate opened the bids received for the abatement of property #13.
 - Luke Martin submitted a bid for \$3,500.
 - Bobby Dilday submitted a bid for \$5,900.
 - London Service Solutions submitted a bid for \$8,000.
- Alice Moore expressed support for granting Mr. Maxwell additional time, noting that he has been making a genuine effort to clean up the property.
- Larry Sanders echoed Moore's sentiment, acknowledging Mr. Maxwell's efforts and emphasizing the property's potential.
- Following discussion, a motion was made to grant Mr. Maxwell 60 days to complete the cleanup of the property, including the removal of the remaining mobile home structure, outbuilding, and all debris by Kelly West. The motion was seconded by Alice Moore and approved unanimously by roll call vote.
- Kimberly Bradshaw confirmed that she would send Mr. Maxwell a letter with the new deadline.

Property #14: 212 North 10th Street

- Kimberly Bradshaw presented information on property #14, located at 212 North 10th Street, owned by Ron Tripp

- Bradshaw explained that the property has a long history of code violations, with a tree having fallen on the roof and significant deterioration of the structure and foundation.
 - Bradshaw expressed concern that the property's condition poses a safety hazard and is at risk of attracting homeless individuals.
- Ron Tripp addressed the board, acknowledging the property's condition and stating their intention to demolish the structure.
 - Tripp explained that they had initially purchased the property for a friend but had not followed through with repairs.
 - Tripp requested 60 days to complete the demolition, citing upcoming personal commitments.
- Shirley Shumate opened the bids received for the abatement of property #14.
 - Luke Martin submitted a bid for \$4,900.
 - Bobby Dilday submitted a bid for \$7,900.
 - London Service Solutions submitted a bid for \$9,500.
- Bradshaw clarified that Luke Martin's bid of \$4,900 includes the removal of three dead trees on the property that pose a hazard.
- Alice Moore commented on the favorable price of Luke Martin's bid, considering the additional tree removal.
- Tripp reiterated his commitment to addressing the property within 60 days, assuring the board that he would begin demolition by the following week.
- Following discussion, a motion was made to grant Mr. Tripp 60 days to demolish the structure and make significant progress in cleaning up the property by Larry Sanders. The motion was seconded by Kelly West and approved unanimously by roll call vote.
- Kimberly Bradshaw confirmed that she would send Mr. Tripp a letter with the new deadline.

Property #15: 1107 West Broadway

- Kimberly Bradshaw presented information on property #15, located at 1107 West Broadway.
 - Bradshaw explained that the property is in the name of Margaret Thompson, but her nephew, Jarrett Don Thompson, was listed in the trust and was notified of the abatement.
 - Bradshaw described the property as being in a state of severe disrepair, with a collapsed roof, foundation issues, and significant water damage.
 - Bradshaw stated that the property's garage is beyond repair and a vehicle on the premises will need to be towed.
 - Bradshaw informed the board that she had spoken with Jarrett Thompson, who expressed no interest in salvaging any items from the property and agreed to the demolition.

- Kristy Lesley inquired about the property's ownership after Mr. Thompson's passing, to which Bradshaw clarified that it was her understanding that the property would transfer to Jarrett Thompson.
- Alice Moore commented on the property's desirable location.
- Bradshaw expressed concern that the property's condition poses a safety hazard and could attract individuals seeking shelter, despite its high visibility on Broadway.
- Shirley Shumate opened the bids received for the abatement of property #15.
 - Luke Martin submitted a bid for \$8,900.
 - Bobby Dilday submitted a bid for \$8,950.
 - London Service Solutions submitted a bid for \$11,200.
- Shirley Shumate recommended awarding the bid to Bobby Dilday due to the minimal price difference and his reputation for timely completion.
- A motion was made to declare the property at 1107 West Broadway an abatement and award the bid to Bobby Dilday for \$8,950 by Tina Conard. The motion was seconded by Kelly West and approved unanimously by roll call vote.

CODE ENFORCEMENT REPORT

Ongoing Code Enforcement Efforts

- Kimberly Bradshaw provided an update on ongoing code enforcement efforts in the city.
 - Bradshaw highlighted the persistent issue of homelessness and her proactive approach in engaging with individuals new to the community to understand their circumstances.
 - Bradshaw encouraged board members and residents to report any properties of concern, emphasizing the importance of community involvement in addressing code violations.
 - Bradshaw shared her intention to schedule the next code enforcement meeting in September, focusing on properties with the highest priority.
- Kristy Lesley provided an update on the progress of demolishing a building on Broadway.
 - Lesley explained that she has applied for funding through the Environmental Quality (EQ) Brownfield program to assist with asbestos and lead-based paint abatement.
 - Lesley stated that while one bid has been received, the cost exceeded the available budget.
 - Lesley shared that she is exploring alternative funding sources, including grants, to cover the demolition expenses.
- Shirley Shumate mentioned two additional buildings on Main Street that require attention.
- Bradshaw acknowledged the buildings and assured the board that they would be addressed.
- Bradshaw discussed the issue of unsecured cellars on abated properties.

- Bradshaw explained that she and Christy, another code enforcement official, are working to ensure that cellars on vacant lots are properly secured to prevent unauthorized access and potential hazards.
- Shirley Shumate raised a concern about a specific cellar in front of AMS, to which Bradshaw responded that she would have the police investigate.
- Bradshaw highlighted the positive impact of code enforcement efforts, citing examples of properties that have been cleaned up, redeveloped, or demolished, leading to neighborhood improvements.

COMMENTS AND INQUIRIES FROM BOARD MEMBERS

- Larry Sanders inquired about two properties on the north side of the football field that have been vacant for an extended period.
- Kimberly Bradshaw provided background information on the properties.
 - Bradshaw explained that one property was previously abated, and the company that owned it donated the land to the school district.
 - Bradshaw stated that the school district has plans for the property but acknowledged that it is located in a flood zone.
- Bradshaw addressed the second property, explaining that the previous tenant had been renting the property for many years and the landlord transferred ownership to him before vacating.
 - Bradshaw acknowledged the challenges faced by the current owner, who is now responsible for the property's condition and the cost of removing the mobile home.
- Bradshaw assured Sanders that she would continue to monitor the properties and address any code violations.

ADJOURNMENT.

Meeting was adjourned at 6:49pm by Shirley Shumate.

Relena Haddox, City Clerk

Shirley Shumate, Chairman