

MINUTES SPECIAL MEETING OF HOUSING STANDARDS BOARD

WHEN: TUESDAY, OCTOBER 8, 2024, @ 6:00 P.M.

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

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

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:

Property Abatement and Bid Discussions

Property 24-13

- Kimberly Bradshaw presented photos and explained the dilapidated condition of the property, noting further deterioration since the last meeting.
- Bradshaw recommended abatement due to the owner's lack of progress and the property's hazardous state.
- Shirley Shumate inquired about the status of existing bids.
- Bradshaw explained the need to rebid due to changed conditions and recommended proceeding with abatement before rebidding.
- Kelly West motioned to proceed with abatement.
- The motion was seconded and passed unanimously.

- A subsequent motion to rebid for 24-13 was also made, seconded, and passed unanimously.

Property 24-14

- Bradshaw reported that the owners, Mr. Tripp and Ms. Giza, had largely cleaned the lot but the foundation and an exterior building remained.
- Ruth Giza explained their unawareness of the need to remove the foundation.
- Bradshaw clarified the abatement requirement for ground-level clearing.
- Discussion ensued regarding the removal of the foundation, a small shed, and a metal garage. Giza proposed boarding up the garage.
- Bradshaw highlighted safety concerns and liability issues related to dead trees on the property.
- A motion was made, seconded, and passed to grant a 30-day extension for the owners to complete the cleanup, including removal of the foundation, shed, and trees. The metal garage was to be secured.

Property 24-16

- Bradshaw recommended abatement of the dilapidated property at 211-213 North 12th Street due to its deteriorating condition and lack of buyer interest.
- Shirley Shumate presented the received bids: \$6,200, \$6,000, and \$7,800.
- Kelly West inquired about the scope of the abatement, confirming it included debris removal from two lots.
- A motion was made, seconded, and passed to accept the lowest bid of \$6,000 from Blue Cogs.

Property 24-17

- Bradshaw reported that the owner had successfully taken down the structure and maintained the lot.

Property 24-18 (907 East Atlanta)

- Bradshaw reported on the dilapidated condition of the property and concerns about vagrancy.
- Bradshaw recounted an incident where a woman was found sleeping inside the structure.
- Veda Hart-Byrd, the property owner, expressed her intention to repair the building.

- Discussion ensued regarding the feasibility and cost of repairs, with concerns raised about the extent of the damage.
- A motion was made, seconded, and passed to abate the property.
- Bids were presented: \$3,500, \$4,000, and \$7,500.
- A motion was made and passed to accept the \$4,000 bid from Lou Cox.
- Bradshaw explained the abatement process and payment options to Hart-Byrd.

Property on East 10th Street

- Bradshaw reported on vagrancy and safety concerns related to the property.
- Justin Osborne, the property owner, explained his efforts to clean up the property and expressed his intention to secure the buildings.
- Discussion ensued regarding the long-term plan for the property.
- Bids were presented: \$7,200, \$8,000, and \$9,800.
- After discussion about contractor performance and deadlines, a motion was passed (3-1) to grant Osborne a 30-day extension to address the issues himself.

6. Code Enforcement Report

- Bradshaw requested input from board members regarding problem properties in their districts.
- Discussion followed about several properties, including a large project on the east side of town.
- Bradshaw mentioned the issue of residents lacking water and sewer service, and the city's efforts to address it.
- The increasing homeless population and its impact on the community were discussed.
- Bradshaw emphasized the importance of property owners taking responsibility for their properties.

COMMENTS AND INQUIRIES FROM BOARD MEMBERS

- Discussion about the possibility of a city-wide free burn day, with concerns raised about fire hazards and air quality.
- The need to address overgrown trees and brush throughout the city was discussed.
- Bradshaw highlighted the success of code enforcement efforts in improving the town's appearance.
- Discussion about handling properties with unkempt yards and the possibility of implementing fines or city-funded mowing services.
- Several properties were identified for abatement due to dilapidation and safety concerns.

- The board emphasized the importance of property owner responsibility and timely completion of abatement projects.
- Concerns were raised about the increasing homeless population and the need for solutions.
- The board acknowledged the progress made in improving the town's appearance through code enforcement efforts.

ADJOURNMENT.

Meeting was adjourned at 6:55pm by Shirley Shumate.

Relena Haddox, City Clerk

Shirley Shumate, Chairman