



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: R-1415-37**

**File ID:** R-1415-37

**Type:** Resolution

**Status:** Non-Consent Items

**Version:** 1

**Reference:** Item No. 41

**In Control:** City Council

**Department:** Planning and  
Community  
Development  
Department

**Cost:**

**File Created:** 10/08/2014

**File Name:** Resolution condemning 605 Sturtz Drive

**Final Action:**

**Title:** RESOLUTION NO. R-1415-37: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CONDEMNING THE HEREINAFTER-DESCRIBED PREMISES AS A NUISANCE; PROVIDING FOR NOTICE AND HEARING THEREOF (605 STURTZ CIRCLE)

**Notes:** ACTION NEEDED: Motion to adopt or reject Resolution No. R-1415-37.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 10/28/2014

**Agenda Number:** 41

**Attachments:** 605 Sturtz Cir R-1415-37, Summary of 605  
Sturtz.pdf, Photographs 605 Sturtz.pdf, Timeline 605  
Sturtz.pdf, Memo 605 Sturtz.pdf

**Project Manager:** Linda Price, Revitalization Manager

**Entered by:** linda.price@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File R-1415-37

#### Body

**Background:** The City of Norman has a program for the demolition and removal of structures that are not maintained to City Codes by the owner(s) and have become unfit for human habitation and/or a nuisance to the surrounding neighborhoods. Funds are appropriated yearly for the removal of those structures that are condemned and not removed by the owner(s) with payment due to the City of Norman within six (6) months of receipt of the billing. Failure to satisfy the debt with the City results in a lien being filed against the property with payment to be received by the county with the Ad Valorem Tax and forwarded to the City of Norman upon receipt of the payment.

**Discussion:** There is one property with one structure located at 605 Sturtz Circle proposed for condemnation. The owner of record is Holly J. Hopkins. The structure is a two-story, single-family residential structure that sustained a fire on October 20, 2013. According to the fire department the house sustained severe damage and is no longer habitable, and is a hazard to persons in the surrounding area. In the opinion of staff, the

structure meets the definition of a dilapidated building and is unsafe.

Complaints were received and the property was posted for a health violation and as an unsecured structure on April 14, 2014. Upon reinspection the structure was determined to be secure and the health violations in the front yard were removed. On July 24, 2014 a Condemnation Initiation letter was sent by certified mail to the property owner due to the condition of the structure and because no action had been taken towards either rehabilitating or demolishing it. Additional attempts to contact the owner were unsuccessful.

Attachments include Resolution of Condemnation Number R-1415-37, a summary of code violation activity related to the property, and staff memoranda and photos of the property.

Notification of condemnation has been sent to the owner of record. The property was also posted as required by State law and City ordinance

**RECOMMENDATION:** Staff recommends approval of condemnation of the building at 605 Sturtz Circle through Resolution No. R-1415-37 and requests that the building be ordered to be removed.