



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: R-1415-76

File ID: R-1415-76

Type: Resolution

Status: Non-Consent Items

Version: 1

Reference: Item 30

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 01/21/2015

File Name: Condemnation of 607 East Comanche Street

Final Action:

Title: RESOLUTION R-1415-76: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CONDEMNING THE HEREINAFTER-DESCRIBED PREMISES AS A NUISANCE AND PROVIDING FOR NOTICE AND HEARING THEREOF (607 EAST COMANCHE STREET)

Notes: ACTION NEEDED: Motion to adopt or reject Resolution R-1415-76.

ACTION TAKEN: _____

Agenda Date: 02/24/2015

Agenda Number: 30

Attachments: Text File 607 Comanche.pdf, Photographs, Rehab memo, bullet points, R-1415-76.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:

Text of Legislative File R-1415-76

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 three structures proposed for condemnation in association with this agenda item:

607 East Comanche Street - Owner: Joe Richard Fairbairn (deceased)

The primary structure that is the subject of this condemnation action is a one-story, single-family residential

structure of approximately 440 square feet in total floor area that has been vacant for several years and has had no water service since March of 2011. The house has deteriorated siding and doors, has sustained severe damage from a fallen tree, and is no longer habitable. In the opinion of staff, the structure meets the definition of a dilapidated building and is unsafe. In addition there is an old shed and underground cellar that cannot be easily secured and are also recommended for condemnation.

Many complaints have been received from surrounding neighbors about the dwelling being unsecured, and lack of maintenance to the structures and grounds. Eighteen abatement actions have been taken over the last three years to impound an inoperable vehicle, secure the structures, mow the weeds, and remove health violations.

Attachments include Resolution R-1415-76 condemning property, a summary of code violation activity related to the property, staff memoranda, and photos of the property.

Notification of condemnation has been sent to the owner of record who is deceased. Evidently the owner died intestate so there are no other parties to notify. Property taxes have been paid for the last three years, so it is probable that the property will be put up for sale by the County soon. It would be preferable to have the structures removed prior to a sale. The property was also posted as required by State law and City ordinance

RECOMMENDATION: Staff recommends approval of condemnation for the building through Resolution R-1415-76 and requests that the dwelling and accessory structures be ordered to be removed.