

**MINUTES
OF
A SPECIAL MEETING
OF THE MAYOR AND BOARD OF COMMISSIONERS
OF THE CITY OF ARDMORE, OKLAHOMA, HELD ON JULY 14, 2021, AT 12:00 PM
IN THE CITY MANAGERS CONFERENCE ROOM 100**

Present:	Beth Glasgow	Mayor
	Sheryl Ellis	Vice-Mayor
	Doug Pfau	Commissioner
	John Credle, Jr.	Commissioner
	David Plesher	Commissioner
	Kevin Boatright	City Manager
	Lori Linney	City Clerk

This meeting was held in compliance with the Oklahoma Open Meeting Act (OSS 25)

1. CALL TO ORDER BY MAYOR

Mayor Glasgow called the meeting to order.

2. ROLL CALL

The City Clerk called roll. All were present except Commissioner Credle.

3. APPROVE AGENDA – ORDERE OF BUSINESS AND CONTENTS

Motion was made by Commissioner Plesher and seconded by Commissioner Pfau to approve the agenda as written.

Ayes:	Pfau, Plesher, Ellis, Glasgow
Nays:	None

4. REGULAR BUSINESS

A. AGREEMENTS(S)

- 1. Consideration and Possible Action to Declare the Collapsed Building located at 119 North Washington Street a Public Nuisance as an Imminent Safety Hazard to the Pubic and Order Immediate Abatement with Demolition and Accept he Demolition Bid Received from Diverse Construction in the Total Amount of \$25,250.00 and Approval or Rejection of Any Amendments Proposed and Considered by the City Commission at the Meeting**

A presentation was made by Jessica Scott, Director of Community Development, to the Commission. She stated that on July 10, 2021, a vehicle collided with the building at 119 North Washington Street causing the front façade to collapse into the roadway. The current building condition is imminently a danger to the public safety and should be declared a nuisance. Steve Fox from Fox Engineering came out and examined the building. Mr. Fox agrees some type of immediate action is necessary. On the night of the accident the property owner, Mr. Thigpin, stated he has no insurance for the building. Upon further investigation, I discovered there is an active mortgage through First Bank and Trust Ardmore. I have notified the property owner and mortgage holder of City's intension of demolition and the proposed action at this meeting. The condition of the building is imminently a danger to the public safety. Immediate action is required.

Per section 18-11 Dangerous Buildings – Deemed Public Nuisance:

The leaving standing of any building which shall have been or may hereafter be damaged by fire, explosion, floods, decay or otherwise, to such an extent as to be in a condition that is dangerous to the health or safety of the citizens of Ardmore, is hereby declared to be a public nuisance, and the owner of any property so damaged shall destroy or remove the same at once.

(Code 1959, § 12-1)

Per section 18-12. Building Inspector to Inspect; notice to owner to abate condition.

It is hereby made the duty of the building inspector of the city to inspect any and all such buildings. In the event he finds same to be a menace either to the health or safety of the citizens of Ardmore, he shall cause such notice to be given to the owner as is consistent with the emergency, and in the event the danger is imminent and immediate, he shall proceed forthwith to abate the same. In the event the danger is not immediate, said building inspector is hereby directed to notify the owner to abate same, by giving notice to said owner; and in the event the owner fails or refuses to abate same within five (5) days, said building inspector is hereby authorized to enter upon said premises and abate said nuisance by destroying or removing said building. It shall be unlawful for anyone to interfere with him in the lawful exercise of this duty. The expense of said removal shall be charged to the owner of the property so damaged or destroyed.

At this time I am requesting the Commission declare the structure at 119 North Washington a public nuisance and order immediate demolition. I am also requesting permission to accept a demolition bid from Diverse Construction in the amount of \$25,250.00 for the property located at 119 North Washington Street, Ardmore.

Speaking against the demolition of the collapsed building located at 119 North Washington Street was Mr. Nick Thigpin, property owner, and Mr. Brian Stedman, President of First Bank and Trust of Ardmore, the mortgage holder.

Motion was made by Commissioner Plesher and seconded by Commissioner Ellis to declare the collapsed building located at 119 North Washington Street a public nuisance as an imminent safety hazard.

Ayes: Pfau, Plesher, Ellis, Glasgow
Nays: None

Motion was made by Vice-Mayor Ellis and seconded by Commissioner Plesher to allow the property owner a time line to repair the property as follows:

- Ten (10) days to have the debris removed and structure secured and safe, confirmed by a Structural Engineer.
- Thirty (30) days to have the property completely weather proofed.
- Sixty (60) days to obtain a building permit (with architectural plans).
- Six (6) months from permit issuance to repair building to a complete or habitable state.

with a stipulation that if any milestone is not met the City will proceed with demolition.

Ayes: Pfau, Plesher, Ellis, Glasgow
Nays: None

5. NEW BUSINESS

(As defined by the Oklahoma Open Meeting Act 25 OK Statutes § 311 (A) (9) as “matters not known about or which could not have reasonably been foreseen prior to the time of posting the agenda”).

None

6. ADJOURN

Motion was made by Commissioner Pfau and seconded by Commissioner Plesher to adjourn from this meeting.

Ayes: Pfau, Plesher, Ellis, Glasgow
Nays: None