

**MINUTES OF A SPECIAL MEETING OF THE MAYOR AND BOARD OF
COMMISSIONERS OF THE CITY OF ARDMORE, OKLAHOMA, HELD ON
MARCH 15, 2022 AT 11:00 A.M. IN THE COMMISSION CHAMBERS**

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

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

1. CALL TO ORDER

Mayor Ellis called the meeting to order. .

2. ROLL CALL

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

3. APPROVE AGENDA – ORDER OF BUSINESS AND CONTENTS

Motion was made by Vice-Mayor Pfau and seconded by Commissioner Credle to approve the agenda as written.

Ayes:	Sjulín, Credle, Pfau, Ellis
Nays:	None
Absent:	Plesher

4. REGULAR BUSINESS

A. ACTION ON DILAPIDATED BUILDINGS

- 1. Consideration and Possible Action on the Dilapidation and Possible Demolition of the Structure on the Property located at 119 North Washington Street, Ardmore 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. On July 14, 2021, at a special meeting of the City Commission, the Commission declared the building dilapidated and a public nuisance. The property owners, Nicholas and Tiffany Thigpin, expressed interest in repairing the structure. The City Commission set the following milestones for the property owner:

- Ten (10) days or until (July 24, 2021) to remove all the debris and have the structure secured and certified safe by a structural engineer so the roadway may be opened.
- Thirty (30) days or until (August 13, 2021) to completely weatherproof the structure.
- Sixty (60) days or until (September 12, 2021) to obtain a building permit with architectural plans.
- Then six (6) months (from the issuance of the permit) to repair the structure to a habitable state.

The property owners met the first two milestones. The debris was removed and the roadway was re-opened before the deadline. The façade was supported with a jack and then a temporary wall was constructed. Exterior wrap was then placed over the temporary wall for weather proofing. Since meeting the first two milestones, Mr. Thigpen has submitted some plans. Over the past several months the building continues to deteriorate. The house wrap has come loose and the exposed temporary wall is no longer protected. Staff recommends the City Commission order demolition of the structure at 119 North Washington Street, Ardmore.

Motion was made by Vice-Mayor Pfau and seconded by Commissioner Credle to approve the demolition of the structure on the property located at 119 North Washington Street, Ardmore.

Ayes:	Sjulin, Credle, Pfau, Ellis
Nays:	None
Absent:	Plesher

2. Consideration and Possible Action on the Dilapidation and Possible Demolition of the Structure on the Property located at 120 North Washington Street, Ardmore 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 30, 2020, during a wind storm the building to the north collapsed into 120 North Washington Street causing damage to the north wall and front façade. On August 11, 2020, I spoke with Kori Thompson about the building. Ms. Thompson stated she was contracting an engineer to inspect the building and complete a report. On September 23, 2020, I again spoke with Kori Thompson and she agreed to have engineered plans submitted for a building permit within sixty (60) days and rehabilitation of the building completed within six (6) months of permit issuance. On March 9, 2021, the community development department held a demolition hearing for the property. At the demolition hearing, Ms. Thompson stated she was in the process of having plans drawn and she was given one (1) month to complete the permit process and six (6) months to complete the rehabilitation of the property. Ms. Thompson did obtain a building permit for the repair of the structure. On September 1, 2021, Ms. Thompson requested an extension to her building permit. Since no work had been completed, I told Ms. Thompson her building permit would not be extended and I intended to hold another demolition hearing for her building. Ms. Thompson's permit was set to expire on September 22, 2021. On September 14, 2021, Good Construction began removing brick off the north and east wall of the building. I spoke with Frank Good and stated they were only working on the demolition of the damaged brick. On September 28, 2021, Good Construction had removed the majority of the brick on the north wall. Then they began placing wood siding along the north wall. When I noticed they had removed the majority of the brick and they were adding siding to the building I spoke with the contractor. The original building permit had expired and the work in progress was outside the scope of the expired building permit. Also, the property is located within the Fire Limits and wood construction is not allowed unless the structure has a fire suppression system or all the lumber is fire treated. I instructed them to stop work until a new building permit was issued encompassing this new work. The contractor told me the siding wall was temporary. On Monday, November 15, 2021, staff noticed the front façade porch area had been removed from the property. The removal of the front façade/porch was not included in the expired building permit. No work has been completed since the removal of the porch. On November 16, 2021, Kori Thompson attended a Historic Preservation meeting for 120 North Washington. At the meetings, Ms. Thompson stated she had hired Beth Glasgow to complete her architectural plans for the building. She needed sixty (60) more days for completion of plans and agreed to have the plans submitted for a building permit by January 20, 2022. On January 17, 2022, Ms. Thompson emailed a proposal from SDG Architects for work on the building at 120 North Washington. Throughout this process, the proposed use and design of the building has constantly changed. Staff recommends the City Commission order demolition of the structure at 120 North Washington.

Motion was made by Commissioner Credle and seconded by Commissioner Sjulín to approve the demolition of the structure on the property located at 120 North Washington Street, Ardmore.

Ayes:	Sjulín, Credle, Pfau, Ellis
Nays:	None
Absent:	Plesher

10. ADJOURN

Motion was made by Vice-Mayor Pfau and seconded by Commissioner Credle to adjourn from this meeting.

Ayes:	Sjulín, Credle, Pfau, Ellis
Nays:	None
Absent:	Plesher