



CITY COUNCIL MINUTES  
June 3, 2020

The City Council of the City of The Village, Oklahoma, met in special session at City Hall on Wednesday, June 3, 2020, at 2:00 p.m., at 2304 Manchester Drive.

**COUNCIL PRESENT**

Dave Bennett, Mayor  
Sonny Wilkinson, Vice-Mayor  
Adam Graham, Council Member  
Bubba Symes, Council Member  
Cathy Cummings, Council Member

**STAFF PRESENT**

Bruce K. Stone, City Manager  
Jamie Gilpin, Payroll/Benefits Administrator  
Ken Nelson, Building Inspector

**ITEM I: CALL TO ORDER.**

Mayor Bennett called the meeting to order at 2:00 p.m.

**ITEM II: CONSIDERATION OF APPEAL TO ADMINISTRATIVE ORDER TO ABATE A PUBLIC NUISANCE AT 9515 GREYSTONE AVENUE.**

Mayor Bennett asked the City Manager to explain the Administrative Order to the Council.

The city manager explained that Code Enforcement started a legal abatement on 9515 Greystone due the overgrowth of trees and bushes in the front, side and rear yards of the property. Mr. Stone told the Council that the Administrative Order provided for the property to cleaned up in ten (10) days with a deadline of May 29<sup>th</sup>. Mr. Stone showed the Council pictures of the property and advised the Council that the property owner, Jerry Gaines, appealed the Administrative Order on the last day. Mr. Stone also showed the Council the handwritten appeal filed by Mr. Gaines.

Mr. Gaines was in attendance and spoke before the Council. Mr. Gaines spent a great deal of time explaining that he has several medical issues, which limit the amount of physical activity he can endure and that he is also the full-time caregiver for his Mother who is 102 years old. Mr. Gaines told the Council that he would like clarification from the Council as to what he must do to bring the property into compliance.

Vicky Prince, a neighboring homeowner, appeared before the Council. Ms. Prince explained that she sympathizes with the problems Mr. Gaines has but advised that she has to call Code Enforcement every two weeks about the grass. Ms. Prince told the Council that there are wild animals and vermin living in the yard and that she and her neighbors have been mowing the front yard.

Mr. Gaines stated that he tried to sell the house, but the price offered was only \$13,000. Mr. Gaines acknowledged that he needed to try harder to sell the property. Mr. Gaines told the



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Council that he cannot afford to hire a contractor to do the work and that he has been doing the work as he can.

Vice-Mayor Wilkinson admonished Mr. Gaines for allowing the property to become so overgrown and told Mr. Gaines that it is unacceptable for Code Enforcement to make so many calls to address property maintenance issues (55 times since 2004).

Council Member Cummings expressed concern that Mr. Gaines is not physically able to do the work himself and that stated that she did not want him to overexert himself.

The Mayor asked Ken Nelson building inspector to comment on the matter at hand. Mr. Nelson told the Council that this property is a recurrent problem requiring many calls by Code Enforcement every year and many times a year to address code violations. Mr. Nelson told the Council that the front, back and side yards are so overgrown that it is difficult to walk and to get a good vantage point to take pictures.

Mayor Bennett and Council Member Symes both encouraged Mr. Gaines to renew his efforts to sell the property. Mayor Bennett advised that there are many qualified Realtors who could assist him in selling the house.

The Mayor asked Mr. Stone what the process going forward would be. Mr. Stone stated, if the Council denies the appeal, the City will obtain bids to clean up the property for the purpose of benefiting the property and eliminating the public nuisance. Mr. Stone advised that the bill for cleaning up the property would be sent to Mr. Gaines and if the bill is not paid within thirty (30) days, the City would send a statement to the County Treasurer, who would bill Mr. Gaines for the costs. Mr. Stone stated that, if the bill from the County is not paid within thirty (30) days, a lien would be placed on the property for the full amount of the clean up costs. Mr. Stone further advised that the lien, plus interest, would be collected by the County at the time the property is sold. Mr. Stone advised that the County would then pay the City for the amount owed on the lien.

After a brief discussion, Vice-Mayor Wilkinson moved that Council deny the Appeal of the Administrative Order that the City proceed with abatement of the property. Council Member Cummings seconded the motion. The vote: Yea – Symes, Graham, Wilkinson, Bennett and Cummings. Nay – none.

The Mayor asked Mr. Gaines to come back to the City Council meeting on July 6 and give the Council a status report on progress he has made in getting the property on the market and sold. *(Note: the July 6, 2020 Meeting will via Zoom teleconference, so physical appearance by Mr. Gaines will not be possible)*



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**ITEM III: ADJOURNMENT**

There being no further business, the Mayor adjourned the meeting at 2:45 p.m.

Commented [BKS1]:

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Mayor Bennett

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Vice-Mayor Sonny Wilkinson

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Council Member Graham

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Council Member Symes

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City Clerk

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Council Member Cummings