

**MINUTES**  
**HEARING OF DILAPIDATED BUILDINGS AND ABATEMENT OF PROPERTIES**  
**CITY OF PRYOR CREEK, OKLAHOMA**  
**THURSDAY, OCTOBER 19<sup>TH</sup> , 2023 5:00 P.M.**

**HEARING OFFICER: TIM MILLS**

**1. Call to Order.**

Hearing Officer Tim Mills called the meeting to order. Others in attendance: Builder Inspector Kenneth Young, Officer Trent Humphrey, Jesus Ortiz, Darla Ducsay, Ben Shaffer, Don Muenstermann, Henry Noyes, Selicia Rowland, Donald Murphy and Daniel Burford.

**2. Public Hearing.**

**3. In the matter of dilapidation on the property of Blue Quest Investments, LLC; 311 N Coo Y Yah; Lot Numbered Fourteen (14) and the North Ten (1) feet of Lot Numbered Fifteen (15), in Block Numbered Two (2), of the CHAS. M KELLEY ADDITION to the Incorporated Town of PRYOR CREEK, Mayes County, State of Oklahoma, according to the Amended Survey and Plat thereof. Jesus Ortiz with Blue Quest Investments, LLC appeared. He continues with the remodeling. The Hearing Officer rescinded the Order of Dilapidation. Review January 18<sup>th</sup>, 2024.**

**4. In the matter of dilapidation on the property of DJ Murphy, Inc; 1200 SW 1<sup>st</sup>; The West 281.3 Feet of the East 575 feet of the North 417.4 feet of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$  NE $\frac{1}{4}$ ) of Section Thirteen (13), Township Twenty-one (21) North, Range Eighteen (18) East of the Indian Base and Meridian LESS AND EXCEPT the East 180 Feet of the North 180 Feet and LESS AND EXCEPT the West Eight (8) Feet of the East 301.7 Feet of the North 417.4 Feet of the Northeast Quarter of the Norwest Quarter of the Northeast Quarter (NE $\frac{1}{4}$  NW $\frac{1}{4}$  NE $\frac{1}{4}$ ) thereof. Don Murphy attended with another person. The Hearing Officer told him the property is looking better. Mr. Murphy turned in a report from DEQ regarding a complaint filed with them. The DEQ did not find a violation and closed the case. The Hearing Officer is giving Mr. Murphy time to get the buildings demolished. Review January 18<sup>th</sup>, 2024.**

**5. In the matter of dilapidation on the property of Robert G Drake c/o Darla Ducsay; 407 S Locke; Lot 4, Block 7, in Pryor Heights, a subdivision in Mayes County, State of Oklahoma, according to the official survey and plat thereof, filed in County Clerks office of said County and State. Ms. Darla Ducsay and Ben Shaffer appeared. Mr. Shaffer is with Shaffer Homes, and he is working on purchasing the property. His plan is to remodel the home. They have worked on cleaning up the front of the property and need to continue working on the back yard. Review November 16<sup>th</sup>, 2023.**

6. **In the matter of dilapidation on the property of Roy Wayne Hardy, Lois Jean Kilpatrick, Dorothy Ann Guyaux; 304 NW First; 14 N Mayes; Lots Numbered One (1) and Two (2) and the North Ten (1) Feet of Lot Numbered Four (4), in Block Numbered Twenty-seven (27), in the Incorporated Town of PRYOR CREEK, Mayes County, State of Oklahoma, according to the United States Government Survey and Plat filed thereof. No one appeared. Two of the letters the attorney requested were received. The Hearing Officer wants to give time for the third party to mail their letter. Review November 16<sup>th</sup>, 2023.**
7. **In the matter of dilapidation on the property of Mr. G's Remodel LLC; 317 N Hogan; The Southerly Thirty (30) feet of Lot Numbered Six (6) and the Northerly Thirty (30) feet Lot Numbered Seven (7), in Block Numbered Three (3), in the CHAS. M KELLY ADDITION to the Incorporated Town of PRYOR CREEK, Mayes County, State of Oklahoma, according to the Amended Plat and Survey thereof. Joel Goddard did not appear. The house is secure. The Code Enforcement Officer stated the tub and trash cans full of water have been removed. The Hearing Officer will give Mr. Goddard time to get his permits purchased. Review January 18<sup>th</sup>, 2024.**
8. **In the matter of dilapidation on the property of Donald Muenstermann; 213 N Ora; S 76.5' Lot 6, W 40' of S 76.5' Lot 7, Block 18A WHITAKER ADDITION. Donald Muenstermann and Henry Noyes appeared. They have purchased their remodel permit, and the plumber and electrician should be in soon to get their permits. The trailer in front will be gone Saturday. Review January 18<sup>th</sup>, 2024.**
9. **In the matter of dilapidation on the property of RRR Homes LLC; 707 S Adair; Lots Numbered Fifteen (15) and Sixteen (16) in Block Numbered Six (6) of the SOUTH PRYOR ADDITION, to Pryor Creek, Mayes County, State of Oklahoma, according to the Official Survey and Plat thereof, filed for record in the office of the County Clerk of said County and State. No one appeared. The Code Enforcement Officer has been watching the property. The remodel has been continuing with inspections. The Hearing Officer closed the case.**
10. **In the matter of dilapidation on the property of Gabriel Ruiz and Jeanette Najera: 306 N Indianola; Lot Numbered One (1) and the North Twenty-five (25) feet of Lot Numbered Two (2) and the South Half of the vacated street adjacent to Lot Numbered One (1), all in Block Three (3) of the J.E. WHITAKER ADDITION to the Incorporated Town of PRYOR CREEK, Mayes County, State of Oklahoma, according to the official Survey and Plat filed thereof. No one appeared. The remodel has been continuing with the owner and the contractors working together. The Hearing Officer closed the case.**
11. **In the matter of dilapidation on the property of Daniel James Burford; 1315 NE 4<sup>th</sup>; Lot Numbered Fifteen (15), in Block Numbered Seven (7), of the KNIGHT ADDITION to the Incorporated Town of PRYOR CREEK, Mayes County, State of Oklahoma, according to the official Survey and Plat thereof, filed for record in the office of the County Clerk of said County and State. Daniel Burford appeared. He explained why the property is in its current condition. The Hearing Officer asked him to mow the yard, remove the car and board up the windows. There was discussion of the possibility of the requirement of a structural engineer's report in the future so he would be aware of the cost. Review January 18<sup>th</sup>, 2024.**

12. In the matter of abatement (grass, weeds, trees, trash) on the property of Selicia A Rowland; 144 NW 477 Ln; Airport North Lots 5 & 6 Blk 3. Selicia Rowland appeared. She stated as soon as she gets her check in November, she will have the property completely cleared off. Review November 16<sup>th</sup>, 2023.

13. Exit Public Hearing.

14. Adjourn.

The hearing was closed and meeting was adjourned.