

MINUTES
HEARING OF DILAPIDATED BUILDINGS AND ABATEMENT OF PROPERTIES
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, JULY 20TH, 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: Kenneth Young, Officer Trent Humphrey, Donald Muensterman, Tyler Ragsdale, Vance Ramsey, John McPherson, Helen McFarland Wanda Cummings and Joel Goddard.

2. Public Hearing.

3. In the matter of dilapidation on the property of Muensterman, Donald; 213 N Ora; S 76.5' Lot 6, W 40' of S 76.5' Lot 7, Block 18A WHITAKER ADDITION. Donald Muensterman appeared. He is continuing with the remodel. Review August 17th, 2023.

4. 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. Tyler Ragsdale appeared. He is continuing with the remodel. Review September 21st, 2023.

5. In the matter of dilapidation on the property of Vance T. Ramsey; 210 N Whitaker; Lot Numbered Four (4) and the North 25 feet of Lot Numbered Five (5) in Block Numbered Seven (7) in the Incorporated Town of PRYOR CREEK, Mayes County, State of Oklahoma, according to the United States Government Survey and Plat thereof. Vance Ramsey appeared. He is continuing with the remodel. Review August 17th, 2023.

6. 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 plumbing permit was purchased, and work has been done. Since work is continuing the Hearing Officer decided to move this to next month's hearing but asked the secretary, Sheryl Laue, to contact the owners to get a timeline of completion. Review August 17th, 2023.

7. **In the matter of dilapidation on the property of James D. Trimble and Clara A. Trimble; 311 N Coon 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.** Wanda Cummings appeared on behalf of Clara A. Trimble. There is a contract on the house. They expect to close in two weeks. The buyer intends to make the required repairs to the house. The Hearing Officer has asked for a Structural Engineer's report by the next hearing. If they decide to make the required repairs, the Hearing Officer will need to rescind the declaration of dilapidation (pending a decision from the City Attorney). Review August 17th, 2023.
8. **In the matter of dilapidation on the property of John W McPherson, c/o Helen McFarland; 515 N Garfield; The South Fifty (50) feet of the North Two Hundred Five (205) feet of the West One Hundred Fifty (150) feet of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$), of Section Seven (7), Township Twenty-one (21) North, Range Nineteen (19) East of the Indian Base and Meridian, more particularly described by metes and bounds as follows, to-wit: Beginning at a point 155 feet South of the Northwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, of Section 7, Township 21 North, Range Nineteen East of the Indian Base and Meridian; Thence South 50 feet; Thence East 150 feet; Thence North 50 feet; Thence West 150 feet to the point of beginning.** John McPherson and Helen McFarland appeared for John W. McPherson. They want to donate the house to a preservation museum. They have contacted one. The Hearing Officer told them to board up the house and clean up the property. He decided to give them time to hear back about the donation. Review August 17th, 2023.
9. **In the matter of dilapidation on the property of DJ Murphy, Inc; 1200 SW 1st; 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 Northwest Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$) thereof.** The Hearing Officer moved this to the next hearing to further evaluate the property. Review August 17th, 2023.
10. **In the matter of dilapidation on the property of Bob D & Deborah D Maguire; 519 N Garfield; Beginning at a point Fifty-five feet (55') South of the Northwest corner of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter of Section Seven (7), Township Twenty-one (21) North, Range Nineteen (19) East, of the Indian Base and Meridian, Thence South a distance of One Hundred feet (100'); Thence East a distance of One Hundred Fifty feet (150'); Thence North and parallel to the West side of said tract a distance of One Hundred feet (100'); Thence West a distance of One Hundred Fifty feet (150'), to the place of the beginning.** The house has been demolished. This case is now closed.

11. 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 appeared representing Mr. G's Remodel LLC. He has been working to clean the property since the tenants vacated. He will get licensed trades contractors to start working on the repairs needed. Review August 17th, 2023.

12. Exit Public Hearing.

13. Adjourn.

Hearing was closed and meeting was adjourned.