

MINUTES
HEARING OF DILAPIDATED BUILDINGS AND ABATEMENT OF PROPERTIES
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, AUGUST 17TH, 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: Attorney Chase McBride, Builder Inspector Kenneth Young, Officer Trent Humphrey, Donald Muensterman, Henry Noyes, Don Murphy and Wanda Cummings.

2. Public Hearing.

3. 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 (NW¹/₄ NE¹/₄) 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 (NE¹/₄ NW¹/₄ NE¹/₄) thereof. Don Murphy attended with another person. He told the Hearing Officer that they have begun mowing and cleaning up the property. He provided a new mailing address as well. Review October 19th, 2023.

4. 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 (SW¹/₄SE¹/₄NE¹/₄), 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 SW¹/₄ of the SE¹/₄ of the NE¹/₄, 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. No one appeared. The house has been demolished. The Hearing Officer closed the case.

5. 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, but he sent an email reporting the progress made on the property. The Hearing Officer reviewed the report and stated the mowing is ok, however, the cleaning up of the property needs to continue. Review September 21st, 2023.

6. **In the matter of dilapidation on the property of Muenstermann, Donald; 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. Mr. Muenstermann is continuing to try to find contractors so they can start the remodel. They were reminded that a remodel permit needs to be purchased. Review October 19th, 2023.
7. **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 did not appear. He has already allowed renters in the property and has not passed all final inspections. The property must pass all final inspections before the next hearing. Review September 21st, 2023.
8. **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. A call was placed to Jeanette Najera. She was told that the Remodel Permit and the Mechanical Permit had expired since no inspections have been completed in 6 months. The Plumbing and Electrical Permits were purchased, and work has been done, but the inspections have not been called in. Review October 19th, 2023.
9. **In the matter of dilapidation on the property of James D. Trimble and Clara A. Trimble; 311 N Cooy 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 are closing tomorrow. The Hearing Officer asked her to bring in the closing documents and contact information for the new owner. The buyer intends to make the required repairs to the house. The Attorney advised regarding the Declaration of Dilapidation. The Hearing Officer suspended the Execution of Dilapidation until the next hearing. Review September 21st, 2023.

10. Exit Public Hearing.

11. Adjourn.

Hearing was closed and meeting was adjourned.