

MINUTES
HEARING OF DILAPIDATED BUILDINGS AND ABATEMENT OF PROPERTIES
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, SEPTEMBER 21ST, 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, Jesus Ortezt, Wanda Cummings, Kenneth Stone, Darla Ducsay and Vance Ramsey.

2. Public Hearing.

- 3. In the matter of dilapidation on the property of Blue Quest Investments, LLC; 311 N Cooyah; 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 Ortezt with Blue Quest Investments, LLC and Wanda Cummings appeared. The Hearing Officer asked for a timeline completion of the remodel. Mr. Ortezt estimated six months. Review October 19th, 2023.**
- 4. 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. No report has been given to the Code Enforcer or City Office. There were no permits purchased. The Hearing Officer declared the house dilapidated. He ordered the owner to begin demolishing the house September 22, 2023 and have it completed by October 19th. Review October 19th, 2023.**
- 5. 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 Enforcer has been watching the property. The Hearing Officer requested a timeline of completion and Mr. Ragsdale to be present at the next hearing. Review October 19th, 2023.**
- 6. 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. The property has passed all**

inspections except one plumbing inspection due to a picture not being received. The photo provided at this hearing, so the Hearing Officer closed this case.

7. **In the matter of dilapidation on the property of Kenneth Stone and Kendra Stone; 508 N Elliott; The North 122.7 feet of the South 348.4 feet of the West 208.7 feet of the East 226 feet of the SE¼ SE¼ NE¼ of Section 7, Township 21, North, Range 19 East of the Indian Base and Meridian, Mayes County, State of Oklahoma.** Mr. Stone appeared and stated the demolition is 90% completed. The family member that was helping is no longer available. He requested more time. Review November 16th, 2023.
8. **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 appeared. She explained the property is still in her father's name and only her nephew and herself are left to care for it. Our City Attorney asked her if the property had been through probate, it had not. She stated that she only pays the taxes on the property. She mentioned she may have a buyer. The Hearing Officer asked her to clean up the trash outside and secure the house before the next hearing. Review October 19th, 2023.
9. **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. The office received an email from the daughter of Roy Hardy explaining the situation of the property owners. She stated they understand the state of the property and wish it to be torn down. The attorney stated that he wants a signed letter from each owner stating they wish it to be demolished. Following protocol, the Hearing Officer ordered the owners to begin demolishing the house September 22, 2023 and have it completed by October 19th. Review October 19th, 2023.
10. **In the matter of dilapidation on the property of Ralph & Saundra Johnson; 11 Archer; Lot Numbered Thirty-Two (32) in Block Numbered Three (3), of the Pierre Chouteau Addition to the Incorporated Town of Pryor Creek, Mayes County, State of Oklahoma.** The owner has purchased a permit and demolished the house, so the Hearing Officer closed the case.

11. Exit Public Hearing.

12. Adjourn.

The hearing was closed and meeting was adjourned.