

MINUTES
HEARING OF DILAPIDATED BUILDINGS AND ABATEMENT OF PROPERTIES
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, JULY 17TH, 2025 5:00 P.M.

HEARING OFFICER: TIM MILLS

1. Call to Order.

Hearing Officer Tim Mills called the meeting to order. Others in attendance were: Kenneth Young, Code Enforcement Officer Trent Humphrey, Cord Regan, Connie McDaniel and VeNila Davis.

2. Public Hearing.

- 3. In the matter of dilapidation of the property of Donald Higgins c/o Connie Higgins; 414 N Hogan; Lot A and the North 15 feet of Lot 1, in Block 2 in the REEVES ADDITION to the 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.** Connie (Higgins) McDaniel appeared. They are still planning on remodeling the house. They do not need a remodel permit. They are only doing cosmetic work inside the house. A roof permit will be needed. The outside areas still need to be cleaned up. The Code Enforcement Officer, Trent Humphrey, will remove the sign from the door. Review August 21st, 2025.

- 4. In the matter of the property of Casey Diane Livingston; 62 Pine; MAYOR ROACH ADDITION BLK 10 LOTS 5, 6.** No one appeared. The new owner has taken possession of the property. It appears they have started to clean out the house. Review September 18th, 2025.

- 5. In the matter of dilapidation on the property of Cord James and Sheri L Regan; 411 SE 4th; Lot Numbered Seventeen (17) in Block Numbered One (1) of PRYOR HEIGHTS, a Subdivision of Mayes County, State of Oklahoma, according to the official Survey and Plat filed thereof.** Mr. Regan appeared. He states he has been working on this house as he can. However, from the photos it does not appear that anything has been done in 8 months. The Hearing Officer, Tim Mills, ordered bids to be taken for the demolition of the house, breezeway and garage. Mr. Mills told Mr. Regan that if he gets the 3 connected areas roofed by a licensed roofer, he will recall the bids. The bids will go to Council on September 2. Therefore, this case will be reviewed August 21st, 2025 to see if the roof is completed.

The Hearing Officer moved to Item 9.

- 9. In the matter of dilapidation of the property of Walker Family Trust: 102 N Mayes; Lot Two (2), Block Numbered Twenty-six (26), in the Original Town of Pryor Creek, Mayes County, Oklahoma, according to the Plat and Survey thereof.** No one appeared. Mr. Walker sent emails with the information that he is seeking bids for the demolition. The property has been mowed. Review September 18th, 2025.

The Hearing Officer moved back to Item 6.

- 6. In the matter of abatement of the property of Lynn E Davis and Milynda A Rhoads; 902 SE 2nd; The West Half of Lots "B", "C", and "F", in Block Numbered Thirty-nine (39) in the W.T. WHITAKER ADDITION to the Incorporated Town of PRYOR CREEK, Mayes County, State of Oklahoma, according to the official Survey and Plat thereof.** VeNila Davis appeared. The attorney in her probate case has told her to stop the remodel and sell the property as-is when the probate is completed. The Hearing Officer reminded her that all the trash and debris need to be removed before listing the property. Review August 21st, 2025.
- 7. In the matter of dilapidation on the property of Lynn E Davis and Milynda Rhoads; 902 SE 2nd; The West Half of Lots "B", "C", and "F", in Block Numbered Thirty-nine (39) in the W.T. WHITAKER ADDITION to the Incorporated Town of PRYOR**

CREEK, Mayes County, State of Oklahoma, according to the official Survey and Plat thereof. VeNila Davis appeared. The attorney in her probate case has told her to stop the remodel and sell the property as is when the probate is completed. The Hearing Officer reminded her that all the trash and debris need to be removed before listing the property. Review August 21st, 2025.

- 8. In the matter of abatement of the property of Milynda A Rhoads; 114 N Whitaker; PRYOR ORIGINAL, Block 25 Lot 1, N5' Lot 2, BEG SW COR Lot 1, Block 25, then NW 57.4'; then NE 180'; then E 4' to OT; then S 187.8' to POB.** VeNila Davis appeared. Ms. Davis intends to write a 30-day notice and give it to the renter, since the property is in probate. There is still debris on the property; therefore, the Code Enforcement officer will write the renter another ticket. Review August 21st, 2025.

10. Exit Public Hearing.

11. Adjournment.

The hearing was closed, and the meeting was adjourned.