

MINUTES
HEARING OF DILAPIDATED BUILDINGS AND ABATEMENT OF PROPERTIES
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, JUNE 26TH, 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, John Crockett, William Lear, Cord Regan, Connie McDaniel, Seth Hernandez, Representative of Legal Aid Services of Tulsa, VeNila Davis, Cody Osburn. By phone: Attorney Chase McBride and Michael David Walker.

2. Public Hearing.

- 3. 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.** A phone call was placed to Mr. Walker. The Hearing Officer, Mr. Mills, explained to him the house on the lot is dilapidated, the tree needs to be removed and the yard kept mowed. Review July 17th, 2025.

- 4. 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. She explained that the house has good bones, and they want to remodel. The Hearing Officer encouraged her to speak to the office about getting a remodel permit; and reminded her they need to keep the yard mowed. Review July 17th, 2025.

- 5. 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.** There was discussion on the probate of the property. The representative of the legal company assisting VeNila Davis (mother of Milynda A Rhoads) said it would be a long process, but they are helping her get it done. The Hearing Officer told them the property needs to be cleaned up. Cody Osburn has been helping at the house. He stepped up and said he would get everything moved off the property. Review July 17th, 2025.

The Hearing Officer moved to Item 9.

- 9. 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, the Representative of the law firm assisting Ms. Davis and Cody Osburn appeared. The probate for this property was discussed in the abatement issue. To finish the remodel, they need to find licensed mechanical and licensed plumbing companies to look at what more needs completed. They will need to pull permits if they do any work. And they also need to make sure this is all done before the sheet rock can be hung. This is what created the Stop Work Order to be issued. Review July 17th, 2025.

The Hearing Officer moved to Item 6.

- 6. 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 and the representative of the law firm assisting Ms. Davis appeared. Probate was discussed but the Representative did not know about this property so they will talk it over. Since there are renters

in the house who didn't clean up the property when a free dumpster was put near N Whitaker, the Code Enforcement Officer, Trent Humphrey will write a ticket to the renters. Review July 17th, 2025.

7. **In the matter of the property of Casey Diane Livingston; 62 Pine; MAYOR ROACH ADDITION BLK 10 LOTS 5, 6.** Seth Hernandez with Ritchie Rock and Atwood Attorneys at Law appeared. He explained that on July 9th there will be a hearing for the return of sale of real property. Review July 17th, 2025.
8. **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 had previously sent in a notice of injury and request for extension. In the hearing, Mr. Regan told the Hearing Officer that he would like an extension to November. Mr. Mills told him that he needed to get a contractor to finish the house, so they can stay on track of getting the roof completed and the interior completed. Review July 17th, 2025.
10. **In the matter of dilapidation of the property of Isabel Hensley Townsend; (510 N 433 Rd) The North Half of the Southeast Quarter of the Northeast Quarter (N½ SE¼ NE¼) and the Southeast Quarter of the Southeast Quarter of the Northeast Quarter (SE¼ SE¼ NE¼) and the North Half of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter (N½ SW¼ SE¼ NE¼) and the Southeast Quarter of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter (SE¼ SW¼ SE¼ NE¼) of Section Eight (8), Township Twenty-one (21) North, and Range Nineteen (19) East of the Indian Base and Meridian, Mayes County, State of Oklahoma.** Ms. Townsend's Attorney, John Crockett, appeared as well as William Lear. Mr. Crockett explained that they are wanting to complete this remodel for Mr. Lear to live in. They have contractors chosen to complete the trade work. The Hearing Officer allowed them another permit. Review August 21st, 2025.
11. **Exit Public Hearing.**
12. **Adjournment.**
The hearing was closed, and the meeting was adjourned.