

**AGENDA
SPECIAL MEETING
JENKS CITY COUNCIL
FRIDAY, JULY 31, 2026, 12:00 PM
JENKS CITY HALL, 211 NORTH ELM**

If you require special accommodations pursuant to the Americans with Disabilities Act, please notify the City Clerk's Office at (918) 299-5883 or email agendas@jenksok.org.

CALL TO ORDER

ROLL CALL

BUSINESS

Official action can only be taken on items which appear on the agenda. The City Council may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item

1. Appeal of Code Enforcement Administrative Hearing decision to abate property located at 11303 S Kenosha Ave.
2. Appeal of Code Enforcement Administrative Hearing decision to abate property located at 550 N Elm St.
3. Appeal of Code Enforcement Administrative Hearing decision to abate property located at 11507 S Elgin Ave.

ADJOURNMENT

Case Summaries

Case 1 – CE-25-116

Original Case opened 7/31/2025

Administrative Hearing 11/20/25

- Allowed 90 days to fix property

Administrative Hearing 1/15/26- missed

Harris requested moved to 3/19/26

Administrative Hearing 4/16/26

- Hearing board voted unanimously evidence of dilapidation extension to 6/1/26. All work to be completed by 6/1/26.

550 N. Elm Street

Violation: Dilapidated Structure

Discussion

- Code Enforcement Officer Matea Stoner reported significant progress had been made:
 - Upper fascia repaired and painted.
 - Some exterior painting completed.
 - Remaining work included:
 - Lower fascia boards.
 - Rotten trim.
 - Additional painting.
- Kevin Holland acknowledged the remaining repairs and requested additional time.
- Tanner Rush asked whether the residence would eventually be occupied, noting occupied homes generally deteriorate less quickly.

Decision

The Board unanimously:

- Declared the property a nuisance.
- Granted 45 additional days to:
 - Repair remaining lower fascia.
 - Seal exterior.
 - Make the structure weather-tight.

Deadline: June 1, 2026 for caulk and repaint the lower boards on the structure to match the top.

Case 2 – CE-25-196

Original Case opened 10/23/26

Administrative Hearing 11/20/25

- Allowed 30 days to secure building

Administrative Hearing 1/15/26- missed

Harris requested moved to 3/19/26

Administrative Hearing 4/16/26

- Hearing board voted unanimously that this structure is dilapidated and it was abated.

Notice of Appeal received on or around 6/18/26

11303 S. Kenosha

Violations

- Dilapidated structure
- Tall grass and weeds
- Trash and debris



Discussion

- Code Enforcement Officer Matea Stoner reported the following:

- Dilapidated unsecured structure
- Broken windows- once boarded up now open again
- Dense overgrowth of vegetation

- Attorney Harris reported the following:
 - Mr. Holland agreed to board the windows
 - That this is agricultural land per state statute
 - Mr. Harris stated that Mr. Holland would have the property improved by the end of April and ready for inspection.
 - The property is zoned agricultural. Oklahoma law exempts agriculturally used property from Title 11 §§22-111 and 22-112.
 - Hedge apples and pecans growing on the property qualified it as agricultural. Therefore, the City lacked authority under the statutes cited in the notice.

- City Attorney Nowlin
 - Tulsa County does not recognize the property as agricultural for legal purposes.
 - Even if agricultural arguments existed, the City still has authority to abate dangerous public nuisances.
 - See email from Tulsa County Assessor

Board Discussion

Board members emphasized:

- Repeated violations over several years.
- Broken windows.
- Unsafe structure.
- Fire hazard.
- Public safety concerns.
- Structure repeatedly unsecured.

Decision/

The Board unanimously voted to:

- Declare the structure a public nuisance.
- Order abatement (removal).

Case 3 – CE-25-198

Original Case opened 10/24/26

Administrative Hearing 11/20/25

- Unanimous vote to table until 1/15/26 hearing

Administrative Hearing 2/19/26

Administrative Hearing 4/16/26

- Hearing board voted unanimously that this structure is dilapidated and it was abated.

Notice of Appeal received on or around 6/18/26

11507 S. Elgin Ave.

Violations

- Dilapidated structure
- Tall grass and weeds



Discussion

- Code Enforcement Officer Matea Stoner reported the following:
 - Dilapidated unsecured structure

- Broken windows
- Dense overgrowth of vegetation
- Attorney Mr. Harris
 - City relied on incorrect statutes.
 - City had burden of proving the property was not agricultural
 - Agricultural exemption.
- City Attorney Nowlin
 - Tulsa County does not recognize the property as agricultural for legal purposes.
 - Even if agricultural arguments existed, the City still has authority to abate dangerous public nuisances.
 - See email from Tulsa County Assessor

Findings

Code Enforcement reported:

- No repairs.
- No improvements.
- Structure remained boarded.
- Rotting exterior unchanged.

Decision

The Board unanimously voted to:

- Declare the building a dilapidated structure.
- Declare it a public nuisance.
- Order abatement (removal).

AGENDA
JENKS CODE ENFORCEMENT
ADMINISTRATIVE HEARING
2:00 P.M. THURSDAY, APRIL 16, 2026
COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET
JENKS, OKLAHOMA 74037

CALL TO ORDER

ROLL CALL

BUSINESS

1. Nuisance Violation Hearing

Name: Thomas William & Rena Lou Holland Rev. Trust
General Location: 550 N. Elm St.
RE: **CE-25-116**
Violation: Dilapidated Structure

Photos 11-19-25

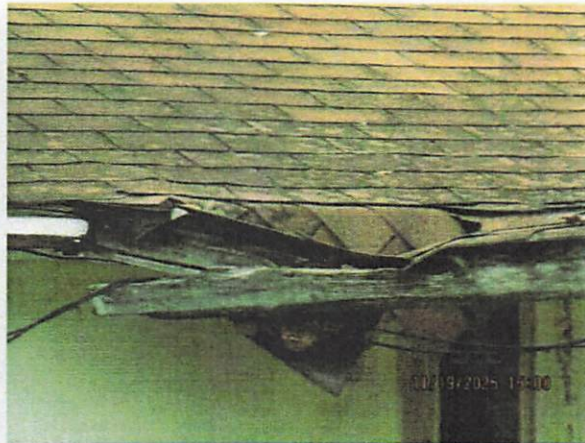


Photo 3-7-26



Administrative Hearing Findings from 11-20-25:

Mr. Kevin Holland agreed to repair and restore all rotted fascia, including sealing holes and painting, within 90 days with the work to be completed by February 18, 2026. A Certified letter will be mailed to Mr. Holland to appear at the February 19, 2026 Administrative Hearing in order for the Hearing Board to determine the progress on the structure and either close the case, revisit a time extension, or proceed with issuing an abatement order.

This case was granted extension to March 19, 2026 due to a court conflict with the owner's attorney. This case was then granted another extension to April 16, 2026 due to an emergency for Mr. Harris.

2. Nuisance Violation Hearing

Name: Kevin & Susie Holland
General Location: 11303 S. Kenosha Ave.
RE: CE-25-196
Violation: Tall Grass and Weeds, Trash and Debris, Dilapidated Structure

Photos 12-17-2025



Administrative Hearing Findings from 11-20-25:

Mr. Kevin Holland agreed to the decision of the Administrative Hearing Board to secure the broken windows within 30 days with the work to be completed by December 19, 2025. A Certified letter will be mailed to Mr. Holland to appear at the January 15, 2026 Administrative Hearing in order for the City Attorney and attorney for Mr. Holland, Mr. Steven M. Harris, to research legal authorities regarding whether the property is used for agricultural purposes under the Oklahoma statutes.

This case was to be heard in January, 2026. However, the owner's attorney was adamant that this case was not supposed to be heard until February, so the case was passed to February. Upon investigation after the January hearing by looking at the Hearing Findings letter and listening to the audio recording it was found that this case was in fact to have been heard in January.

This case was granted further extension from February 18 to March 19, 2026 due to a court conflict with the owner's attorney. This case was then granted another extension to April 16, 2026 due to an emergency for Mr. Harris.

3. Nuisance Violation Hearing

Name: Thomas William & Rena Lou Holland Rev. Trust
General Location: 11507 S. Elgin Ave.
RE: CE-25-198
Violation: Tall Grass and Weeds, Dilapidated Structure

Photos 11-19-25



Administrative Hearing Findings from 11-20-25:

The Administrative Hearing Board unanimously voted to table their decision on this case for 60 days. A Certified letter will be mailed to Mr. Holland to appear at the January 15, 2026 Administrative Hearing in order for the City Attorney and attorney for Mr. Holland, Mr. Steven M. Harris, to research legal authorities regarding whether the property is used for agricultural purposes under the Oklahoma statutes.

This case was to be heard in January, 2026. However, the owner's attorney was adamant that this case was not supposed to be heard until February, so the case was passed to February. Upon investigation after the January hearing by looking at the Hearing Findings letter and listening to the audio recording it was found that this case was in fact to have been heard in January.

This case was granted further extension from February 18 to March 19, 2026 due to a court conflict with the owner's attorney. This case was then granted another extension to April 16, 2026 due to an emergency for Mr. Harris.

Jenks Code Enforcement

Administrative Hearing Date - Thursday, April 16, 2026

Investigation conducted by: Malea Stoner, Code Enforcement Officer – present

Also present: Chief Jason Jackson as Hearing Mediator

Cindy Haberfield as Hearing Clerk

Hearing called to order at 2:15pm (after some technical difficulties with presentation equipment).

Roll was called, and all were present:

Fire Marshal Mike O'Brien – Present

Tanner Rush - Present

Marcae Hilton – Present

(Brandon Macy filled in for Marcae Hilton when she left at 2:59pm)

BUSINESS:

Hearing #1 – CE-25-116

Nuisance Violation Hearing – Dilapidated Structure

Property Address: 550 N Elm ST, Jenks

Property Owner Name: Thomas William (Kevin) & Rena Lou Holland Rev. Trust

Property Owner: owner is represented by Kevin Holland-present via phone, Kevin is represented in person by Attorney Steve Harris.

SUMMARY: Per Malea, upper fascia has been repaired and painted. Some painting has been done on the sides, but there are a few spots on the sides that still need painted and the lower boards are rotted and need repaired and painted.

Attorney Steve Harris pointed out how his client had done significant work on the upper fascia, and he agreed some of the framing on the sides still needed attention and were a bit discolored. He confirmed it is his client's intent to continue making improvements to the appearance, structural items, etc.; there is still a little bit of work to be done and he intends to proceed.

Tanner Rush, Building Official for the City of Jenks, said homes tend to stay in a better condition when someone is living in them with an HVAC system running. Tanner asked if it was his client's intention to get someone living in the house. Attorney Harris said he doesn't think there is a current plan for that and that his client has been using

this location as storage facility for his business, and that the inside is filled with building materials, etc. Tanner asked if this location is climate controlled. Attorney Harris offered to get his client on the phone, and did. Attorney Harris refers to his client as 'Kevin'.

Tanner again asked the question about the home being climate controlled, and if 'Kelly' had any plans to rent out the house soon or have someone dwelling in it, since houses that are unoccupied tend to deteriorate less when someone is living there, than when they are, abandoned (for example). Kelly said the house is not abandoned and that he is there every day and that he is consistently there making repairs to the roof, so it is not like it is abandoned. Kelly said he also has other homes around Jenks that he is also working on instead of that one, so this one is not first on the list. Kelly said his plans are "to continue working on, and fixing, and getting things...whether we repair that one or, you know, or sell it, or build a new one, eventually, I plan on maintaining, and you know, using all of our lots, or houses in town."

Tanner thanked him for the answer.

Fire Marshal Mike O'Brien asked if Attorney Harris had said they were using the home as a storage facility for a business. Kevin confirmed there was some storm doors and some lumber in the residence, that he uses to repair the homes around town. Mike asked for clarification, on if the home is being used for storage for business or if it is being used as a residence. Attorney Harris said it was his recollection from a picture is that there is some dimensional wood and a storm door being stored at this location, but that was about it. Attorney Harris further said it was his understanding that the home is zoned for commercial, based on the last discussion. And he said he knew that the other 2 properties are zoned for agricultural and he was thinking this one was zoned for commercial since there are many commercial establishments in close proximity to this one.

Malea confirmed that this home is zoned as residential.

Marcae confirmed that it is not a commercial property and that self-storage or that type of use would not be allowed in a residential district. Marcae said she wasn't sure if that would trigger a life-safety inspection and that maybe that would be needed.

Attorney Harris said that would likely address a totally separate zoning issue, and not the issue of the current notice. He said the issue of the notice was the dilapidated structure that needed some repair and that largely had been completed.

Jason asked for a motion on the dilapidated structure.

Tanner said he had a final question, that Mr. Harris had said that Mr. Holland was intending to finish up the last repairs, and per the site visit today there were just a few repairs that needed to be made at the bottom, so Tanner asked what would be a reasonable amount of time needed to make the remaining repairs.

Attorney Harris referred the question to his client. Kevin said he wasn't sure what repairs he was referring to, that he had replace the rotting wood, and painted all of the trim that he had put up. Attorney Harris said he was looking at a photo that was taken on this day, and that they were referring to the wood at the bottom that was discolored. Attorney Harris said from the pictures he couldn't tell if it was rotting wood or just discolored wood. Kevin said most of that is just discolored wood because it is lower on the ground from where water and rain hits it, and the water run-off from being so close to the ground. Kevin said most of that probably just needs to be nailed and calked and then to put some white paint on it. Kevin said he could do that in the next 45-60 days.

MOTION:

Tanner made a motion that this property be declared a nuisance, and further that Mr. Holland be granted another 45 days to finish the work, to seal and protect the exterior elements of the home so that the home is weather tight.

2ND:

Mike seconded the motion.

VOTE:

The motion was voted on and all 3 parties voted yes.

45 days from this day is June 1st

Hearing #2 – CE-25-196

Nuisance Violation Hearing – Tall Grass & Weeds, Trash & Debris, Dilapidated Structure

Property Address: 11303 S Kenosha AVE, Bixby

Property Owner Name: Kevin & Susie Holland

Property Owner: Kevin Holland is present by phone and is represented by Attorney Steve Harris, in person

SUMMARY: Malea said at the last hearing on this property there were some broken windows that had been boarded up. She said today there are 2 windows that had been uncovered, and are broken out. The first one is about the middle of the house and the other one is to the N of the front door and it has been broken out as well. The pictures are hard to see due to the dense overgrowth of vegetation.

Kevin said originally they gave him 30 days to secure the broken windows and he went out that same week and covered every opening there was. Malea agreed that had been done at that time. Kevin said there were a couple windows that had glass in them so he did not cover those. Kevin said he only goes to that property to mow and he had not done that yet so he hasn't been back out to that property since he secured it. He suggested that the remaining windows with glass in them had probably been broken out since he screwed the coverings on the other windows pretty good. Malea agreed that it is likely the 2 remaining uncovered windows that had been broken out since he last secured it. He said he didn't realize it, and that it would be pretty simple to cover them up.

Attorney Harris said that it was his understanding from past discussions concerning this property and the other property at 11507 S Elgin (to be heard next on this docket) is that they were zoned as agricultural, and then the issue became what is meant by agricultural. Harris said he had done some research and had presented the information to Ms. Nowlin. And since then he had done some additional research and he discovered that the IRS definition of agricultural is at odds with what the State of Oklahoma's definition of what agricultural is. He passed out what the statutory definition is, as defined by an AI program referred to as Co-counsel within West Law software (see Attachment A). He brought copies of the original statute, but he didn't pass those out.

Harris said, regarding Statute 22-111 and 22-112, if you read it to the end it says, "by the way, if the property is zoned as agricultural, and it is used for an agricultural purpose, then these sections don't apply at all," and it is like they just vanish off the statute books.

Harris read what the “agricultural purpose” was that his AI program had come up with from the handout, to show it has a very broad definition that even includes trimming bushes in the shape of animals, could qualify this property as being used for an agricultural purpose.

Harris produced another handout to show that Mr. Hollon cultivates ‘hedgeapples’ on his property, and harvests pecans there as well (see Attachment 2).

Marcae requested a point of order – for someone to explain why agricultural zoning is relevant to a dilapidated structure, in this case. Because if the dilapidated structure creates a fire hazard, and is dangerous to other properties, or is detrimental to the health, benefit and welfare of the public, she would like to understand that correlation.

Mr. Harris said that in the April 6th, 2026, notice that was served regarding both of these properties, it states that in Title 11 of the OK State Statute 22-111, and then later in the letter it cites, as support, Title 11, Statute 22-112. He says that if you read that statute to the bottom, it says that if the property is zoned as agricultural, and is being used for agricultural purposes, then this statute gets thrown out the window. It is completely invalid. In other words the property is exempt from both statutes, if the property is zoned as agricultural, and is being used for agricultural purpose. He said the definition of ‘agricultural purpose’ is fantastically broad.

Marcae asked to clarify that he was providing the definition because it is relevant to the health and safety and welfare of the public?

Harris said no, it is being cited for the reason that this is one of the exemptions to the statute. He said in the statute in the very last line specifically says that if the property is considered to be dilapidated or is considered to be a danger to the community, that under this statute it does not apply, on properties zoned as agricultural, and are used for an agricultural purpose, and that the city would have to find some other statute to rely upon, but the property here is exempt from it.

Harris provided another handout so he could make a reference (see Attachment 3). The handout shows that a site called Etsy does have hedgeapples for sale. Marcae asked if this was Mr. Hollon’s site. Harris said no. This handout is to show that there is a market for hedgeapples on the internet.

Marcae clarified, “So he doesn’t sell them”.

Harris responded, “However, again, if you go back to the statutory definition in Oklahoma, it doesn’t require a product...it doesn’t require that...all Mr. Hollon has to do is produce the product on the land, that is as far as it goes. And he qualifies for that, for obviously there are things growing on the property that fit the definition of an agricultural product under Oklahoma Law, and he wouldn’t even have to have a product, he could just simply assert that these apples that grows on the trees is strictly for cosmetic purposes, because horticultural is an art form, not an act of

farming, but merely an art form. So what Oklahoma has done, it has chosen to, as a statutory definition, that when the word or phrase agricultural purpose is used, it is unbelievably broad, and will within, what is happening on this property. If that is true, then the statute, doesn't apply, if the property is exempt, because the statute itself says, the property is zoned as agricultural, and there is any evidence to suggest that it is for an agricultural purpose, which here it clearly is, then this statute does not apply". Harris offered a copy of the statute if anyone would like to see it. Harris said "I can read to you the very last line, not in the notice letter served on Mr. Holland, but when you pull that statute, at the very end it says, 'E The provisions of this section', which is, I am reading from 22-111, 'The provisions of this section shall not apply to any property zoned and used for agricultural purposes'. And that should end the matter."

Tanner asked if horticulture was defined within the same text. Harris said the statute lists all of these items. Tanner clarified that the definition of horticulture being defined as an art form was not in the statute and was more of a general definition? Harris confirmed it was not defined in the statute.

Chief Jackson asked if City of Jenks Legal Counsel, Teresa Nowlin would like to address any of this.

Teresa said, 'These properties are treated by the Tulsa County Assessors, they look at properties that are zoned as agriculture, or all properties for purpose for taxation, and these properties are not considered to be used for agricultural purposes, and are not taxed as or used for agricultural purposes. They have their own regulations in the (unintelligible), case law has recognized it. So these specific properties are considered not to be used for agricultural purposes. Mr. Harris is correct that were it to be used for agricultural purposes, it would not fall within these statutes (unintelligible), however the city still has broad authority over public nuisances, unsecured properties, that is well recognized by case law being public nuisances, so even if it were to be used, we could then go to district court to go after the public nuisance. So, we can stand here and argue about agricultural purposes, or hopefully we can come to an agreement with Mr. Hollon to keep the property secure, and get it secure, but either way, these purposes are not to be used for agricultural purposes".

Mr. Harris then stated, there are a number of umbrellas in Oklahoma law, and, you know, West Law has a remarkable new feature, that I think I mentioned, and that is artificial intelligence. So when I ran the West Law report, I was looking at, ok, here's the context of agricultural purposes, for taxation purposes, and other purposes, so yeah, if we were arguing here today whether this property should be paying taxes or not paying taxes, or whether it falls under an agricultural exemption for taxation, then that is an entirely different subject matter. Here we are talking about the very statute, that the City relies upon, and the only statute that is cited in the notice served on the Hollon's. So we are dealing with due process here. The City can't just

jump and say, oh, we have cited the statute that is exempt, we got to look some place else. The only cited statutes, the only complaint, the only issue before the board, is one regarding this 111 and 112 statute, and they are clearly exempt. Now, Counsel is arguing and saying, well, there are other statutes that we could rely upon the city has broad powers and so on. That has never been addressed. It is like filing a petition in the lawsuit, if you don't, if you don't put forward, what the defendant is responsible to defend against, it is deemed waived. So here, the two statutes don't apply. And if there are other statutes...

Chief Jackson redirected Mr. Harris, and reminded him that what we are asking is to work something out, to get this property cleaned up. Chief Jackson reminded him that the City has asked him to do this for years from the Hollands.

Harris said I think Holland is still on the phone, and he has told me personally that he was out there securing the mobile home.

Jason reminded Harris that Holland also just said that he hasn't been out there since he secured it the first time, because he doesn't go out there very much. The neighbors, the community, would like this property cleaned up, and to be safe. That is all we are asking.

Harris asked Mr. Holland what he was willing to commit to here, despite the exemption that he is asserting, are you still willing to, let's say, within the next 45 days, visit the property again and secure any openings?

Chief Jackson said that he was feeling less than 45 days in this matter, to make this facility safe. Jackson said he doesn't vote on the board, but he was feeling that the board was not going to make a motion for 45 days on a property that is open to children and people getting in, squatter's that we have had in the area as of late, that this would be a 45 day fix-it problem. This is going to be a much quicker problem to fix. And all we are asking is, before it goes to a district court level, where we have to rely on other statutes, is for Mr. Hollon to be a good neighbor and clean this up, that's all that we are asking. That is all we have ever asked.

Mr. Holland said he has went out there and secured it, and that it is not a problem to go secure any additional broken windows. He said he has worked extensively to clean this property up and the only thing that is on there is some lumber for fencing and some white plastic fencing. And that he has cleaned up the rest of the lumber and the house is secure, and on the mobile home, someone has just walked by there and broke some of the windows out.

Harris agreed that it sounds like someone has broken out 2 of the windows since the last time he was there. And at the discretion of the board asked what would be a good time frame that would be acceptable to the board.

Holland said he can probably take care of that by the end of April.
Harris confirmed that was about 2 weeks, and that it sounded reasonable.
Holland said he can probably even have it done sooner than that once he gets back in town.

Jason asked about the pile of lumber. Holland said there was really nothing else out there besides the little pile of lumber. Jason listed that there was trees growing up out of the siding, there's tall grass and weeds.

Harris said it is zoned as agricultural.

Jason asked if there was a motion, and that all we were asking if for Mr. Holland to work with us.

Harris said Holland said he would make improvements by the end of April, and then you can inspect it and see if that is satisfactory, and at that point he hopes we are done.

Marcae asked if the floor could be closed so the board could discuss it further before making a motion. Jackson confirmed.

Marcae addressed the board and said that they have seen and heard about this property enough times and she feels strongly that this is a public nuisance, and that it is very dangerous to the health and safety; a structure which through neglect or injury lacks the necessary repairs or otherwise in a state of decay or partial ruin to such an extent that the structure is a hazard to the health safety and welfare of the general public. So putting a band-aid on it and covering the windows, does not take the public safety issue away and it would be different if this was a one-time offense, or if this was an offense that could really be safely dealt with. I do not think this can be safely dealt with. Marcae said if she were going to make the motion right now, she would still listen to other comments, but it should still be considered a dilapidated structure and the City should move to abate.

Jason said if there is no other discussion from the board then make a motion.

MOTION:

Marcae Hilton made a motion that:

Based on state statute 22-112, because in the Jenks City Code 13-1-36F, I believe based on the evidence presented over and over and over again, for years, that this is a structure that has through neglect or injury lacks necessary repairs and is in a state of decay and is in a state of ruin to such an extent that the structure is a hazard to health, safety and welfare of the general public; it is unfit for human occupancy due to the lack of necessary repairs and is considered uninhabitable, and is a hazard to the health safety and welfare of the general public, I believe that it constantly becomes unsecured and has more than 3 times within a 12-month period; it is a structure which has been boarded and secured for more than 6 consecutive months, and a structure that has been declared, as of today, by this body a public nuisance. I also believe according to 13-1-36B it is detrimental to the health benefit and welfare of the public community, and it is absolutely a fire hazard which is dangerous to other property. I move that we abate the property for removal.

2ND:

Tanner Rush seconded the motion.

VOTE:

The motion was voted on and all 3 parties voted yes.

Mr. Harris asked to confirm, for purposes of the record, the cited title was Title 11 section 22-112. Mr. Harris said he wanted to remind the board that the very last sentence...

Chief Jackson interrupted Harris and said we were moving on to the next case. Harris said he was making his record for purposes of him (Harris) going to district court if he has to, or to the Oklahoma Supreme Court. But again, I (Harris) should be permitted under due process to make my record, and again for the record... Chief Jackson interrupted and said that Mr. Harris said it many times, and that the board understands what he is going to do and that the board is moving on to the next case.

Mr. Harris asked if his due process was going to be denied. Jackson again said we are moving on to the next case.

Mr. Harris said he takes the same position on the next case. Jackson told Malea to pull up those pictures.

Hearing #3 – CE-25-198 - Moved to April 16th, 2026 Hearing

Nuisance Violation Hearing – Tall Grass & Weeds, Dilapidated Structure

Property Address: 11507 E Elgin AVE, Bixby

Property Owner Name: Thomas William & Rena Lou Holland Rev. Trust

Property Owner: owner is represented by Kevin Holland-present by phone and Kevin is represented by Attorney Steve Harris, in person?

SUMMARY:

Malea pulled up the photos.

Jason asked if the same photos provided by Harris applied to this case. Harris confirmed that the photos applied to both properties.

Harris said this property holds, as cited, title 11 section 2-112, the last statement of the statute read, and I quote, the provisions of this section shall not apply to any property zoned and used for agricultural purposes. The city has the burden of proof to show a violation. I have no burden of proof. The city has to demonstrate the property is not being used for agricultural purposes, so it would be incumbent upon the city to bring it's photos to show that this is completely lacking in horticultural, any kind of growth on the property, under the broad definition of Oklahoma, it fits agricultural purposes, and therefore the statute you are utilizing to challenge the property for some kind of remediation would be unconstitutional under Oklahoma law, and in strict violation of Oklahoma statutes, as I remind the board the statute uses the word shall not apply, it does not use the word, may not apply, it's mandatory language under Oklahoma law that it is incumbent, this statute that you are relying upon can not be used in this context.

Teresa Nowlin said, just like the other property, the Tulsa County Assessor said that this property is not used for agricultural purposes.

Mr. Harris added that this is not a tax proceeding. It is a proceeding specifically under a separate statute.

Marcae said she is ready to make a motion.

Jackson closed the floor.

Marcae started to make a motion, then it was brought to Jackson's attention that we hadn't officially reviewed the photos. The board had been able to see the photos on the overhead screens but it wasn't clear if Harris had seen the photos.

Malea showed the photos that had been taken that morning 4/16/26, and said that nothing had changed as far as the boarding of the structure, and no repairs had been made to the rotting boards on the exterior, so it was in the same shape that it was in since the case started.

MOTION:

Marcae Hilton made a motion:

"I move, that pursuant to 13-1-36F of the City of Jenks Ordinance, the building at issue is a dilapidated building because it meets the following conditions. It is a structure which through neglect lacks the necessary repairs or otherwise is in a state of decay or partial ruin to such an extent that the structure is a hazard to the health safety and welfare of the general public; it is a structure which is unfit for human occupancy due to the lack of necessary repairs and is considered uninhabitable and is a hazard to the health safety and welfare of the general public; it is a structure which is deemed to be unsecured and has been over the years, many times, more than 3 times within the last 12 months; it has been boarded up and has been secured for more than 6 consecutive months; is declared by the municipal governing body to constitute a public nuisance and is a detriment to the health, benefit and welfare of the public and the community, and is a fire hazard to other properties. I move for abatement because the building is a dilapidated structure and constitutes a nuisance and the property would be benefitted by the removal of the building. "

2ND:

Tanner Rush seconded the motion.

VOTE:

The motion was voted on and all 3 parties voted yes.

For the record, Brandon Macy is replacing Marcae Hilton on the board?

Hearing #4 – CE-26-009

Nuisance Violation Hearing – Inoperable Vehicle

Property Address: 11711 S Primrose ST, Jenks

Vehicle Owner Name: Erik W & Stephany Kirk

Property Owner: Stephany Kirk present in person

SUMMARY: Malea said we received a call of an inoperable vehicle, it originally had a flat tire and it also has an expired tag, that had expired in 2020.

The tire has since been aired up but the tag is still expired. Ms. Kirk had called in this morning, and Malea had attempted to call her back but her voice mail was full and Malea was unable to leave a message. Ms. Stephany would like to ask for an extension because they are selling the vehicle.

Stephany Kirk said the vehicle still runs but she had lost the keys to it. She apologized that it has stayed in the driveway as long as it has. Her nephew is buying the vehicle tonight and he will have the vehicle towed to his house.

MOTION:

Tanner Rush made a motion that this inoperable vehicle is causing a nuisance at this address and we are giving an extension of 7 days for the owner to abate the nuisance by removing the vehicle from the driveway or otherwise making it operable.

2ND:

Mike O'Brien seconded the motion.

VOTE:

The motion was voted on and all 3 parties voted yes.

Malea confirmed that 7 days would give her until April 23rd for the vehicle to be removed.

Jackson said to just update Malea if they ran into any problems or issues.

Hearing #5 – CE-26-010

Nuisance Violation Hearing – Home-Based Business Operated from Residential Property

Property Address: 938 W D ST, Jenks

Name: Multiply LLC, - Renter: Daniel Nichols

Property Owner: Daniel Nichols present in person

SUMMARY: Malea showed pictures of commercial lawn equipment in his driveway. Malea said he had extenuating circumstances that she would let him explain.

Daniel Nichols said he just got out of divorce litigation on Friday, him and his 3 kids have outgrown this house so they have been planning on moving for about a year but they were unable to since his wife had him tied up on the marital home, and further that his wife had quit paying the mortgage payments so he was forced to stay in the marital home until the litigation was complete. He said he has only owned the lawn equipment a few months, he didn't plan on acquiring it, but it just kind of fell in his lap during a business deal. He doesn't normally have a sign in his yard, he did for a few days but it was taken down after a few days. He said the lawn equipment in the photos that was taken this morning, shows the equipment in disarray, normally it is backed in and all in order, but Malea caught him doing his own yardwork this morning so it is all out and off the trailers. Malea confirmed he was doing yardwork when she took the photos.

Daniel said he should be moving in the next few months, as soon as his friend's place is available. He recognizes that it is an issue to keep it there. He said he just needs some additional time to get moved

Tanner confirmed it is the big truck and trailer and chipper. Daniel said yes to the truck and chipper. He said the trailer and stump grinder have been there the entire time and it wasn't an issue, but he will move it as soon as possible too.

Tanner confirmed that he is not doing the business at his house. He gets a call and does the work elsewhere, then just stores the equipment in his driveway. Daniel confirmed that was correct. No customers come to the house.

MOTION:

Tanner Rush made a motion to declare a nuisance of commercial vehicles and equipment being parked in the driveway, and that 90 days be granted to get the equipment removed while maintaining a general cleanliness with the equipment until that time.

2ND: Mike O'Brien seconded the motion.

VOTE: The motion was voted on and all 3 parties voted yes.

90 days = July 16th, 2026

Hearing #6 – CE-26-012

Nuisance Violation Hearing – Tall Grass & Weeds, Trash & Debris, Inoperable Vehicle in Driveway and Behind Garage

Property Address: 424 E B ST, Jenks

Name: Multiply LLC,

Renter: Kenneth D & Mary Francis Mesnard

Property Owner: Sandra England, daughter of Mary Francis Mesnard present in person (she said Kenneth Mesnard has been deceased for over 10 years.

SUMMARY: Malea presented photos. The complaint came in from a business that people were not wanting to rent due to the trash and debris and the overgrowth, and things on the property. This car has already been removed. In the older pics you could see siding coming off the house and a stove on a trailer. There is a dilapidated trailer behind the garage, an old tree behind the garage, and an old tire. Looking at the new pictures from today, everything looks the same as it originally was except the car in front is gone, and everything is green now and all the stuff in the front has been cleaned up. Malea pointed out where the grass and weeds were growing out of control. The tree overgrowth is actually touching some apartments so if the owner of the apartments wants to trim the tree he can legally do that.

Sandra said as long as the building has been there that she is the only one who has ever trimmed the overgrowth, and it does touch the building when it is wet like it is currently. She said they should be able to get back there and get some more of that out. She said they did get the front done and got rid of the one vehicle that has been inoperable for a couple of years. Sandra said on the side where the culvert is, it is extremely dangerous and that the city did that, not them. She said that her mother had a stroke and isn't able to even do it anymore, but Sandra and her brother are the ones trying to take care of it. She said last year they trimmed the side, but they would have to do it again this year since it is rain. She said it is just going to take some time because there is only so many able-body people in her family right now. And they don't have money to hire any help. She said the siding came off when they had that downburst tornado thing years ago. She said they had AAA insurance and they wouldn't help them at all with the siding nor the roof. She said they don't make that siding anymore. So that is why it has been an ongoing issue, because they have to figure that one out on their own.

Jason said he remembers this case came up years ago, and the City said they were going to try to help her Mom out by getting someone to help with the tree removal, and they got busy and had been sitting on that, for many years. They were going to try to find a charity group that could help with the tree but it was too big of a job for the groups they had found. Jason said he will try to find someone to help with the tree

removal, but she would have to take care of the rest of it. She agreed. He said he couldn't make any promises, but he would try to find someone to help with the tree and the ditch. She asked for clarification on why the trailer couldn't be parked in her driveway. She said it was parked on the side of the house then the City made her move it so she moved it to the driveway, and now she can't have it in the driveway. Malea clarified the dilapidated trailer was the one in the back that you couldn't currently see due to the overgrowth. She said she has sold that trailer to 3 different people and no one has ever picked it up. She explained the trailer in the back is from her dad's old 1953 army jeep if anyone is looking for one. Tanner asked about the siding and if they were continuing to work on that too. Malea said they had not addressed that in the letter. Tanner said he was asking because they may be able to find her some help with that too.

She said that, or if someone wants to make them a really good offer on that property then they would love to get rid of it. She said she doesn't want to live in town. Tanner said from a maintenance standpoint it is good to get that replaced quickly since it can start to damage the home if it is not on there. She agreed. Tanner said it would be good if they can find her some help with that too. She agreed and said it really does make a big difference with heating and cooling on that side.

MOTION:

Tanner said he is happy to make a motion for a nuisance on this property for the tall grass and weeds and some removal of general trash and debris, and to grant them an additional 90 days to continue working on that, and we will attempt to get them some help on the tree and right of way spacing for you if we can. She said that would be greatly appreciated. She said she also wanted to ask about the old metal fence that is down deep in there. She said they had tried to get it out but it is so deep down in there that they couldn't get it out. Jason said to consider posting for free metal removal to get the stuff gone, then maybe she could get more from the sell of the property.

2ND:

Mike seconded the motion.

VOTE:

The motion was voted on and all 3 parties voted yes.

90 days = July 16th, 2026

Hearing adjourned at 3:18pm

Effective: April 28, 2023

14A Okl.St. Ann. § 1-301

§ 1-301. General definitions

Currentness

In addition to definitions appearing in subsequent articles, in this title:

(1) "Actuarial Method" means the method, defined by rules adopted by the Administrator, of allocating payments made on a debt between principal or amount financed and loan finance charge or credit service charge pursuant to which a payment is applied first to the accumulated loan finance charge or credit service charge and the balance is applied to the unpaid principal or unpaid amount financed.

(2) "Administrator" means the Administrator designated in the article (Article 6) on administration under Section 6-103 of this title.

(3) "Agreement" means the bargain of the parties in fact as found in their language or by implication from other circumstances including course of dealing or usage of trade or course of performance.

(4) "Agricultural purpose" means a purpose related to the production, harvest, exhibition, marketing, transportation, processing, or manufacture of agricultural products by a natural person who cultivates, plants, propagates, or nurtures the agricultural products. "Agricultural products" includes agricultural, horticultural, viticultural, and dairy products, livestock, wildlife, poultry, bees, forest products, fish and shellfish, and any products thereof, including processed and manufactured products, and any and all products raised or produced on farms and any processed or manufactured products thereof.

Okla. Stat. Ann. tit. 14A, § 1-301 (West)

ATTACHMENT 1

1-Page

ATTACHMENT 2
5 pages













18 VIEWS IN THE LAST 24 HOURS

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ATTACHMENT 3
1 page

**JENKS CODE ENFORCEMENT
ADMINISTRATIVE HEARING
2:00 P.M. Thursday, April 16, 2026**

CALL TO ORDER AT 2:00 P.M.

ROLL CALL

Fire Marshal Mike O'Brien (P) A
~~Vince Ortega~~ Tanner Rush (P) A
Marcae Hilton (P) A

2:15

BUSINESS (Malea will present cases)

1. Nuisance Violation Hearing

Name: Thomas William & Rena Lou Holland Rev. Trust
General Location: 550 N. Elm St.
RE: **CE-25-116**
Violation: Dilapidated Structure

present by Phn
Represented by Kevin Holland
Kevin Represented by
Attorney Steve Harris
present in person

Motion TR Second MD

Fire Marshal Mike O'Brien (Y) N
~~Vince Ortega~~ Tanner (Y) N
Marcae Hilton (Y) N

give 45 days - June 1st
lower fascia Boards

2. Nuisance Violation Hearing

Name: Kevin & Susie Holland
General Location: 11303 S. Kenosha Ave.
RE: **CE-25-196**
Violation: Tall Grass and Weeds, Trash and Debris, Dilapidated Structure

Kevin Holland present
By phone
Attorney Steve Harris
in person

Motion MH Second TR

Fire Marshal Mike O'Brien (Y) N
~~Vince Ortega~~ Tanner (Y) N
Marcae Hilton (Y) N

motion to Abate

Rep by Kevin Holland
Present By phone
Kevin Represented by
Attorney Steve Harris
in person

3. **Nuisance Violation Hearing**

Name: Thomas William & Rena Lou Holland Rev. Trust
General Location: 11507 S. Elgin Ave.
RE: CE-25-198
Violation: Tall Grass and Weeds, Dilapidated Structure

Motion MH Second TR

Fire Marshal Mike O'Brien (Y) N
~~Vince Ortegón~~ Tanner (Y) N
Marcae Hilton (Y) N

motion to abate

(BRANDON macy filled in for marcae Hilton 2:59 pm)

4. **Nuisance Violation Hearing**

Name: Erik W. & Stephany Kirk
General Location: 11711 S. Primrose St.
RE: CE-26-009
Violation: Inoperable Vehicle

Stephany Kirk in person

Motion TR Second MD

Fire Marshal Mike O'Brien (Y) N
~~Vince Ortegón~~ Tanner (Y) N
~~Marcae Hilton~~ Brandon macy (Y) N

granted 7 days
to get Veh. removed
4/23/26

5. **Nuisance Violation Hearing**

Name: Multiply LLC, Renter: Daniel Nichols
General Location: 938 W. D St.
RE: CE-26-010
Violation: Home Based Business Being Operated from Residential Property

Daniel Nichols present

Motion TR Second MD

Fire Marshal Mike O'Brien (Y) N
~~Vince Ortegón~~ Tanner (Y) N
Marcae Hilton Brandon (Y) N

granted 90 days
to remove work
equipment

July 16th 2026

Kenneth - deceased > 10 yrs
in person - Sandra England representing
her mom Mary.

6. Nuisance Violation Hearing

Name: Kenneth D. & Mary Francis Mesnard
General Location: 424 E. B St.
RE: CE-26-012
Violation: Tall Grass and Weeds, Trash and Debris, Inoperable Vehicle in
Driveway and Behind Garage

Motion TR Second MD

Fire Marshal Mike O'Brien	(Y)	N
Vince Ortegon Tanner	(Y)	N
Marcae Hilton Brandon	(Y)	N

FOR Sandra
90 days to remove
tall grass weeds
+ trash + debris

CORRESPONDENCE FROM STAFF (Ask if Staff has any correspondence)

ADJOURNMENT

Motion _____ Second _____

Fire Marshal Mike O'Brien	Y	N
Vince Ortegon	Y	N
Marcae Hilton	Y	N

Time adjourned 3:18pm

Jason will try
to find someone,
a charity group
to help w/ large
tree removal.
+ Right of way
Spacing

AGENDA
JENKS CODE ENFORCEMENT
ADMINISTRATIVE HEARING
2:00 P.M. THURSDAY, APRIL 16, 2026
COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET
JENKS, OKLAHOMA 74037

CALL TO ORDER

ROLL CALL

BUSINESS

1. Nuisance Violation Hearing

Name: Thomas William & Rena Lou Holland Rev. Trust
General Location: 550 N. Elm St.
RE: **CE-25-116**
Violation: Dilapidated Structure

Photos 11-19-25

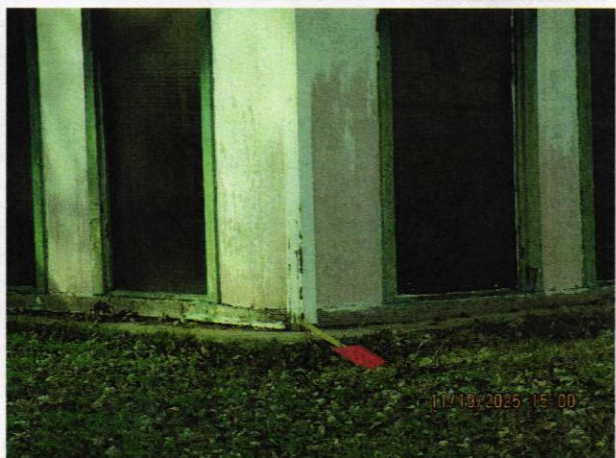
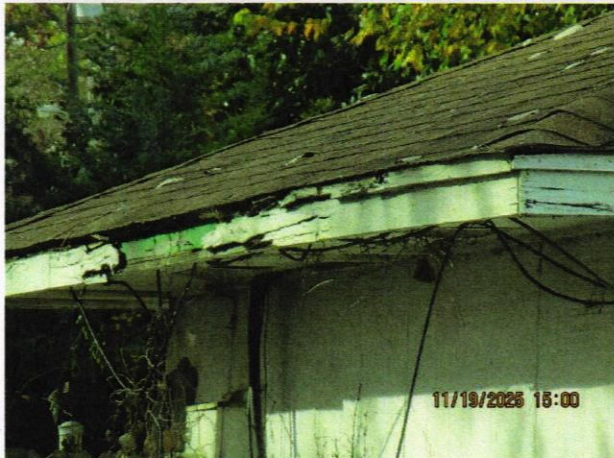
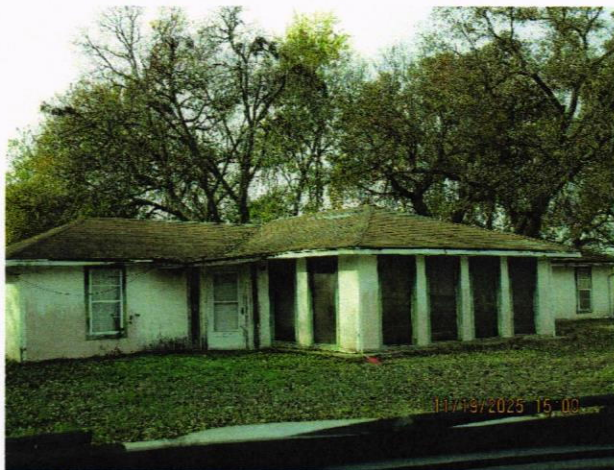


Photo 3-7-26



Administrative Hearing Findings from 11-20-25:

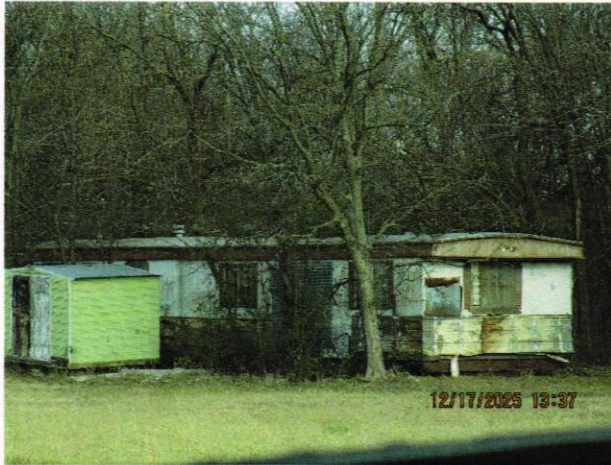
Mr. Kevin Holland agreed to repair and restore all rotted fascia, including sealing holes and painting, within 90 days with the work to be completed by February 18, 2026. A Certified letter will be mailed to Mr. Holland to appear at the February 19, 2026 Administrative Hearing in order for the Hearing Board to determine the progress on the structure and either close the case, revisit a time extension, or proceed with issuing an abatement order.

This case was granted extension to March 19, 2026 due to a court conflict with the owner's attorney. This case was then granted another extension to April 16, 2026 due to an emergency for Mr. Harris.

2. Nuisance Violation Hearing

Name: Kevin & Susie Holland
General Location: 11303 S. Kenosha Ave.
RE: CE-25-196
Violation: Tall Grass and Weeds, Trash and Debris, Dilapidated Structure

Photos 12-17-2025



Administrative Hearing Findings from 11-20-25:

Mr. Kevin Holland agreed to the decision of the Administrative Hearing Board to secure the broken windows within 30 days with the work to be completed by December 19, 2025. A Certified letter will be mailed to Mr. Holland to appear at the January 15, 2026 Administrative Hearing in order for the City Attorney and attorney for Mr. Holland, Mr. Steven M. Harris, to research legal authorities regarding whether the property is used for agricultural purposes under the Oklahoma statutes.

This case was to be heard in January, 2026. However, the owner's attorney was adamant that this case was not supposed to be heard until February, so the case was passed to February. Upon investigation after the January hearing by looking at the Hearing Findings letter and listening to the audio recording it was found that this case was in fact to have been heard in January.

This case was granted further extension from February 18 to March 19, 2026 due to a court conflict with the owner's attorney. This case was then granted another extension to April 16, 2026 due to an emergency for Mr. Harris.

3. Nuisance Violation Hearing

Name: Thomas William & Rena Lou Holland Rev. Trust
General Location: 11507 S. Elgin Ave.
RE: CE-25-198
Violation: Tall Grass and Weeds, Dilapidated Structure

Photos 11-19-25



Administrative Hearing Findings from 11-20-25:

The Administrative Hearing Board unanimously voted to table their decision on this case for 60 days. A Certified letter will be mailed to Mr. Holland to appear at the January 15, 2026 Administrative Hearing in order for the City Attorney and attorney for Mr. Holland, Mr. Steven M. Harris, to research legal authorities regarding whether the property is used for agricultural purposes under the Oklahoma statutes.

This case was to be heard in January, 2026. However, the owner's attorney was adamant that this case was not supposed to be heard until February, so the case was passed to February. Upon investigation after the January hearing by looking at the Hearing Findings letter and listening to the audio recording it was found that this case was in fact to have been heard in January.

This case was granted further extension from February 18 to March 19, 2026 due to a court conflict with the owner's attorney. This case was then granted another extension to April 16, 2026 due to an emergency for Mr. Harris.

4. Nuisance Violation Hearing

Name: Erik W. & Stephany Kirk
General Location: 11711 S. Primrose St.
RE: **CE-26-009**
Violation: Inoperable Vehicle

Photos 2-18-26



Photo from 3-5-26



Photo from 4-6-26



5. Nuisance Violation Hearing

Name: Multiply LLC, Renter: Daniel Nichols
General Location: 938 W. D St.
RE: **CE-26-010**
Violation: Home Based Business Being Operated from Residential Property

3-7-26 Photos



4-7-26 Photo



6. Nuisance Violation Hearing

Name: Kenneth D. & Mary Francis Mesnard

General Location: 424 E. B St.

RE: **CE-26-012**

Violation: Tall Grass and Weeds, Trash and Debris, Inoperable Vehicle in Driveway and Behind Garage

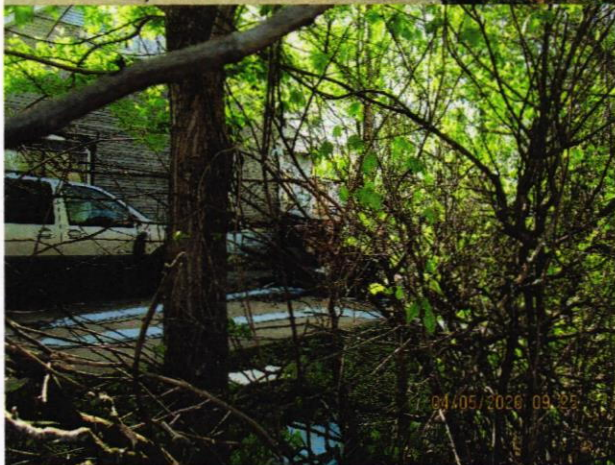
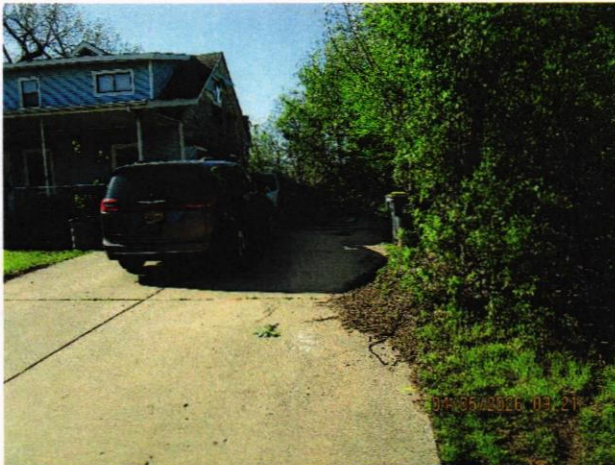
3-5-26 Photos







Photos 4-5-26



Effective: April 28, 2023

14A Okl.St.Ann. § 1-301

§ 1-301. General definitions

Currentness

In addition to definitions appearing in subsequent articles, in this title:

- (1) "Actuarial Method" means the method, defined by rules adopted by the Administrator, of allocating payments made on a debt between principal or amount financed and loan finance charge or credit service charge pursuant to which a payment is applied first to the accumulated loan finance charge or credit service charge and the balance is applied to the unpaid principal or unpaid amount financed.
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- (3) "Agreement" means the bargain of the parties in fact as found in their language or by implication from other circumstances including course of dealing or usage of trade or course of performance.
- (4) "Agricultural purpose" means a purpose related to the production, harvest, exhibition, marketing, transportation, processing, or manufacture of agricultural products by a natural person who cultivates, plants, propagates, or nurtures the agricultural products. "Agricultural products" includes agricultural, horticultural, viticultural, and dairy products, livestock, wildlife, poultry, bees, forest products, fish and shellfish, and any products thereof, including processed and manufactured products, and any and all products raised or produced on farms and any processed or manufactured products thereof.

Okla. Stat. Ann. tit. 14A, § 1-301 (West)













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*Handbook for
County Assessors
of Oklahoma*

January 2023

Chapter Twelve

Agricultural Use Value

Assessment of Agricultural Land

In Oklahoma, agricultural lands are assessed according to land use (see Chapter Nine, General Description of Ad Valorem Taxation, for a discussion of use value and agricultural use).

This chapter describes how land use multipliers are computed and applied to valuing a parcel of agricultural land for ad valorem taxation.

Agricultural land is defined according to its use in one of four sub-classifications:

- Cropland
- Improved pasture
- Native pasture
- Timberland and other unimproved lands

Depending under which use classification a parcel of land belongs, the County Assessor can determine its agricultural use value, which is the taxable value of agricultural land according to use. However, before the County Assessor can determine the use value, a land use multiplier must be used that is computed in dollars per productivity point per acre.

Productivity points are part of a State Board of Equalization approved methodology and are expressed in dollar per point of soil productivity. They are numbers assigned to each soil based on productivity, potential rainfall, and other climactic conditions. Productivity points are actually expressed as an index.

The State Board of Equalization adopted a methodology for deriving the price multipliers based on the productivity points in 1979. The methodology incorporates the following elements:

- A representative sampling of agricultural land rentals
- A representative sampling of agricultural land sales
- Soil types on each sale and rental
- Productivity level of each soil type
- Number of acres in each soil type of each use
- Capitalization rate

Oklahoma
Constitution
Article 10 § 21

68 O.S. § 2817(C)

These elements are built into a formula to derive the average value of a parcel of land. Values are expressed in “dollars per productivity point.” This value is then applied to all agricultural land of the same class within a county to estimate a taxable (use) value.

The formula gives 75 percent weight to the capitalized rental values and 25 percent weight to the sales of the agricultural land. A different land use multiplier is computed for the four agricultural uses.

Agricultural Land Use Multiplier Sample

The land use multiplier has to be derived for each of the four subclasses of agricultural land before the County Assessor can appraise and assess it for ad valorem taxation.

The first step for the County Assessor in deriving the land use multipliers is to build a sample for each of the agricultural land uses. Building a sample is the same as building a database: the County Assessor begins by collecting data within the survey area on the typical rentals and sales of agricultural land. These data include the sale price, rental fee, land use, acreage, soils, and other relevant information.

The sample should only include recent arm's length (market) transactions. Also, the sample should be representative of the agricultural land uses in the county. The most ideal representative sample would come from within the county for which the study is being performed.

Sample Selection Criteria

In selecting representative samples, the County Assessor should be careful not to rely on a predetermined value.

The last step in building a sample database after collecting the representative samples is **verifying** the data. Valid rentals and sales are very important when building the sample database. The County Assessor should evaluate all the rental fees and sale prices on a per acre basis. Transactions that vary greatly from an acceptable per acre range should be verified further before being accepted as a valid transaction. These reasonable ranges of value can be obtained from Market Trend Sheets, which are available for any area in Oklahoma. If a market transaction has physical characteristics and economic forces that impact it, then the County Assessor should note them on the “Farm Data Sheet.”

Sales and rentals are eliminated that do not meet the following criteria:

- Representative and non-bias selection
- Arm's length transaction
- Recently negotiated cash rent if a rental within two years
- Forty acres or more of the land in agricultural use

- At least 70 percent of the land in one use
- No structures on the land, except for wire fencing
- Representative of the agricultural land use in the county*

*** If a parcel of land has mixed use, the County Assessor must determine its predominant use to classify the land, which is the agricultural land use covering at least 70% of the parcel. For example, a parcel having a mixed use with 80% of the acreage in cropland, 15% in native pasture, and five percent in unimproved land/timberland would be classified as cropland. The land use criterion is satisfied in that more than 70% of the land is cropland. The greater the percentage of predominant use, the more representative the sample.**

Sample Size

Sample size is also important in building a representative sample for each agricultural land use. The OTC Ad Valorem Division has established the following policy in building a sample:

- Optimum requirement
 - * Ten rental transactions
 - * Ten sales transactions
- Minimum requirement
 - * Six rental transactions
 - * Six sales transactions

The minimum requirement is based on the inability to find 10 transactions. For example, it may be difficult in some western counties to find 10 sales in the unimproved land/timberland sub-classification.

Sample Survey Area

The appraisal field staff may be unable to find the six minimally required rentals and sales within the county. An alternative to overcoming this obstacle is to locate rentals and sales in either of the two following areas:

1. Any adjacent counties
2. Any counties within the region

These alternatives provide a larger survey area from which to work when building the sample database. The field staff first identifies the region where the county is located, and then searches for sales and rentals from counties within the same survey region.

The regions and counties within a region are listed in Table 12.1

Table 12.1 Agricultural Land Survey Regions

Panhandle	Northwest	Southwest	North Central
Beaver Texas Cimarron	Blaine Custer Dewey Ellis Harper Major Woods Woodward	Beckham Comanche Cotton Greer Harmon Jackson Kiowa Roger Mills Tillman Washita	Alfalfa Canadian Garfield Grant Kay Kingfisher Logan Noble Oklahoma Payne
South Central	Northeast	East - Northeast	Southeast
Caddo Carter Cleveland Garvin Grady Jefferson Love McClain Stephens	Craig Creek Lincoln Mayes Muskogee Nowata Okfuskee Okmulgee Osage Ottawa Pawnee Pottawatomie Rogers Seminole Tulsa Wagoner Washington	Adair Cherokee Delaware McIntosh Sequoyah	Atoka Bryan Choctaw Coal Haskell Hughes Johnston Latimer Leflore Marshall McCurtain Murray Pittsburg Pontotoc Pushmataha

Counties that had the following similar characteristics were grouped in a region:

- Overall mix of soils
- Climate
- Natural ground cover
- Agricultural production patterns
- County-wide income from agricultural production

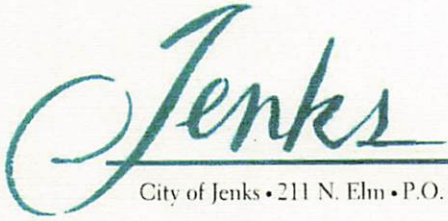
When establishing the survey area, the County Assessor should understand the following terms:

- Primary Survey Area
- * The subject county (your county)
- Secondary Survey Area
- * Counties adjacent to the subject county but not necessarily in the same region as the subject county
- Optional Survey Area
- * Counties in the same region as the subject county

NOTE: When establishing the survey area, the County Assessor should follow one important county selection rule: secondary survey areas take precedence over optional survey areas. This rule instructs the field staff to first look at sales and rentals from the adjacent counties. These counties are also called the contiguous counties or secondary survey area.

The map in Figure 12-1 shows the agricultural survey regions. Using Blaine County as an example of a subject county can help determine the survey area from which a County Assessor would select representative samples. Blaine County is in Region 2 and is marked with a "P" to represent "primary county." The adjacent counties of Major, Dewey, Custer, Caddo, Canadian, and Kingfisher are marked with an "S" to distinguish them as adjacent and thereby secondary counties. Counties marked with an "O" for optional counties are Woods, Harper, Ellis, and Woodward. These counties are in the same region as Blaine County, but not adjacent to it.

From the county selection rule cited above, samples would be sought from the secondary counties outside of Region 2 before going to the optional counties within the region. For example, sales and rentals would be sought from Caddo, Canadian, and Kingfisher before going to Woods, Harper, and Woodward.



City of Jenks • 211 N. Elm • P.O. Box 2007 • Jenks, Oklahoma 74037-2007 • (918) 299-5883 • Fax (918) 299-4489 • city@jenks.com

July 17, 2026

Mr. Max Harris
Doyle Harris Davis & Haughey

Re: Appeals of Code Enforcement Cases 25-116, 25-196, and 25-198

Dear Mr. Harris,

This letter serves as formal notice that the appeals for Jenks Code Enforcement Cases 25-116, 25-196, and 25-198 have been scheduled for a Special Meeting of the Jenks City Council.

The hearing will be held as follows:

Date: Friday, July 31, 2026

Time: 12:00 p.m.

Location: Jenks City Hall – City Council Chambers

The appeal hearing will be conducted in accordance with the applicable provisions of Oklahoma law, including but not limited to:

- Title 50, Chapter 1, Section 11 – Abatement by Public Body or Officer;
- Title 50, Chapter 1, Section 16 – Cities and Towns; Power to Define and Summarily Abate Nuisances; and
- Title 11, Chapter 1, Article XXII – General Powers of Municipalities.

Please consider this correspondence as official notice of the scheduled appeal hearing. If you have any questions regarding the hearing or require additional information prior to the meeting, please contact Ms. Nowlin at your convenience.

Jason Jackson

Chief of Police



JENKS POLICE DEPARTMENT
Code Enforcement Report

Page 1 of 11

Incident Report

Case Number CE-25-196	Incident Date 10/23/2025 10:55	Report Date 10/23/2025 10:55	Report By STONER, M. (827)
Address: 11303 S KENOSHA AVE		Zone: D3	
City/State: JENKS, OK 74037		Longitude: -95.9806052	
School:		Latitude: 35.9656851	
Common Name:		Parcel:	
Subdiv: UNPLATTED			
School Name:			
Reporting STONER, M. (827)		Date: 10/23/2025 10:55	
Report Type: DILAPIDATED BUILDING			
Initiated By: OFFICER			
Special Event: EXISTING CONSTRUCTION			
Next Review On: 11/19/2025 00:00			
Approving:		Date:	
Admin Approving:		Date:	
Dispositon:		Date:	

Report Notes

10/23/2025 10:53:55 - M STONER -- DILAPIDATED MOBILE HOME, TALL GRASS AND WEEDS

People Involved

Name	Relationship	How Involved
HOLLAND, KEVIN 402 W BEAVER ST JENKS, OK 74037 Race: Sex: Occupation:	SSN: DL#: /	Home Phone: Work Phone: Cell Phone:
		OWNER
HOLLAND, SUSIE 402 W BEAVER ST JENKS, OK 74037 Race: Sex: Occupation:	SSN: DL#: /	Home Phone: Work Phone: Cell Phone:
		OWNER
STONER, MALEA		REPORTING PARTY



JENKS POLICE DEPARTMENT
Code Enforcement Report

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Incident Report

Case Number	Incident Date	Report Date	Report By
CE-25-196	10/23/2025 10:55	10/23/2025 10:55	STONER, M. (827)

People Involved

Name	Relationship	How Involved
Race:	SSN:	Home Phone:
Sex:	DL#: /	Work Phone: (918) 556-7431
Occupation:		Cell Phone:

Vehicles Involved

Notes

Entry Date	Entry By	Note Type	Notes
12/11/2025	STONER, MALEA	ADMIN HEARING OUTCOME	11.20.25 KEVIN HOLLAND STATED HE WILL SECURE THE STRUCTURE BY 12.19.25. THE ADMINISTRATIVE HEARING BOARD UNANIMOUSLY VOTED TO HAVE KEVIN HOLLAND AND HIS ATTORNEY STEVE HARRIS APPEAR BEFORE THE HEARING BOARD AGAIN ON 01.15.26 IN ORDER TO GIVE THE CITY ATTORNEY AND MR. HARRIS TIME TO RESEARCH LEGAL AUTHORITIES REGARDING WHETHER THE PROPERTY IS USED FOR AGRICULTURAL PURPOSES UNDER THE OKLAHOMA STATUTES.
01/15/2026	STONER, MALEA	ADMIN HEARING OUTCOME	01.15.26 ADMINISTRATIVE HEARING BOARD NOTIFIED THAT THIS CASE WAS TO BE HEARD IN FEBRUARY 2026 AND NOT JANUARY 2026. WILL BE HEARD FEBRUARY 19, 2026.
04/17/2026	STONER, MALEA	ADMIN HEARING OUTCOME	THE HEARING BOARD UNANIMOUSLY VOTED THAT THE STRUCTURE IS A DETRIMENT TO THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC, AND ORDERED THE STRUCTURE TO BE REMOVED. NO TIMELINE WAS GIVEN.

Total Notes: 3

Images

File Name: IMG_9679.JPG

Taken By:

Group:

Notes:





JENKS POLICE DEPARTMENT
Code Enforcement Report

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Incident Report

Case Number	Incident Date	Report Date	Report By
CE-25-196	10/23/2025 10:55	10/23/2025 10:55	STONER, M. (827)

Images

File Name: IMG_9341.JPG

Taken By:

Group:

Notes:



File Name: IMG_9340.JPG

Taken By:

Group:

Notes:



File Name: IMG_9404.JPG

Taken By:

Group:

Notes:



File Name: IMG_9405.JPG

Taken By:

Group:

Notes:



File Name: IMG_9406.JPG

Taken By:

Group:

Notes:



File Name: IMG_9407.JPG

Taken By:

Group:

Notes:





JENKS POLICE DEPARTMENT
Code Enforcement Report

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Incident Report

Case Number
CE-25-196

Incident Date
10/23/2025 10:55

Report Date
10/23/2025 10:55

Report By
STONER, M. (827)

Images

File Name: IMG_9417.JPG

Taken By:

Group:

Notes:



File Name: IMG_9418.JPG

Taken By:

Group:

Notes:



File Name: IMG_9420.JPG

Taken By:

Group:

Notes:



File Name: IMG_9421.JPG

Taken By:

Group:

Notes:



File Name: IMG_9408.JPG

Taken By:

Group:

Notes:



File Name: IMG_9409.JPG

Taken By:

Group:

Notes:





JENKS POLICE DEPARTMENT
Code Enforcement Report

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Incident Report

Case Number
CE-25-196

Incident Date
10/23/2025 10:55

Report Date
10/23/2025 10:55

Report By
STONER, M. (827)

Images

File Name: IMG_9415.JPG

Taken By:

Group:

Notes:



File Name: IMG_9416.JPG

Taken By:

Group:

Notes:



File Name: IMG_9419.JPG

Taken By:

Group:

Notes:



File Name: IMG_9540.JPG

Taken By:

Group:

Notes:



File Name: IMG_9541.JPG

Taken By:

Group:

Notes:



File Name: IMG_9536.JPG

Taken By:

Group:

Notes:





JENKS POLICE DEPARTMENT
Code Enforcement Report

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Incident Report

Case Number	Incident Date	Report Date	Report By
CE-25-196	10/23/2025 10:55	10/23/2025 10:55	STONER, M. (827)

Images

File Name: IMG_9543.JPG

Taken By:

Group:

Notes:



File Name: IMG_9537.JPG

Taken By:

Group:

Notes:



File Name: IMG_9538.JPG

Taken By:

Group:

Notes:



File Name: IMG_9542.JPG

Taken By:

Group:

Notes:



File Name: IMG_9544.JPG

Taken By:

Group:

Notes:



File Name: IMG_9539.JPG

Taken By:

Group:

Notes:





JENKS POLICE DEPARTMENT
Code Enforcement Report

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Incident Report

Case Number
CE-25-196

Incident Date
10/23/2025 10:55

Report Date
10/23/2025 10:55

Report By
STONER, M. (827)

Images

File Name: IMG_9159.JPG

Taken By:

Group:

Notes:



File Name: IMG_9160.JPG

Taken By:

Group:

Notes:



File Name: IMG_9161.JPG

Taken By:

Group:

Notes:



File Name: IMG_9162.JPG

Taken By:

Group:

Notes:



File Name: IMG_9181.JPG

Taken By:

Group:

Notes:



File Name: IMG_9184.JPG

Taken By:

Group:

Notes:





JENKS POLICE DEPARTMENT
Code Enforcement Report

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Incident Report

Case Number
CE-25-196

Incident Date
10/23/2025 10:55

Report Date
10/23/2025 10:55

Report By
STONER, M. (827)

Images

File Name: IMG_9182.JPG

Taken By:

Group:

Notes:



File Name: IMG_9183.JPG

Taken By:

Group:

Notes:



File Name: IMG_9185.JPG

Taken By:

Group:

Notes:



File Name: IMG_9269.JPG

Taken By:

Group:

Notes:



File Name: IMG_9271.JPG

Taken By:

Group:

Notes:



File Name: IMG_9274.JPG

Taken By:

Group:

Notes:





JENKS POLICE DEPARTMENT
Code Enforcement Report

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Incident Report

Case Number
CE-25-196

Incident Date
10/23/2025 10:55

Report Date
10/23/2025 10:55

Report By
STONER, M. (827)

Images

File Name: IMG_9275.JPG

Taken By:

Group:

Notes:



File Name: IMG_9277.JPG

Taken By:

Group:

Notes:



File Name: IMG_9270.JPG

Taken By:

Group:

Notes:



File Name: IMG_9272.JPG

Taken By:

Group:

Notes:



File Name: IMG_9273.JPG

Taken By:

Group:

Notes:



File Name: IMG_9276.JPG

Taken By:

Group:

Notes:



Total Images: 43



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Code Enforcement Report

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Incident Report

Case Number CE-25-196	Incident Date 10/23/2025 10:55	Report Date 10/23/2025 10:55	Report By STONER, M. (827)
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Attachments

Entry Date	Entry By	Category	SubCategory	File Name
10/23/2025	STONER, MALEA	ASSESSOR INFORMATION		ASSESSOR INFO.pdf
Notes: ASSESSOR INFORMATION				
10/27/2025	STONER, MALEA	10 DAY LETTER		Tall Grass & Weeds, Trash & Debris, Unsecured and Dilapidated Structure 10 day letter 10.28.25 11303 S KENOSHA AVE.pdf
Notes: TALL GRASS & WEEDS, TRASH & DEBRIS, UNSECURED AND DILAPIDATED STRUCTURE 10.28.25 11303 S KENOSHA AVE				
12/04/2025	STONER, MALEA	ADMIN HEARING FINDINGS LETTER		Administrative Hearing Findings Letter 11.25.25 11303 S KENOSHA AVE.pdf
Notes: ADMINISTRATIVE HEARING FINDINGS LETTER 12.04.25 11303 S KENOSHA AVE				
12/16/2025	STONER, MALEA	ADMIN HEARING LETTER		Administrative Hearing Notice Letter 12.29.25 11303 S KENOSHA AVE.pdf
Notes: ADMINISTRATIVE HEARING NOTICE LETTER 12.29.25 11303 S KENOSHA AVE				
12/16/2025	STONER, MALEA			Administrative Hearing Property Posting 12.29.25 11303 S KENOSHA AVE.pdf
Notes: ADMINISTRATIVE HEARING PROPERTY POSTING 12.29.25 11303 S KENOSHA AVE				
01/15/2026	STONER, MALEA			Combined Exhibits.pdf
Notes: CONFIDENTIAL COMBINED EXHIBITS FOR ADMINISTRATIVE HEARING BOARD				
01/15/2026	STONER, MALEA			2026-01-13 Memo regarding Holland Properties.pdf
Notes: CONFIDENTIAL MEMO REGARDING HOLLAND PROPERTIES FOR ADMINISTRATIVE HEARING BOARD				
01/20/2026	STONER, MALEA	CERTIFIED MAIL RECEIPT		OWNER HEARING FINDINGS LETTER CERTIFIED MAIL RECEIPT.pdf
Notes: OWNER HEARING FINDINGS LETTER CERTIFIED MAIL RECEIPT				
01/20/2026	STONER, MALEA	CERTIFIED MAIL DELIVERY RECEIPT		OWNER HEARING FINDINGS LETTER CERTIFIED MAIL RETURN RECEIPT.pdf
Notes: OWNER HEARING FINDINGS CERTIFIED MAIL RETURN RECEIPT				
01/20/2026	STONER, MALEA	CERTIFIED MAIL RECEIPT		ATTORNEY HEARING FINDINGS LETTER CERTIFIED MAIL RECEIPT.pdf
Notes: ATTORNEY HEARING FINDINGS LETTER CERTIFIED MAIL RETURN RECEIPT				
01/20/2026	STONER, MALEA	CERTIFIED MAIL DELIVERY RECEIPT		ATTORNEY HEARING FINDINGS LETTER CERTIFIED MAIL RETURN RECEIPT.pdf
Notes: ATTORNEY HEARING FINDINGS CERTIFIED MAIL RETURN RECEIPT				



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Code Enforcement Report

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Incident Report

Case Number CE-25-196	Incident Date 10/23/2025 10:55	Report Date 10/23/2025 10:55	Report By STONER, M. (827)
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Attachments

Entry Date	Entry By	Category	SubCategory	File Name
01/20/2026	STONER, MALEA	CERTIFIED MAIL RECEIPT		OWNER 2ND ADMIN HEARING LETTER CERTIFIED MAIL RECEIPT.pdf
Notes: OWNER 2ND ADMIN HEARING LETTER CERTIFIED MAIL RECEIPT				
01/20/2026	STONER, MALEA	CERTIFIED MAIL RECEIPT		ATTORNEY 2ND ADMIN HEARING LETTER CERTIFIED MAIL RECEIPT.pdf
Notes: ATTORNEY 2ND ADMIN HEARING LETTER CERTIFIED MAIL RECEIPT				
01/20/2026	STONER, MALEA	CERTIFIED MAIL DELIVERY RECEIPT		ATTORNEY 2ND ADMIN HEARING LETTER CERTIFIED MAIL RETURN RECEIPT.pdf
Notes: ATTORNEY 2ND ADMIN HEARING LETTER CERTIFIED MAIL RETURN RECEIPT				
03/09/2026	STONER, MALEA	ADMIN HEARING LETTER		Administrative Hearing Notice Letter 03.09.26 11303 S KENOSHA AVE.pdf
Notes: 3RD ADMINIWSTRATIVE HEARING NOTICE LETTER 03.09.26 11303 S KENOSHA AVE				
03/09/2026	STONER, MALEA			Administrative Hearing Property Posting 03.09.26 11303 S KENOSHA AVE.pdf
Notes: 3RD ADMINISTRATIVE HEARING PROPERTY POSTING 03.09.26 11303 S KENOSHA AVE				
05/05/2026	STONER, MALEA	ADMIN HEARING FINDINGS LETTER		Administrative Hearing Findings Letter - 11303 S Kenosha (final) (003).pdf
Notes: ADMINISTRATIVE HEARING FINDINGS LETTER 05.06.26 11303 S KENOSHA AVE				

Total Attachments: 17



JENKS POLICE DEPARTMENT
Code Enforcement Report

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Incident Report

Case Number CE-25-116	Incident Date 07/28/2025 15:08	Report Date 07/28/2025 15:08	Report By STONER, M. (827)
Address: 550 N ELM ST		Zone: D1	
City/State: JENKS, OK 74037		Longitude: -95.975871	
School:		Latitude: 36.030399	
Common Name:		Parcel:	
Subdiv: UNPLATTED			
School Name:			
Reporting STONER, M. (827)		Date: 07/28/2025 15:08	
Report Type: DILAPIDATED BUILDING			
Initiated By: CITIZEN			
Special Event: EXISTING CONSTRUCTION			
Next Review On: 03/19/2026 00:00			
Approving:		Date:	
Admin Approving:		Date:	
Dispositon:		Date:	

Report Notes

07/28/2025 15:07:27 - MSTONER -- REPORT OF DLAPIDATED STRUCTURE - ROOF FALLING IN

People Involved

Name	Relationship	How Involved
SMITH, GARY		REPORTING PARTY
Race:	SSN:	Home Phone:
Sex:	DL#: /	Work Phone:
Occupation:		Cell Phone: (918) 625-3261
THOMAS WILLIAM & RENA LOU HOLLAND REV TRUST		OWNER
402 W BEAVER ST JENKS, OK 74037		
Race:	SSN:	Home Phone:
Sex:	DL#: /	Work Phone:
Occupation:		Cell Phone:

Vehicles Involved



JENKS POLICE DEPARTMENT
Code Enforcement Report

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Incident Report

Case Number CE-25-116	Incident Date 07/28/2025 15:08	Report Date 07/28/2025 15:08	Report By STONER, M. (827)
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Notes

Entry Date	Entry By	Note Type	Notes
07/31/2025	STONER, MALEA	INVESTIGATION NOTE	07.29.25 ROOF IS NOT FALLING IN. STRUCTURE IS IN POOR CONDITION. WITHOUT BEING ABLE TO GAIN ACCESS TO STRUCTURE BEHIND FENCE IT IS DIFFIDULT TO DETERMINE IF STRUCTURE MEETS DILAPIDATION CRITERIA.
01/15/2026	STONER, MALEA	ADMIN HEARING OUTCOME	01.15.26 THIS CASE WAS TO HAVE BEEN HEARD BY THE ADMINISTRATIVE HEARING BOARD THIS DATE, BUT WAS MISSED. CASE WILL BE HEARD FEBRUARY 19, 2026.
03/06/2026	STONER, MALEA	ACTIONS TAKEN	02.03.26 ATTORNEY STEVEN HARRIS REQUESTED THIS CASE BE PASSED TO MARCH 19, 2026 DUE TO A FEDERAL CASE HE HAS TO APPEAR AT ON FEBRUARY 19, 2026. CASE PASSED TO MARCH 19, 2026.
03/06/2026	STONER, MALEA	ADMIN HEARING OUTCOME	11.20.25 HEARING BOARD UNANIMOUSLY VOTED TO ALLOW 90 DAYS, UNTIL FEBRUARY 18, 2026, FOR KEVIN HOLLAND TO COMPLETELY RESTORE AND REPAIR ALL ROTTED FASCIA AND PAINT, INCLUDING SEALING ALL HOLES.
04/17/2026	STONER, MALEA	ADMIN HEARING OUTCOME	THE HEARING BOARD VOTED UNANIMOUSLY THAT THERE IS SOME PARTIAL EVIDENCE OF DILAPIDATION. KEVIN HOLLAND AGREED VIA TELEPHONE TO CAULK AND REPAINT THE LOWER BOARDS ON THE STRUCTURE TO MATCH THE TOP FASCIA BY JUNE 1, 2026.

Total Notes: 5

Images

File Name: IMG_8731.JPG

Taken By:

Group:

Notes:



File Name: IMG_8729.JPG

Taken By:

Group:

Notes:





JENKS POLICE DEPARTMENT
Code Enforcement Report

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Incident Report

Case Number	Incident Date	Report Date	Report By
CE-25-116	07/28/2025 15:08	07/28/2025 15:08	STONER, M. (827)

Images

File Name: IMG_8727.JPG

Taken By:

Group:

Notes:



File Name: IMG_8728.JPG

Taken By:

Group:

Notes:



File Name: IMG_8730.JPG

Taken By:

Group:

Notes:



File Name: IMG_8732.JPG

Taken By:

Group:

Notes:



File Name: IMG_9801.JPG

Taken By:

Group:

Notes:



File Name: IMG_9802.JPG

Taken By:

Group:

Notes:





JENKS POLICE DEPARTMENT
Code Enforcement Report

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Incident Report

Case Number	Incident Date	Report Date	Report By
CE-25-116	07/28/2025 15:08	07/28/2025 15:08	STONER, M. (827)

Images

File Name: IMG_9683.JPG

Taken By:

Group:

Notes:



File Name: IMG_9682.JPG

Taken By:

Group:

Notes:



File Name: IMG_9332.JPG

Taken By:

Group:

Notes:



File Name: IMG_9333.JPG

Taken By:

Group:

Notes:



File Name: IMG_9436.JPG

Taken By:

Group:

Notes:



File Name: IMG_9440.JPG

Taken By:

Group:

Notes:





JENKS POLICE DEPARTMENT
Code Enforcement Report

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Incident Report

Case Number	Incident Date	Report Date	Report By
CE-25-116	07/28/2025 15:08	07/28/2025 15:08	STONER, M. (827)

Images

File Name: IMG_9444.JPG

Taken By:

Group:

Notes:



File Name: IMG_9435.JPG

Taken By:

Group:

Notes:



File Name: IMG_9439.JPG

Taken By:

Group:

Notes:



File Name: IMG_9443.JPG

Taken By:

Group:

Notes:



File Name: IMG_9437.JPG

Taken By:

Group:

Notes:



File Name: IMG_9441.JPG

Taken By:

Group:

Notes:





JENKS POLICE DEPARTMENT
Code Enforcement Report

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Incident Report

Case Number	Incident Date	Report Date	Report By
CE-25-116	07/28/2025 15:08	07/28/2025 15:08	STONER, M. (827)

Images

File Name: IMG_9445.JPG

Taken By:

Group:

Notes:



File Name: IMG_9438.JPG

Taken By:

Group:

Notes:



File Name: IMG_9442.JPG

Taken By:

Group:

Notes:



File Name: IMG_8256.JPG

Taken By:

Group:

Notes:



File Name: IMG_8257.JPG

Taken By:

Group:

Notes:



File Name: IMG_8258.JPG

Taken By:

Group:

Notes:





JENKS POLICE DEPARTMENT
Code Enforcement Report

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Incident Report

Case Number	Incident Date	Report Date	Report By
CE-25-116	07/28/2025 15:08	07/28/2025 15:08	STONER, M. (827)

Images

File Name: IMG_8259.JPG

Taken By:

Group:

Notes:



File Name: IMG_8260.JPG

Taken By:

Group:

Notes:



File Name: IMG_8261.JPG

Taken By:

Group:

Notes:



File Name: IMG_8262.JPG

Taken By:

Group:

Notes:



File Name: IMG_8263.JPG

Taken By:

Group:

Notes:



File Name: IMG_8264.JPG

Taken By:

Group:

Notes:





JENKS POLICE DEPARTMENT
Code Enforcement Report

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Incident Report

Case Number CE-25-116	Incident Date 07/28/2025 15:08	Report Date 07/28/2025 15:08	Report By STONER, M. (827)
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Images

File Name: IMG_8265.JPG

Taken By:

Group:

Notes:



File Name: IMG_8266.JPG

Taken By:

Group:

Notes:



File Name: IMG_8267.JPG

Taken By:

Group:

Notes:



File Name: IMG_8268.JPG

Taken By:

Group:

Notes:



Total Images: 36

Attachments

Entry Date	Entry By	Category	SubCategory	File Name
07/28/2025	STONER, MALEA	ASSESSOR INFORMATION		assessor.tulsacounty.org_Property_I
Notes: ASSESSOR INFORMATION				
09/10/2025	STONER, MALEA	10 DAY LETTER		Dilapidated Structure 10 day letter 09.10.25 550 N ELM ST.pdf
Notes: DILAPIDATED STRUCTURE 10 DAY LETTER 09.10.25 550 N ELM ST				
12/04/2025	STONER, MALEA	ADMIN HEARING FINDINGS LETTER		Administrative Hearing Findings Letter 11.25.25 550 N ELM ST.pdf
Notes: ADMINISTRATIVE HEARING FINDINGS LETTER 12.04.25 550 N ELM ST				
01/20/2026	STONER, MALEA	CERTIFIED MAIL RECEIPT		OWNER ADMIN HEARING FINDINGS LETTER CERTIFIED MAIL RECEIPT.pdf

Print Date: Jun 18 2026 - 10:56:52

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Code-Enforcement_Details

JENKS POLICE DEPARTMENT

MBROWN
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Code Enforcement Report

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Incident Report

Case Number CE-25-116	Incident Date 07/28/2025 15:08	Report Date 07/28/2025 15:08	Report By STONER, M. (827)
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Attachments

Entry Date	Entry By	Category	SubCategory	File Name
Notes: OWNER ADMIN HEARING FINDINGS LETTER CERTIFIED MAIL RECEIPT				
01/20/2026	STONER, MALEA	CERTIFIED MAIL DELIVERY RECEIPT		OWNER ADMIN HEARING FINDINGS LETTER CERTIFIED MAIL RETURN RECEIPT.pdf
Notes: OWNER ADMIN HEARING FINDINGS LETTER CERTIFIED MAIL RETURN RECEIPT				
01/20/2026	STONER, MALEA	CERTIFIED MAIL RECEIPT		ATTORNEY ADMIN HEARING FINDINGS LETTER CERTIFIED MAIL RECEIPT.pdf
Notes: ATTORNEY ADMIN HEARING FINDINGS LETTER CERTIFIED MAIL RECEIPT				
01/20/2026	STONER, MALEA	CERTIFIED MAIL DELIVERY RECEIPT		ATTORNEY ADMIN HEARING FINDINGS LETTER CERTIFIED MAIL RETURN RECEIPT.pdf
Notes: ATTORNEY ADMIN HEARING FINDINGS LETTER CERTIFIED MAIL RETURN RECEIPT				
03/09/2026	STONER, MALEA	ADMIN HEARING LETTER		Administrative Hearing Notice Letter 03.09.26 550 N ELM ST.pdf
Notes: 2ND ADMINISTRATIVE HEARING NOTICE LETTER 03.09.26 550 S ELM ST				
03/09/2026	STONER, MALEA			Administrative Hearing Property Posting 03.09.26 550 N ELM ST.pdf
Notes: 2ND ADMINISTRATIVE HEARING PROPERTY POSTING 03.09.26 550 S ELM ST				
04/07/2026	STONER, MALEA	ADMIN HEARING LETTER		Administrative Hearing Notice Letter 04.06.26 550 N ELM ST.pdf
Notes: ADMINISTRATIVE HEARING NOTICE LETTER 04.06.26 550 N ELM ST				
04/07/2026	STONER, MALEA			Administrative Hearing Property Posting 04.06.26 550 N ELM ST.pdf
Notes: ADMINISRATIVE HEARING PROPERTY POSTING 04.06.26 50 N ELM ST				
05/05/2026	STONER, MALEA	ADMIN HEARING FINDINGS LETTER		Administrative Hearing Findings Letter - 550 N. Elm Street (final) (003).pdf
Notes: ADMINISTRATIVE HEARING FINDINGS LETTER 05.06.26 550 N ELM ST				

Total Attachments: 12



JENKS POLICE DEPARTMENT
Code Enforcement Report

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Incident Report

Case Number CE-25-198	Incident Date 10/24/2025 14:38	Report Date 10/24/2025 14:38	Report By STONER, M. (827)
Address: 11507 S ELGIN AVE		Zone: D3	
City/State: JENKS, OK 74037		Longitude: -95.9811501	
School:		Latitude: 35.9981710	
Common Name:		Parcel:	
Subdiv: UNPLATTED			
School Name:			
Reporting STONER, M. (827)		Date: 10/24/2025 14:38	
Report Type: DILAPIDATED BUILDING			
Initiated By: OFFICER			
Special Event: EXISTING CONSTRUCTION			
Next Review On: 11/06/2025 00:00			
Approving:		Date:	
Admin Approving:		Date:	
Dispositon:		Date:	

Report Notes

10/24/2025 14:37:10 - MSTONER -- DILAPIDATED STRUCTURE.

People Involved

Name	Relationship	How Involved
STONER, MALEA		REPORTING PARTY

Race: SSN: Home Phone:
Sex: DL#: / Work Phone: (918) 556-7431
Occupation: Cell Phone:

THOMAS WILLIAM & RENA LOU
HOLLAND TRUST OWNER

402 W BEAVER ST
JENKS, OK 74037

Race: SSN: Home Phone:
Sex: DL#: / Work Phone:
Occupation: Cell Phone:

Vehicles Involved



JENKS POLICE DEPARTMENT
Code Enforcement Report

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Incident Report

Case Number	Incident Date	Report Date	Report By
CE-25-198	10/24/2025 14:38	10/24/2025 14:38	STONER, M. (827)

Notes

Entry Date	Entry By	Note Type	Notes
10/24/2025	STONER, MALEA	INVESTIGATION NOTE	10.23.25 STRUCTURE HAS BEEN BOARDED UP FOR SEVERAL YEARS. LOTS OF TALL GRASS AND WEEDS AS WELL AS DILAPIDATED STATE OF STRUCTURE.
12/11/2025	STONER, MALEA	ADMIN HEARING OUTCOME	11.20.25 THE ADMINISTRATIVE HEARING BOARD VOTED UNANIMOUSLY TO TABLE THIS CASE UNTIL 01.15.26 IN ORDER FOR THE CITY ATTORNEY AND MR. HARRIS (HOLLAND ATTORNEY) TO RESEARCH LEGAL AUTHORITIES REGARDING WHETHER THE PROPERTY IS USED FOR AGRICULTURAL PURPOSES UNDER OKLAHOMA STATUTES.
01/15/2026	STONER, MALEA	ADMIN HEARING OUTCOME	01.15.26 ADMINISTRATIVE HEARING BOARD WAS NOTIFIED THAT THIS CASE WAS TO BE HEARD IN FEBRUARY 2026, NOT JANUARY. CASE WILL BE HEARD FEBRUARY 19, 2026.
04/17/2026	STONER, MALEA	ADMIN HEARING OUTCOME	THE HEARING BOARD UNANIMOUSLY VOTED TO DECLARE THE STRUCTURE A DETRIMENT TO THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC, AND ORDERED REMOVAL OF THE STRUCTURE. NO TIMEFRAME WAS GIVEN.

Total Notes: 4

Images

File Name: IMG_9684.JPG

Taken By:

Group:

Notes:



File Name: IMG_9685.JPG

Taken By:

Group:

Notes:



File Name: IMG_9342.JPG

Taken By:

Group:

Notes:



Print Date: Jun 18 2026 - 10:51:37

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Incident Report

Case Number	Incident Date	Report Date	Report By
CE-25-198	10/24/2025 14:38	10/24/2025 14:38	STONER, M. (827)

Images

File Name: IMG_9343.JPG

Taken By:

Group:

Notes:



File Name: IMG_9410.JPG

Taken By:

Group:

Notes:



File Name: IMG_9414.JPG

Taken By:

Group:

Notes:



File Name: IMG_9535.JPG

Taken By:

Group:

Notes:



File Name: IMG_9411.JPG

Taken By:

Group:

Notes:



File Name: IMG_9412.JPG

Taken By:

Group:

Notes:





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Incident Report

Case Number
CE-25-198

Incident Date
10/24/2025 14:38

Report Date
10/24/2025 14:38

Report By
STONER, M. (827)

Images

File Name: IMG_9531.JPG

Taken By:

Group:

Notes:



File Name: IMG_9533.JPG

Taken By:

Group:

Notes:



File Name: IMG_9413.JPG

Taken By:

Group:

Notes:



File Name: IMG_9532.JPG

Taken By:

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Notes:



File Name: IMG_9534.JPG

Taken By:

Group:

Notes:



File Name: IMG_9254.JPG

Taken By:

Group:

Notes:





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Incident Report

Case Number	Incident Date	Report Date	Report By
CE-25-198	10/24/2025 14:38	10/24/2025 14:38	STONER, M. (827)

Images

File Name: IMG_9258.JPG

Taken By:

Group:

Notes:



File Name: IMG_9251.JPG

Taken By:

Group:

Notes:



File Name: IMG_9252.JPG

Taken By:

Group:

Notes:



File Name: IMG_9256.JPG

Taken By:

Group:

Notes:



File Name: IMG_9260.JPG

Taken By:

Group:

Notes:



File Name: IMG_9261.JPG

Taken By:

Group:

Notes:





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Code Enforcement Report

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Incident Report

Case Number	Incident Date	Report Date	Report By
CE-25-198	10/24/2025 14:38	10/24/2025 14:38	STONER, M. (827)

Images

File Name: IMG_9262.JPG

Taken By:

Group:

Notes:



File Name: IMG_9264.JPG

Taken By:

Group:

Notes:



File Name: IMG_9266.JPG

Taken By:

Group:

Notes:



File Name: IMG_9268.JPG

Taken By:

Group:

Notes:



File Name: IMG_9253.JPG

Taken By:

Group:

Notes:



File Name: IMG_9255.JPG

Taken By:

Group:

Notes:





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Code Enforcement Report

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Incident Report

Case Number CE-25-198	Incident Date 10/24/2025 14:38	Report Date 10/24/2025 14:38	Report By STONER, M. (827)
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Images

File Name: IMG_9257.JPG

Taken By:

Group:

Notes:



File Name: IMG_9259.JPG

Taken By:

Group:

Notes:



File Name: IMG_9263.JPG

Taken By:

Group:

Notes:



File Name: IMG_9265.JPG

Taken By:

Group:

Notes:



File Name: IMG_9267.JPG

Taken By:

Group:

Notes:



Total Images: 32

Attachments

Entry Date	Entry By	Category	SubCategory	File Name
10/24/2025	STONER, MALEA	ASSESSOR INFORMATION		ASSESSOR INFO.pdf

Notes: **ASSESSOR INFORMATION**

10/27/2025	STONER, MALEA	10 DAY LETTER
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Dilapidated Structure 10 day letter
10.28.25 11507 s elgin AVE.pdf

Print Date: Jun 18 2026 - 10:51:37

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Incident Report

Case Number CE-25-198	Incident Date 10/24/2025 14:38	Report Date 10/24/2025 14:38	Report By STONER, M. (827)
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Attachments

Entry Date	Entry By	Category	SubCategory	File Name
Notes: DILAPIDATED STRUCTURE 10 DAY LETTER 10.28.25 11507 S ELGIN AVE				
12/04/2025	STONER, MALEA	ADMIN HEARING FINDINGS LETTER		Administrative Hearing Findings Letter 11.25.25 11507 S ELGIN AVE.pdf
Notes: ADMINISTRATIVE HEARING FINDINGS LETTER 12.04.25 11507 S ELGIN AVE				
12/17/2025	STONER, MALEA	ADMIN HEARING LETTER		Administrative Hearing Notice Letter 12.29.25 11507 S ELGIN AVE.pdf
Notes: ADMINISTRATIVE HEARING NOTICE LETTER 12.29.25 11507 S ELGIN AVE				
12/17/2025	STONER, MALEA			Administrative Hearing Property Posting 12.29.25 11507 S ELGIN AVE.pdf
Notes: ADMINISTRATIVE HEARING PROPERTY POSTING 12.29.25 11507 S ELGIN AVE				
01/15/2026	STONER, MALEA			Combined Exhibits.pdf
Notes: CONFIDENTIAL COMBINED EXHIBITS FOR ADMINISTRATIVE HEARING BOARD				
01/15/2026	STONER, MALEA			2026-01-13 Memo regarding Holland Properties.pdf
Notes: CONFIDENTIAL MEMO REGARDING HOLLAND PROPERTIES FOR ADMINISTRATIVE HEARING BOARD				
01/21/2026	STONER, MALEA	CERTIFIED MAIL RECEIPT		OWNER HEARING FINDINGS LETTER CERTIFIED MAIL RECEIPT.pdf
Notes: OWNER HEARING FINDINGS LETTER CERTIFIED MAIL RECEIPT				
01/21/2026	STONER, MALEA	CERTIFIED MAIL DELIVERY RECEIPT		OWNER HEARING FINDINGS LETTER CERTIFIED MAIL RETURN RECEIPT.pdf
Notes: OWNER HEARING FINDINGS LETTER CERTIFIED MAIL RETURN RECEIPT				
01/21/2026	STONER, MALEA	CERTIFIED MAIL RECEIPT		ATTORNEY HEARING FINDINGS LETTER CERTIFIED MAIL RECEIPT.pdf
Notes: ATTORNEY HEARING FINDINGS LETTER CERTIFIED MAIL RECEIPT				
01/21/2026	STONER, MALEA	CERTIFIED MAIL DELIVERY RECEIPT		ATTORNEY HEARING FINDINGS LETTER CERTIFIED MAIL RETURN RECEIPT.pdf
Notes: ATTORNEY HEARING FINDINGS LETTER CERTIFIED MAIL RETURN RECEIPT				
01/21/2026	STONER, MALEA	CERTIFIED MAIL RECEIPT		OWNER 2ND ADMIN HEARING LETTER CERTIFIED MAIL RECEIPT.pdf
Notes: OWNER 2ND ADMIN HEARING LETTER CERTIFIED MAIL RECEIPT				
01/21/2026	STONER, MALEA	CERTIFIED MAIL RECEIPT		ATTORNEY 2ND ADMIN HEARING LETTER CERTIFIED MAIL RECEIPT.pdf
Notes: ATTORNEY 2ND ADMIN HEARING LETTER CERTIFIED MAIL RECEIPT				



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Code Enforcement Report

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Incident Report

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CE-25-198	10/24/2025 14:38	10/24/2025 14:38	STONER, M. (827)

Attachments

Entry Date	Entry By	Category	SubCategory	File Name
01/21/2026	STONER, MALEA	CERTIFIED MAIL DELIVERY RECEIPT		ATTORNEY 2ND ADMIN HEARING LETTER CERTIFIED MAIL RETURN RECEIPT.pdf
Notes: ATTORNEY 2ND ADMIN HEARING LETTER CERTIFIED MAIL RETURN RECEIPT				
03/09/2026	STONER, MALEA	ADMIN HEARING FINDINGS LETTER		Administrative Hearing Notice Letter 03.09.26 11507 S ELGIN AVE.pdf
Notes: 3RD ADMINISTRATIVE HEARING NOTICE LETTER - ATTORNEY & OWNER 3.09.26 11507 S ELGIN AVE				
03/09/2026	STONER, MALEA			Administrative Hearing Property Posting 03.09.26 11507 S ELGIN AVE.pdf
Notes: 3RD ADMINISTRATIVE HEARING PROPERTY POSTING 03.09.26 11507 S ELGIN AVE				
05/05/2026	STONER, MALEA	ADMIN HEARING LETTER		Administrative Hearing Findings Letter - 11507 S Elgin Ave (final) (003).pdf
Notes: ADMINISTRATIVE HEARING FINDINGS LETTER 05.06.26 11507 S KENOSHA AVE				

Total Attachments: 17