



The City of
EL RENO
It's good to be here.

Planning and
Development Services
(405) 262-2000
101 N Choctaw Ave.
P.O. Drawer 700
El Reno, Oklahoma 73036

To: Rivers, Damani
1300 S. Arlington St. Apt. 126
Las Vegas, NV 89104-5857

From: Emily Richey, Planning & Development Services Manager

Date: March 16, 2026

Re: (CE 2025-2719) Summary of Administrative Hearing Findings for the property described as HICKOX BLK 11 22.00 Lots, also addressed as 100 E. Foreman.

Date of Hearing- March 10, 2026

Previous Hearing(s)-

February 9, 2026
January 12, 2026
December 8, 2025
November 10, 2025

Owner(s)- Damani Rivers

Representative(s) Present at Hearing- Yes, Damani Rivers and his "project manager"

Staff Present-

Tim Young, Assistant City Manager
Jana Knott, City Attorney
Luke McClain, Assistant City Attorney
Emily Richey, Planning & Development Services Manager
Stanton Ferrell, Building and Property Maintenance Inspector
Brett Deviney, Building and Property Maintenance Inspector
Andrew Ortiz, Building and Property Maintenance
Alex Chipps, Planning & Development Services Administrative Assistant

Administrative Hearing Findings-

On October 31, 2025, a Notice of Violation was issued to the subject property for the following violations:

- 506.2 IPMC- SEWER SHALL FUNCTION PROPERLY
- 246.1(D) EL RENO MUNICIPAL CODE- DILAPIDATED BUILDING
- 304.1 IPMC- UNSANITARY
- 108.1.5.6 IPMC- THE BUILDING OR STRUCTURE, OR ANY PORTION THEREOF, IS CLEARLY UNSAFE FOR ITS USE AND OCCUPANCY
- 308.1 IPMC- ACCUMULATION OF RUBBISH AND GARBAGE

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- 505.1 IPMC- NO WATER UTILITIES
- 604.3 IPMC- ELECTRICAL SYSTEM HAZARDS
- 304.6 IPMC- EXTERIOR WALLS SHALL BE FREE FROM HOLES AND WEATHERPROOF
- 304.1.1.8 IPMC- ROOF SHALL FUNCTION PROPERLY

At the November 10, 2025, Administrative Hearing, the property owner was not present; however, a representative appeared on their behalf. The owner submitted a letter outlining intentions for the property, noting that the sale of an out-of-state condominium, intended to fund the rehabilitation, had fallen through. The Hearing Officer continued the case to December 2025 and directed the owner to appear in person with a comprehensive rehabilitation plan, a contingency plan for interim progress, and to obtain a remodel permit as soon as possible.

At the December 2025 hearing, the property owner appeared and submitted documentation demonstrating initial progress, including a contract with EnviroNist Renovations for asbestos abatement scheduled for December 19–22, 2025, and confirmation that Ocra-Projects had been retained for architectural services. The Hearing Officer continued the case to January 2026 and ordered the owner to provide updated plans, demonstrate progress on asbestos abatement, submit phased rehabilitation plans prepared by a design professional, and bring the exterior of the property into presentable condition.

At the January 2026 hearing, the property owner reported that asbestos abatement had been completed, the architect had begun preparing plans, and contractor quotes were being obtained for exterior door replacement. The Hearing Officer continued the case to February 2026 and ordered submission of a rough set of architectural plans at the next hearing.

At the February 2026 hearing, the property owner was unable to attend but communicated with staff. The Planning & Development Services Manager accommodated the absence but emphasized that:

1. The owner must continue ongoing communication with Development Services.
2. Architectural plans must be submitted to Okie Safety prior to the March hearing.

The plans submitted reflected an E/R2 occupancy, which does not match the single-family home the owner has represented the property will become. This misrepresentation, along with repeated delays, fails to meet the progress requirements set forth by the Administrative Code Hearing Officer.

At the March 2026 hearing, the owner was ordered to complete the following actions by the April 2026 hearing:

1. Submit revised plans reflecting a single-family home in compliance with 2018 International Residential Code (IRC).
2. Meet with Okie Safety and Emily Richey to discuss the project requirements.
3. Demonstrate meaningful progress toward correcting all prior code violations.

Failure to demonstrate meaningful progress and provide the information as requested by the Administrative Code Hearing Officer may result in an order for demolition of the structure.

******Next Code Enforcement hearing is scheduled for April 13, 2026 at 2 p.m.******

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Hearing Officer:  Date: 3/16/2026

**Code enforcement Hearings are at El Reno City Hall, 101-N.Choctaw Ave. Please contact the Planning & Development Services Department at 405-262-2000 or Email: commdev@elrenook.gov with questions.*

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