

The City of Muskogee encourages participation from all its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made (ADA 28 CFR/36).

AMENDED

POSTING DATE: June 18, 2024

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
JUNE 20, 2024

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

When more information is needed to act on an item, the public body may refer the matter to Staff or back to Committee or the recommending body.

Under certain circumstances, items are deferred to a specific date or stricken from the agenda entirely.

**REGULAR SESSION - 11:00 A.M. - CITY HALL, 229 W. OKMULGEE AVE, 3RD FLOOR,
COUNCIL CHAMBERS, MUSKOGEE, OKLAHOMA**

ROLL CALL

1. Consider approval of Public Nuisance Review Committee minutes for meeting June 6, 2024.
2. Hold a Public Hearing and determine if the personal property items located at 405 N K St, are dilapidated and have become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance (11 O.S. 22-112(C)). (Jody King)
3. Hold a Public Hearing and determine if the personal property items located at 424 N K St, are dilapidated and have become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance. (Jody King)

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Public Nuisance Review Committee

1.

Meeting Date: 06/20/2024

AGENDA ITEM TITLE

Consider approval of Public Nuisance Review Committee minutes for meeting June 6, 2024.

BACKGROUND

RECOMMENDED ACTION

Fiscal Impact

Attachments

24-0606 Minutes

MINUTES
OF THE
PUBLIC NUISANCE REVIEW COMMITTEE
OF THE CITY OF MUSKOGEE, OKLAHOMA
MET IN A REGULAR CALL SESSION
IN THE INSPECTIONS BUILDING, MUSKOGEE, OKLAHOMA
JUNE 6, 2024

The Public Nuisance Review Committee of the City of Muskogee, Oklahoma, met in a Regular Schedule Meeting at 11:00 a.m., on June 6, 2024, at 229 W. Okmulgee Ave., 3rd Floor, Council Chambers, Muskogee, Oklahoma.

The meeting was called to order by Sarah Winkle and the roll was called as follows:

Present: Ruben Gonzales, Board Member; Jeff Strickland, Board Member; Sarah Winkle, Board Member

Staff Present: Aaron Mayhugh, Fire Marshal
Mike Haley, Assistant Fire Marshal
Austin Witt, Assistant City Attorney

Attendees: Benjamin Saunders, 228 S. D. Street- Property Owner
Darrell Schmidt, D and E. Cincinnati
Wynema Butler, 407 E Cincinnati Ave
Krista Sands, 228 S. D. Street
Ashley Johnson, 228 S. D. Street
Madison Raper, 228 S. D. Street
Khon Ha, 900 W. Broadway- Property Owner

1. Hold a Public Hearing and determine if the property located at 1021 N J St, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Jody King)

Ruben gave background on this item.

Aaron Mahugh considers this property to be vacant and unsecured and recommends this item be sent to Uniform Building Code Appeals Board.

Motion was made by Jeff Strickland and seconded by Ruben Gonzalez to forward this item to the Appeal Board, but item was not voted on.

2. Hold a Public Hearing and determine if the property located at 900 W Broadway, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Jody King)

Ruben Gonzalez gave Background on the item.

Khon Ha spoke regarding his history and time at the location. He has future plans to fix the roof and to clean out the property. He is also seeking a realtor to see if anyone would purchase the property. He states he has been trying to keep the property boarded up.

Motion was made by Sarah Winkle, seconded by Jeff Strickland, to forward this item to the Appeals Board due to the property being unsafe and a fire hazard. No vote was taken.

3. Hold a Public Hearing and determine if the property located at 228 S D St, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; or take other necessary action (11 O.S. 22-112(C)). (Jody King)

Ruben Gonzales gave Background on the item.

Aaron Mayhugh described how the structure is unfit for habitation, with no electricity and no running water.

Benjiman Saunders spoke and described the living situation at the property.

Derrell Schmit, a neighbor, described the property as dilapidated with a collapsing porch, removed windows, and having a nailed closed back door. Stating this has been with high grass, homeless occupants in and out of the structure, fighting and arguing between occupants of the property and piles of trash on the property. He has seen the property owner try to tap into the water system, complains of a terrible stench coming from the property.

Krista Sands, property Manager of a neighboring apartment complex, presented pictures to the Committee showing living conditions. She stated that the property had not changed condition in 2 years.

Ashley Johnson, a neighboring apartment complex tenet, states that her children can't play outside because of the neighboring property. Also stating that her door has been blocked due to the property owner cutting tree limbs down and not having them removed. She will be providing pictures via email to Ruben Gonzalez.

Madison Raper, a neighboring apartment complex tenet, stated she had found needles in the

grass near that property, Also, describing how a microwave and fan are hooked up in the front yard with an unknown electric source.

Motion was made by Board Member Sarah Winkle, seconded by Board Member Ruben Gonzales

AYE: Board Member Ruben Gonzales, Board Member Jeff Strickland, Board Member Sarah Winkle

Carried - Unanimously

4. Hold a Public Hearing and determine if the property located at 316 N Main St, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Jody King)

Aaron Mayhew spoke about how the property is severely compromised.

Motion was made by Board Member Sarah Winkle, seconded by Board Member Ruben Gonzales to determine that the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community.

AYE: Board Member Ruben Gonzales, Board Member Jeff Strickland, Board Member Sarah Winkle

Carried - Unanimously

5. Hold a Public Hearing and determine if the property located at 1918 E Okmulgee, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Jody King)

Tammy Daughtry, neighbor, stated all the instances the property has gone through with new owners and past demolition process attempts. Expressing the desire to have this property demolished.

Motion was made by Board Member Sarah Winkle, seconded by Board Member Jeff Strickland to determine that the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community.

AYE: Board Member Ruben Gonzales, Board Member Jeff Strickland, Board Member Sarah Winkle

Carried - Unanimously

6. Hold a Public Hearing and determine if the property located at 922 S L, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Jody King)

Ronnie Anderson signed off on demolition before this meeting took place. Item was not heard and no vote was taken.

7. Hold a Public Hearing and determine if the property located at 909 W Okmulgee, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Jody King)

Motion was made by Board Member Sarah Winkle, seconded by Board Member Jeff Strickland to determine that the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community.

AYE: Board Member Ruben Gonzales, Board Member Jeff Strickland, Board Member Sarah Winkle

Carried - Unanimously

With no further business, the meeting was adjourned.

Public Nuisance Review Committee

2.

Meeting Date: 06/20/2024

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the personal property items located at 405 N K St, are dilapidated and have become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance (11 O.S. 22-112(C)). (Jody King)

BACKGROUND

LEGAL DESCRIPTION

MUSKOGEE OT N50 E140 LOT 6 BLOCK 436

The City of Muskogee identified unlawful violations of the City of Muskogee under City Codes §38-62 for dilapidated personal property. These violations constitute a public nuisance and must be abated. An exterior inspection of the property at the aforementioned address occurred on April 8, 2024 by a City of Muskogee Code Official.

Violations found as follows: Couch and chair in front yard.

Corrective actions were listed as: Remove and dispose of all trash, junk and debris within fifteen (15) days.

RECOMMENDED ACTION

Make a determination.

Fiscal Impact

Attachments

Picture 1

Picture 2



405

NO TRESPASSING

DIRECTV







Public Nuisance Review Committee

3.

Meeting Date: 06/20/2024

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the personal property items located at 424 N K St, are dilapidated and have become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance. (Jody King)

BACKGROUND

LEGAL DESCRIPTION

MUSKOGEE OT N40 LOT 3 BLOCK 443

The City of Muskogee identified unlawful violations of the City of Muskogee under City Codes §38-62 for dilapidated personal property. These violations constitute a public nuisance and must be abated. An exterior inspection of the property at the aforementioned address occurred on May 29, 2024 by a City of Muskogee Code Official.

Violations found as follows: Couch and branches in front yard.

Corrective actions were listed as: Remove and dispose of all trash, junk and debris within fifteen (15) days.

RECOMMENDED ACTION

Make a determination.

Fiscal Impact

Attachments

Picture

