

POSTING DATE: June 24, 2024

AGENDA
UNIFORM BUILDING CODE APPEALS BOARD
JUNE 26, 2024

REGULAR SESSION - 1:30 P.M., COUNCIL CHAMBERS, MUNICIPAL BUILDING, 229. W. OKMULGEE AVENUE, MUSKOGEE, OKLAHOMA

ROLL CALL

1. Consider approval of the Uniform Building Code Appeals Board Special Session Meeting minutes of May 1, 2024, or take necessary action.
2. Hold a public hearing on the appeal of the findings that the structure at 321 E Okmulgee is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance, 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)
3. Hold a public hearing on the appeal of the findings that the structure at 210 N Main Street is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance, 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)
4. Hold a public hearing on the appeal of the findings that the structure at 800 S 32nd is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance, 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)
5. Hold a public hearing on the appeal of the findings that the structure at 316 N Main is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance, and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned, or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Jody King)

6. Hold a public hearing on the appeal of the findings that the structure at 909 W Okmulgee is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance, and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned, or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Jody King)

7. Hold a public hearing on the appeal of the findings that the structure at 1918 E Okmulgee is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance, and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned, or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Jody King)

8. Hold a public hearing on the appeal of the findings that the structure at 228 S D St is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the building is abandoned, or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Jody King)

ADJOURN

Uniform Building Code Appeals Board Agenda

1.

Meeting Date: 06/26/2024

Initiator: Josie Graves, Admin I

AGENDA ITEM TITLE:

Consider approval of the Uniform Building Code Appeals Board Special Session Meeting minutes of May 1, 2024, or take necessary action.

BACKGROUND:

RECOMMENDED STAFF ACTION:

Fiscal Impact

Attachments

24-0501 Minutes

**MINUTES
OF THE UNIFORM BUILDING CODE APPEALS BOARD
OF THE CITY OF MUSKOGEE, OKLAHOMA
MET IN REGULAR SESSION
IN COUNCIL CHAMBERS OF CITY HALL
MAY 1, 2024**

The Uniform Building Code Appeals Board of the City of Muskogee, Oklahoma, met in Regular Session at 1:30 p.m., on May 1, 2024, in the Council Chambers, Municipal Building, 229 W. Okmulgee Ave., Muskogee, Oklahoma.

Without a quorum present, this meeting's items were tabled to May 29, 2024.

Present: Dennis Moore, Chair; McKeion Payne, Vice Chair; Tim Hollifield, Board Member; Lake Moore, Board Member; Art Smith, Board Member

- 1 Hold a public hearing on the appeal of the findings that the structure at 210 N Main Street is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance, 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)

There being no further business, the meeting was tabled.

Uniform Building Code Appeals Board Agenda

2.

Meeting Date: 06/26/2024

Initiator: Sarah Winkle, Deputy Director of Planning and Community Development

AGENDA ITEM TITLE:

Hold a public hearing on the appeal of the findings that the structure at 321 E Okmulgee is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance, 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)

BACKGROUND:

An exterior inspection of the property and structure occurred on 3/19/2024 by the City Building Inspector. These are the findings from those inspections:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure is unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 & 108.1.1 IPMC
- The structure has an exposed roof. *108.1.5
- The structure is open to the elements. *108.1.5

Corrective Actions recommended in the letter sent to the property owners were:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary and safe condition. Roof shall be repaired or replaced. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

PNRC was held on April 18, 2024 and the findings were that the building is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance, and creates a fire hazard, which is dangerous to other property, and the building is abandoned.

RECOMMENDED STAFF ACTION:

Uphold the findings of the PNRC and approve the structure for demolition.

Fiscal Impact

Attachments

Complete Case File

Dilapidated Structures Checklist

Case Open Date: MARCH 19, 2024

Case Number: 24-00073379

Address: 321 E OKMULGEE

Officer: RUBEN GONZALEZ

Documents Needed for Every Case

- Copy of County Treasurer's Tax Roll Based on the Property Address
- Copy of the County Assessor's Report
- Copy of the Deed
- Copy of Land Records to verify Property Owner(s) and Mortgage/Lien Holder(s)
- Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)
- Copy of the Fire Damage Report (as needed)

Waivers: (if checked at any point does not need to proceed through the process below).

Date PNR Hearing Notice Letter to all Stakeholders: 4-18-24

- Certified Mailing Receipt attached to a copy of the letter(s)
- Building Inspector's Report (as applicable)
- Images of Notice Posted on Structure for PNR Hearing

Date of Publication in the Muskogee Phoenix: 3/31/24

- Affidavit of Publication

Reviewed By:


Sarah Winkle, Acting Deputy Director of Community Development

4/8/24
Date


Ruben Gonzalez, Code Enforcement Officer

April 8, 2024
Date

4-18-24

Review of the file will be conducted the week before the scheduled PNR.

Date of the PNR Hearing: 4/18/24

Date of PNR Determination/UBCAB Notice Letter: 4/23/24

- Certified Mailing Receipt attached to a copy of the letter(s)
- Images of Notice Posted on Structure for UBCAB Hearing

PNR Agenda & Approved Minutes

Copy of Filed Blank Lien

Date of UBCAB Reflected in Determination Letter (30 business days): 5/29/24

Date of Publication in the Muskogee Phoenix: 5/8/24

- Affidavit of Publication

Date of UBCAB Hearing: 5/29/24

UBCAB Determination Letter: _____

- Certified Mailing Receipt attached to a copy of the letter

Date to Demo Structure Reflected in Determination Letter: _____

UBCAB Agenda & Approved Minutes

Reviewed By²:

Sarah Winkle, Acting Deputy Director of Community Development Date

Ruben Gonzalez, Code Enforcement Officer Date

Copy of Recorded Lien with Cost (after demo)

² Review of the file will be conducted the week before the scheduled UBCAB.

Final Review By:

Jody King, Director of Community Development

Signature

Date Approved

Comments:

Katrina Bodenhamer, City Attorney

Signature

Date Approved

Comments:

CITY OF



Property Owner

Name: WHY FUND INC

Property Information

Physical Address: 321 E OKMULGEE

Mailing Address: 321 E OKMULGEE
MUSKOGEE, OK 74403

Subdivision: MUSKOGEE OT

Block / Lot: 0387 / 0002

Type: (CI) Comm. Impr.

S-T-R: N/A

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Extended Legal: MUSKOGEE OT BEG@NE/C LOT 2 BLOCK 387 SOTHERLY IN A STRAIGHT LINE TO A POINT IN THE SOUTH LINE OF SAID LOT WHICH IS 9 FT WESTERLY FROM SOUTHEAST CORNER THEREOF THENCE WESTERLY 100 FEET THENCE NORTHERLY TO NORTH LINE BEING 100 FEET WESTERLY FROM NE/C THEREOF THENCE EASTERLY TO POB

Market and Assessed Values:

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	\$18,000	\$18,000	\$1,980
Building:	2,266	2,266	249
Total:	\$20,266	\$20,266	\$2,229

Land:

Land Use	Size	Units
	12000.00	Square-Feet

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
9/25/2018	4610	233	Q	0.00	\$0	FULLSERVE INC		
4/1/2005	3379	44	Q	0.00	\$0	RIDGE, WALTER J		
2/15/2005	3360	231	Redemption	29.25	\$19,500	HALL, B W	Title(?)	
7/18/2001	2854	7	W	34.50	\$23,000	MUSKOGEE EXCELSIOR LODGE#325	Valid	
1/1/1900	680	1		0.00	\$0		Unval.	

Building: 1

Age/YC	Condition	Grade	Stories	Effective Age
1930	Low	43	1	132
Avg. Floor Area: 0		Common Wall: 0		
Avg. Perimeter: 92		Total Floor Area: 468		
No. Floors: 0		Total Height: 0		
Avg. Floor Hgt: 0		Unit Multiplier: 0		
Occupancy		Heating/Cooling	Sprinkler	
Primary Service Station (100%)		Package Unit (0%)	N/A	
Secondary N/A		N/A	N/A	

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Canopy - Commercial		480			

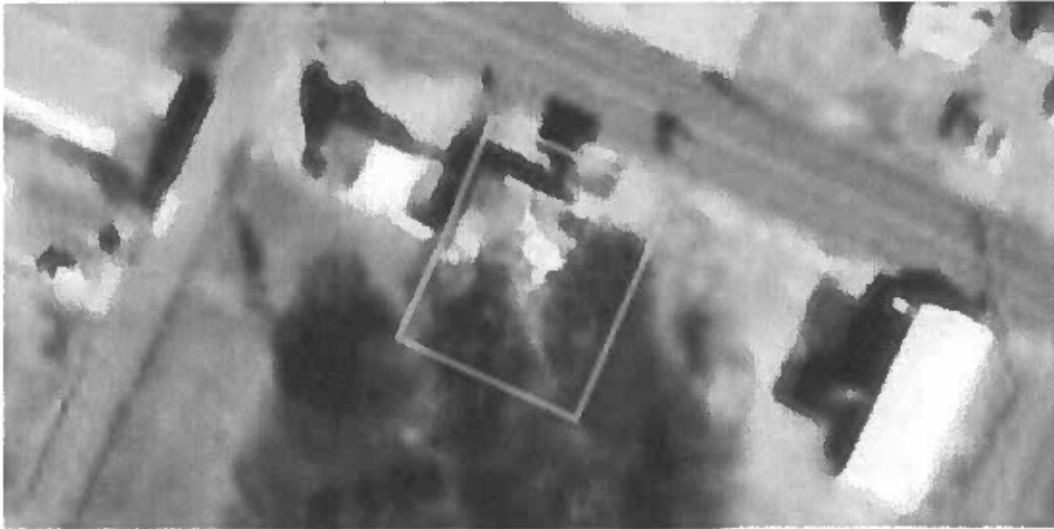
Sketches



Photos



Map:



Tax Roll Inquiry

Muskogee County Treasurer

Shelly Sumpter, Treasurer

400 West Broadway, Rm 220 Muskogee, OK 74401

Phone: 918-682-0811

Fax: 918-682-8907

E-Mail: donotreply@muskogeetreasurer.org



Owner Name and Address

WHY FUND INC
321 E OKMULGEE
MUSKOGEE OK 74403-0000

Taxroll Information

Tax Year : 2023
Property ID : 4610-26-387-002-1-141-05
Location : 321 E OKMULGEE MUS
School District : 20A MUSKOGEE Mills : 102.39
Type of Tax : Real Estate
Tax ID : 4470

Legal Description and Other Information:

MUSKOGEE OT BEG@NE/C LOT 2 BLOCK 387 SOTHERLY IN A STRAIGHT LINE TO A POINT IN THE SOUTH LINEOF SAID LOT WHICH IS 9 FT WESTERLY FROM SOUTHEAST CORNER THEREOF THENCE WESTERLY 100 FEET THENCE NORTHERLY TO NORTH LINE BEING 100 FEET WESTERLY FROM NE/C THEREOF THENCE EASTERLY TO POB

Assessed Valuations	Amount
Land	1980
Improvements	1461
Net Assessed	3441

The Penalty for this tax statement is calculated through April 15, 2024. After that date, another 1.5% of the base tax will be applied. Fees can be added any time.

Tax Values	Amount
Base Tax	352.00

Tax Values	Amount
Penalty	15.84
Fees	0.00
Payments	0.00
Total Paid	0.00
Total Due	387.84

Date	Receipt	Paid With	Payment For	Amount	Paid By
No records Found!					

Entity Summary Information

Select the buttons below to file or place an order.

To view Entity Details there will be a \$5.00 charge and you will need to click on **VIEW ENTITY DETAILS** button at the bottom of the page.

If you are ordering documents such as a "Certificate of Good Standing" or "copies" you will need to click on the **ORDER DOCUMENTS** button at the bottom of the page.

If you are filing a legal document such as a trade name, amendment, annual certificate, etc., you will need to click on **FILE A DOCUMENT** button at the bottom of the page.

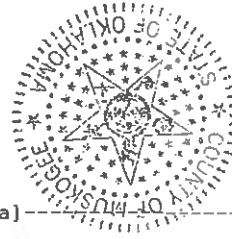
WHY FUND INC.

Details

Filing Number:	2112521888
Name Type:	Legal Name
Status:	In Existence 
Corp type:	Domestic Not For Profit Corporation
Jurisdiction:	Oklahoma
Formation Date:	18 Sep 2015

Registered Agent Information

Name:	WALTER RIDGE
Effective:	18 Sep 2015
Address:	321 E OKMULGEE ST
City, State , ZipCode:	MUSKOGEE OK 74403



-----[Space Above This Line for Recording Data]-----

Mailing Address: _____
Property Address: _____

QUIT CLAIM DEED
(Individual Form)

KNOW ALL MEN BY THESE PRESENTS:

That Fullserv, Inc., of Muskogee County, State of Oklahoma, parties of the first part, in consideration of the sum of TEN DOLLARS AND 00 CENTS and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto Why Fund inc. a 501C3 Tax Exempt Entity, party of the second part, the following described real property and premises situate in Muskogee County, State of Oklahoma, to-wit:

321 E OK Muskogee Muskogee OK 74403

A part of Lot 2, in Block 387, of the City of Muskogee, more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence southerly in a straight line to a point in the South line of said lot which is 9 feet westerly from the Southeast corner thereof; Thence Westerly along the Southerly line of said lot a distance of 100 feet; Thence Northerly in a straight line to a point in the Northerly line of said lot which is 100 feet Westerly from the Northeast corner thereof; Thence Easterly to the point of beginning.

together with all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, forever, so that neither the said parties of the first part or any person in y name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said parties of the first part have hereunto set y hands this September 24th, 2018.

Fullserv, Inc
Walter J. Ridge

Walter J. Ridge, President

STATE OF Oklahoma SS:
COUNTY OF Muskogee

CORPORATION ACKNOWLEDGMENT

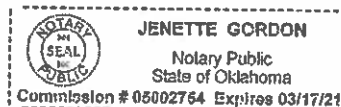
Before me, the undersigned, a Notary Public in and for said County and State on this September 24th, 2018, personally appeared Walter J. Ridge of Fullserv, Inc. to me known to be the identical person who executed the within and foregoing instrument for Fullserv, Inc. as its President and acknowledged to me that he executed the same as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires: _____

Jenette Gordon

Notary Public



Documentary Stamp Tax
Exemption No. _____
Title 68 o.s. § 3201 or 3202
Date 9/25/18 Purchase Price 0
Claimant Signature Walter J. Ridge

Search Results in Muskogee County

Your search: "Name: why fund inc" Monitor
 8 results (0.28 seconds) Modify search

INDEXED DATA FROM February, 2007
 SCANNED IMAGES FROM September, 1991

QUANTITY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION	IMAGES
iskogee	02/15/2024	2024-001364	Statement	004890	0108 - 0113	CORPORATION COMMISSION OF THE STATE OF OKLAHOMA	WHY FUND, INC.	NO LEGAL	6 : View
iskogee	06/16/2023	2023-006095	Deed	004858	0256	WHY FUND INC. RIDGE, DANIEL J.	MITCHELL, JASON	MCNERNEY'S SD L8	1 : View
iskogee	03/02/2022	2022-002794	Notice	004789	0741	CITY OF MUSKOGEE	WHY FUND INC	MUSKOGEE OT B387 L2 Partial	1 : View
iskogee	02/08/2022	2022-001432	Notice	004785	0574	CITY OF MUSKOGEE	WHY FUND INC	MUSKOGEE OT B387 L2 Partial	1 : View
iskogee	05/27/2021	2021-006495	Deed	004742	0670 - 0671	WHY FUND INC	HUAMAN, CARLOS WONG OLANO, SILVIA GOICOICHEA	HOUCK-DILLS B2 L7 Partial HOUCK-DILLS B2 L8 Partial	2 : View
iskogee	07/25/2019	2019-008047	Deed	004648	0225	RIDGE, DANIEL J	WHY FUND INC	HOUCK-DILLS B2 L7 Partial HOUCK-DILLS B2 L8 Partial	1 : View
iskogee	07/25/2019	2019-008046	Deed	004648	0224	RIDGE, DANIEL J	WHY FUND INC	MCNERNEY'S SD L8	1 : View
iskogee	09/29/2018	2018-010525	DEED	004610	0233	FULLSERV INC	WHY FUND INC	MUSKOGEE OT B387 L2 Partial	1 : View

AFFIDAVIT OF PUBLICATION

County of Muskogee,
State of Oklahoma

The Muskogee Phoenix
214 Wall S
Muskogee, Ok, 74402
918-684-2858

CASE:

UBCAB

I, **Kristina Hight**, of lawful age, being duly sworn upon oath, deposes and says that I am the Classified Advisor of The Muskogee Phoenix, a daily/weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

PUBLICATIONS: May 8, 2024

Kristina Hight

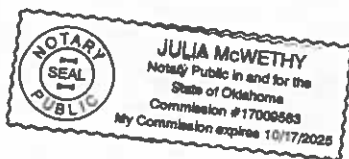
Kristina Hight

Signed and sworn to before me
On this 8 day of May 2024.

Julia McWethy

Julia McWethy, Notary Public
My Commission expires: 10-17-2025
Commission # 17009583

(SEAL)



Acct: 10417
Fee: \$ 106.35

tion being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Beginning.
321 E Okmulgee, Muskogee OK
2612 W Broadway, Muskogee OK

Should you fail to appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

Lot 10 in Block 2 of Westmoreland Subdivision, according to the official plat, Muskogee, Oklahoma

321 E Okmulgee, Muskogee OK

A part of Lot 2, in Block 387, of the City of Muskogee, more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence southerly in a straight line to a point in the South line of said lot which is 9 feet westerly from the Southeast corner thereof; Thence Westerly along the Southerly line of said lot a distance of 100 feet; Thence Northerly in a straight line to a point in the Northerly line of said lot which is 100 feet Westerly from the Northeast corner thereof; Thence Easterly to the point of beginning.]

Published In The Muskogee Phoenix May 8, 2024

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided, the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (916) 684-6235.

[210 N Main Street, Muskogee OK

Part of Lot One (1), in Block Two (2), in the CITY OF MUSKOGEE, according to the official Plat thereof, Muskogee County, State of Oklahoma,

more particularly described as follows; Beginning at a point on the Westerly Line of said Lot 1, 55 feet Southerly from the Intersection of the Easterly line of North Main Street with the Southerly line of the 12 foot alley running Easterly and Westerly through said Block 2; Thence from said point Southerly along the Westerly line of said Lot 1 a distance of 49.62 feet which said point is also 77.93 feet North of the North line of West Broadway; Thence North 89°8' E a distance of 171 feet to a point in the East line of said Lot, said point is 104.1 feet South of the South line of the aforementioned alley and 78.1 feet North of the North line of West Broadway; Thence Northerly along the East line of said Lot 1 a distance of 49.1 feet to a point 55 feet South of the South line of said alley; Thence Westerly in a direct straight line parallel with the South line of the aforementioned alley 171 feet more or less

A hearing shall be held by the Uniform Building Code Appeals Board to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property, or whether the building is abandoned.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Uniform Building Code Appeals Board on the: May 29, 2024 at 1:30 P.M. in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee, Muskogee OK, 74401. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may

NOTICE AND ORDER TO PROPERTY OWNERS

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Should you fail to appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (916) 684-6235.

[210 N Main Street, Muskogee OK

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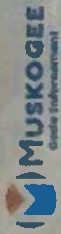
2612 W Broadway, Muskogee OK

Lot 10 in Block 2 of Westmoreland Subdivision, according to the official plat, Muskogee, Oklahoma

321 E Okmulgee, Muskogee OK

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]



4/23/2024

229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235

Walter Ridler, Registered Service Agent
Why Fund Inc.
321 E. Okmulgee St
Muskogee, OK 74403

Case Number: 24-0007379
Street Address: 321 E Okmulgee St
Legal Description: SEE ATTACHED

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on April 18, 2024 and determined:

- 1) Your property 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
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Your building is abandoned.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Informal Building Codes Appeals Board to be heard on May 29, 2024 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by May 29, 2024.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount abatement program is available on a first come, first serve basis. If you are interested in signing up for the program, please contact Ruben Gonzalez, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Officer
City of Muskogee

www.muskogeeonline.org
planning@muskogeeonline.org

A part of Lot 2, in Block 187, of the City of Muskogee, was particularly described as follows: Beginning at the Northwest corner of said Lot 2; thence southerly in a straight line to a point in the North line of said lot which is 9 feet westerly from the Northeast corner thereof; thence Westealy along the southerly line of said lot, a distance of 100 feet; thence Northerly in a straight line to a point in the Northerly line of said lot which is 100 feet Westealy from the Northeast corner thereof; thence Easterly to the point of beginning.

04.23.2024 12:29



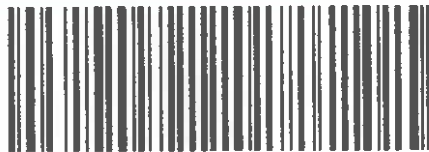
04.23.2024 12:29



04:23:2024 12:30

CERTIFIED MAIL

CODE ENFORCEMENT
City of Muskogee
POST OFFICE BOX 1927
MUSKOGEE, OK 74402-1927



7020 1810 0000 2511 4002



US POSTAGE PAID BY PTNEY BOWEN



ZIP 74401 \$ 008.69⁰
02 1W
0001367161 APR 23 2024

WR

Walter Ridge, Registered Service Agent
Why Fund Inc.
321 E Okmulgee St
Muskogee

NIXIE 731 FE 1 0004/26/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

.. 9327020132800802

UTF

BC: 74402192727 *0557-04578-26-17

74402>1927



011 12279

24-7337a

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Walter Ridge Registered Svc. Agent
 Why Fund Inc.
 321 E. Okmulgee St.
 Muskogee, OK 74403



9590 9402 5218 9122 9215 38

2. Article Number (Transfer from service label)

7020 1810 0000 2511 4002

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Mail Restricted Delivery (00)



229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235

4/23/2024

Walter Ridge, Registered Service Agent
Why Fund Inc.
321 E Okmulgee St
Muskogee, OK 74403

Case Number: 24-00073379
Street Address: 321 E Okmulgee St
Legal Description: SEE ATTACHED

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **April 18, 2024** and determined:

- 1) Your property 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
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Your building is abandoned.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on May 29, 2024 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by May 29, 2024.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. **If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come, first serves basis.** If you are interested in signing up for the program, please contact Ruben Gonzalez, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Officer
City of Muskogee

www.muskogeeonline.org
planning@muskogeeonline.org

2024 1810 0000 2511 4002

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	

Sent to
Walter Ridge, Registered SVC Agent
Street and Apt. No. PO Box No.
321 E Okmulgee St (Why Fund Inc.)
City, State, ZIP+4®
Muskogee OK 74403

Postmark Here
APR 23 2024

A part of Lot 2, in Block 387, of the City of Muskogee, more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence southerly in a straight line to a point in the South line of said lot which is 9 feet westerly from the Southeast corner thereof; Thence Westerly along the Southerly line of said lot a distance of 100 feet; Thence Northerly in a straight line to a point in the Northerly line of said lot which is 100 feet Westerly from the Northeast corner thereof; Thence Easterly to the point of beginning.

**MINUTES OF THE
PUBLIC NUISANCE REVIEW COMMITTEE
OF THE CITY OF MUSKOGEE, OKLAHOMA**

APRIL 18, 2024

The Public Nuisance Review Committee of the City of Muskogee, Oklahoma, met in a Regular Schedule Meeting at 11:00 a.m., on April 18, 2024, at 229 W. Okmulgee Ave., 3rd Floor, Council Chambers, Muskogee, Oklahoma.

The meeting was called to order at 11:00 A.M. and the roll was called as follows:

Present: Jody King, Director of Planning & Community Development; Jeff Strickland, Interim Chief Building Inspector; Ruben Gonzalez, Interim Code Enforcement Supervisor

Staff Present: Sarah Winkle, Associate Planner

Attendees: Kristi Dorris for Joann Baker
Matt Hudspeth, 2612 W Broadway

1. Hold a Public Hearing and determine if the property located at 800 S 32nd 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)

Legal Description:

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the Official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a

distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7, and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

Motion was made by Director of Planning & Community Development Jody King, seconded by Interim Code Enforcement Supervisor Ruben Gonzalez Mr. Soraya was unable to be present at this meeting and sent a letter discussing the property and the engineering report (available via public records request).

Jody King read the letter in its entirety aloud.

The item was tabled to the Public Nuisance Review Committee on May 23, 2024.

AYE: Director of Planning & Community Development Jody King, Interim Chief Building Inspector Jeff Strickland, Interim Code Enforcement Supervisor Ruben Gonzalez

Carried - Unanimously

2. Hold a Public Hearing and determine if the property located at 2612 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)

LEGAL DESCRIPTION:

Lot 10 in Block 2 of Westmoreland Subdivision, according to the official plat, Muskogee, Oklahoma

Motion was made by Director of Planning & Community Development Jody King, seconded by Interim Code Enforcement Supervisor Ruben Gonzalez The Public Nuisance Review Committee found the structure to be detrimental to the health, safety, and general welfare of the general public as to constitute a public nuisance; the property creates a fire hazard; the property is abandoned.

AYE: Director of Planning & Community Development Jody King, Interim Chief Building Inspector Jeff Strickland, Interim Code Enforcement Supervisor Ruben Gonzalez

Carried - Unanimously

3. Hold a Public Hearing and determine if the property located at 321 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)

LEGAL DESCRIPTION:

A part of Lot 2, in Block 387, of the City of Muskogee, more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence southerly in a straight line to a point in the South line of said lot which is 9 feet westerly from the Southeast corner thereof; Thence Westerly along the Southerly line of said lot a distance of 100 feet; Thence Northerly in a straight line to a point in the Northerly line of said lot which is 100 feet Westerly from the Northeast corner thereof; Thence Easterly to the point of beginning.

Motion was made by Director of Planning & Community Development Jody King, seconded by Interim Code Enforcement Supervisor Ruben Gonzalez The Public Nuisance Review Committee found the structure to be detrimental to the health, safety, and general welfare of the general public as to constitute a public nuisance; the property creates a fire hazard; the property is abandoned.

AYE: Director of Planning & Community Development Jody King, Interim Chief Building Inspector Jeff Strickland, Interim Code Enforcement Supervisor Ruben Gonzalez

Carried - Unanimously

With no further business, the meeting was adjourned.

AFFIDAVIT OF PUBLICATION

County of Muskogee,
State of Oklahoma

The Muskogee Phoenix
214 Wall S
Muskogee, Ok, 74402
918-684-2858

CASE:
PNRC
2 Properties

I, **Kristina Hight**, of lawful age, being duly sworn upon oath, deposes and says that I am the Classified Advisor of The Muskogee Phoenix, a daily/weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

PUBLICATIONS: Mar 31, 2024

Kristina Hight

Kristina Hight

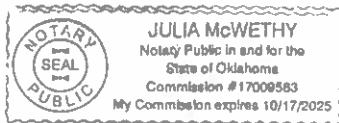
Signed and sworn to before me
On this 1 day of April 2024.

Julia McWethy

Julia McWethy, Notary Public

My Commission expires: 10-17-2025
Commission # 17009583

(SEAL)



Acct: *155*

Fee: \$ *71.05*

Published in The
Muskogee Phoenix
March 31, 2024

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Public Nuisance Review Committee to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nuisance Review Committee on the: **18th day of April, 2024 at 11:00AM in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee.** You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property.

Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to Appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (918) 684-6235.

2612 Broadway,
Muskogee OK
Lot 10 in Block 2 of Westmoreland Subdivision, according to the official plat, Muskogee, Oklahoma

321 E Okmulgee,
Muskogee OK
A part of Lot 2, in Block 387, of the City of Muskogee, more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence southerly in a straight line to a point in the South line of said lot which is 9 feet westerly from the Southeast corner thereof; Thence Westerly along the Southerly line of said lot a distance of 100 feet; Thence Northerly in a straight line to a point in the Northerly line of said lot which is 100 feet Westerly from the Northeast corner thereof; Thence Easterly to the point of beginning.

winkle

From: Krisina Hight <khight@muskogeephoenix.com>
Sent: Thursday, March 28, 2024 2:53 PM
To: Sarah Winkle
Subject: VIEWING PROOF)
Attachments: VIEWING PROOF).pdf

Caution: This is an external email from outside our organization.

Hey Sarah, Here is your viewing proof for Sunday.
Let me now fi any changes need to be made.

Thanks, Kris

-----Original Message-----

From: scanner@muskogeephoenix.com [mailto:scanner@muskogeephoenix.com]
Sent: Thursday, March 28, 2024 2:35 PM
To: khight@Muskogeephoenix.com
Subject: VIEWING PROOF)

Please open the attached document. It was sent to you using a Xerox multifunction printer.

Sent by: Local User
Attachment File Type: pdf, Multi-Page

Multifunction Printer Location: machine location not set Device Name: XRX9C934EA62CB7

For more information on Xerox products and solutions, please visit <http://www.xerox.com>

city plan 1x 3-31 #119683

Published in The
Muskogee Phoenix
March 31, 2024

NOTICE AND ORDER TO PROPERTY OWN- ERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Public Nuisance Review Committee to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nuisance Review

Committee on the: 18th day of April, 2024 at 11:00AM in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may con-

tact the City of Muskogee Code Enforcement Department at (918) 884-6235.

2612 Broadway,
Muskogee OK
Lot 10 in Block 2 of
Westmoreland Subdi-
vision, according to
the official plat,
Muskogee, Oklahoma

321 E Okmulgee,
Muskogee OK
A part of Lot 2, in
Block 387, of the City
of Muskogee, more
particularly described
as follows: Beginning
at the Northeast corner
of said Lot 2;
thence southerly in a
straight line to a point
in the South line of
said lot which is 9 feet
westerly from the
Southeast corner
thereof; Thence West-
erly along the
Southerly line of said
lot a distance of 100
feet; Thence Northerly
in a straight line to a
point in the Northerly
line of said lot
which is 100 feet
Westerly from the
Northeast corner
thereof; Thence East-
erly to the point
of beginning.

4L
455W

Proposed 3/28
[Signature]

Sarah Winkle

From: Sarah Winkle
Sent: Thursday, March 28, 2024 8:46 AM
To: Krisina Hight
Cc: Ruben Gonzalez Jr.; Sarah Winkle
Subject: Notice of Public Hearing (PNRC) for Publishing
Attachments: PUBLISHED IN THE MUSKOGEE DAILY PHOENIX (PNRC).docx

Good morning Kris,

Can you please publish the attached Notice for Public Hearing for PNRC on or before April 4th.

This is for 2 addresses with 2 legal descriptions. Please let me know if any of this did not come over correctly.

Thank you,

Sarah Winkle

Associate Planner/GIS Specialist

229 W. Okmulgee Ave.

Muskogee, OK 74401

Office: (918) 684-6370

Email: swinkle@muskogeeonline.org



NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Public Nuisance Review Committee to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nuisance Review Committee on the: 18th day of April, 2024 at 11:00AM in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to Appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (918) 684-6235.

2612 Broadway, Muskogee OK

Lot 10 in Block 2 of Westmoreland Subdivision, according to the official plat, Muskogee, Oklahoma

321 E Okmulgee

A part of Lot 2, in Block 387, of the City of Muskogee, more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence southerly in a straight line to a point in the South line of said lot which is 9 feet westerly from the Southeast corner thereof; Thence Westerly along the Southerly line of said lot a distance of 100 feet; Thence Northerly in a straight line to a point in the Northerly line of said lot which is 100 feet Westerly from the Northeast corner thereof; Thence Easterly to the point of beginning.

CERTIFIED MAIL

CODE ENFORCEMENT
City of Muskogee
POST OFFICE BOX 1927
MUSKOGEE, OK 74402-1927



7014 2120 0003 5278 1878



US POSTAGE MPITNEY BOWES
ZIP 74401 \$ **008.69⁰**
02 1W
0001367161 MAR 21 2024

WGF

Walter Ridge, Registered Service Agent
Why Fund Inc.
321 E Okmulgee St
Muskogee,

NIXIE 731 DE 1 0003/26/24
RETURN TO SENDER
REFUSED
UNABLE TO FORWARD
BC: 74402192727 *0557-03131-26-20

REF
74402>1927

24-00073379

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

24-000 73379

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

WALTER RIDGE, REGISTERED
SERVICE AGENT

WHY FUND INC
321 E. OKMVLGEE ST
MUSKOGEE, OK 7403



9590 9402 5218 9122 9071 74

2. Article Number (Transfer from service label)

7014 2120 0003 5278 1878

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail
- Registered Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

03/21/2024

Walter Ridge, Registered Service Agent
Why Fund Inc.
 321 E Okmulgee St
 Muskogee, OK 74403

 Case Number: 24-00073379
 Street Address: 321 E Okmulgee St
 Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/19/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure is unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 & 108.1.1 IPMC
- The structure has an exposed roof. *108.1.5
- The structure is open to the elements. *108.1.5

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Roof shall be repaired or replaced. Exterior doors and windows must be repl: condition, good repair, and weather tight. Doors shall provide for a deadbolt lock. Interior doors shall fit reasonably well within th intended by the manufacturer. The interior shall be brought to g condition. Accumulated rubbish, trash and debris, including all fractures in concrete, masonry, stucco shall be repaired. Pest pro

You are hereby directed to appear at a hearing to be held at Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, C 74401 to determine:

U.S. Postal Service™ 24-00073379 CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
	
Sent To WALTER RIDGE REG. SERV. AGENT WHY FUND INC Street & Apt. No. or PO Box No. 321 E OKMULGEE ST City, State, ZIP+4 MUSKOGEE, OK 74403	

7014 2120 0000 5278 1878 9258 0000 0272 4701

03/21/2024

Walter Ridge, Registered Service Agent
Why Fund Inc.
321 E Okmulgee St
Muskogee, OK 74403

Case Number: 24-00073379
Street Address: 321 E Okmulgee St
Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code (“IPMC”), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/19/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure is unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 & 108.1.1 IPMC
- The structure has an exposed roof. *108.1.5
- The structure is open to the elements. *108.1.5

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Roof shall be repaired or replaced. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held on April 18th at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

- 1) Whether your property 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
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, **you are directed to appear at a hearing to be held on APRIL 18, 2024 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine:** 1) whether your property 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, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Michael Brackeen, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Officer
City of Muskogee

IPMC References

- *108.1.5 – Dangerous Structure or Premises
- *108.2 – Closing of Vacant Structures
- *108.1.3 – Structure Unfit for Human Occupancy
- *108.1.1- Unsafe Structure

A part of Lot 2, in Block 387, of the City of Muskogee, more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence southerly in a straight line to a point in the South line of said lot which is 9 feet westerly from the Southeast corner thereof; Thence Westerly along the Southerly line of said lot a distance of 100 feet; Thence Northerly in a straight line to a point in the Northerly line of said lot which is 100 feet Westerly from the Northeast corner thereof; Thence Easterly to the point of beginning.

Building Inspector's Dilapidated Structure Checklist

Case Open Date: MARCH 19, 2024

Case Number: 24-00073379

Address: 321 E OKMULGEE

Code Officer: RUBEN GONZALEZ

Owner's Name WHY FUND INC

Owner Address 321 E OKMULGEE MUSKOGEE, OK 74403

Phone: _____ Email: _____ (if known)

Structure Security

Secure Yes No

Signs of Recent Entry Yes No

What are the signs: _____

Utilities

Active Yes No

If Yes, Gas Electric Water

Construction/Status of the Structure

Number of Floors: 1

Basement Yes No

Exterior Block Brick Wood Metal Vinyl

Other: _____

Roof Shingle Metal Other: Asphalt

Roof Exposed Yes No

Open to the Elements Yes No

Windows Broken/Open Yes No

How many windows are Open/Broken: 2

Location of Broken/Open Windows: North side

Exterior Doors Secured Yes No

Hazardous Materials on Site Yes No

Conditions present that require immediate action: doors & windows gone

Potential Fire Risk see Attach. Low Moderate High

Building Inspector's Dilapidated Structure

Checklist

In the opinion of the Inspector, is the structure:

Abandoned

Yes

No

Unfit for Human Habitation

Yes

No

Appear Unsafe and/or Dangerous

Yes

No

Other Notes:

100% Burnout

Inspector's Signature: _____

Jeff Strickland

Inspector's Name: _____

Jeff Strickland

Date of Inspection: _____

3-19-24



CITY OF
MUSKOGEE

Permits & Inspections

Ruben Gonzalez Jr.

From: Aaron L. Mayhugh
Sent: Tuesday, March 19, 2024 10:57 AM
To: Ruben Gonzalez Jr.
Subject: RE: 2612 W Broadway & 321 E Okmulgee
Attachments: Incident-23-0004571.pdf; Incident-23-0004494.pdf; Incident-23-0003640.pdf; Incident-0001971.pdf

Here you go! 321 E Okmulgee is in our system as 301. The fire involved both buildings

From: Ruben Gonzalez Jr. <rgonzalez@muskogeeonline.org>
Sent: Tuesday, March 19, 2024 9:54 AM
To: Aaron L. Mayhugh <amayhugh@muskogeeonline.org>
Subject: 2612 W Broadway & 321 E Okmulgee

Good morning, Aaron

Wondering if you have the Fire Inspection Reports for the following addresses:
321 E Okmulgee
2612 W Broadway

Thank you very much in advance.

Ruben Gonzalez
Code Enforcement Officer
229 W. Okmulgee Ave.
Muskogee, OK 74401
Office: (918)684-6235
Email: rgonzalez@muskogeeonline.org



MUSKOGEE FIRE DEPARTMENT

INCIDENT NUMBER: 0001971

Incident Date: 06/26/2021 | FDID: 51006 | State: OK

Printed on 04/19/2023 @ 16:46

Exposure #2

INCIDENT DETAILS

Incident Type: Building fire | Alarms: 1 | Station: 3 | Shift: B | Shift Name: B Shift | District: 1 | Hazardous Material Released: None |
Property Use: Motor vehicle or boat sales, services, repair | Address: 301 East OKMULGEE Avenue, MUSKOGEE OK 74401 | Location Type: Street address |
Mixed Use: Row of stores | Shift: B Shift
Est. Property Losses: 50000 | Est. Property Value: 100000 | Est. Contents Losses: 25000 | Est. Contents Value: 25000

DATES AND TIMES

Alarm: 06/26/2021 16:32:09 P | Arrival: 06/26/2021 16:35:33 P | Last Unit Cleared: 06/26/2021 22:18:37 P

ACTIONS TAKEN

Extinguishment by fire service personnel

AUTHORIZATION

Report Writer: Name: James Hill | Employee Number: 141 | Assignment: E3 | Authorization Date: 06/29/2021 00:00:00 A
Officer-in-Charge: Name: James Hill | Employee Number: 141 | Assignment: E3 | Authorization Date: 06/29/2021 00:00:00 A

RESOURCES

Apparatus #1: ID: E3 | Type: Engine | Use: Other | Dispatched: 06/26/2021 16:32:09 P | Arrived: 06/26/2021 16:35:33 P | Cleared: 06/26/2021 22:18:28 P
Actions Taken: Extinguishment by fire service personnel | Provide manpower | Provide apparatus
Personnel #1: Name: Cameron Foster
Personnel #2: Name: Matthew J Goodmiller
Personnel #3: Name: James Hill

Apparatus #2: ID: R11 | Type: Rescue unit | Use: Other | Dispatched: 06/26/2021 16:32:09 P | Arrived: 06/26/2021 16:35:51 P | Cleared: 06/26/2021 18:17:11 P
Actions Taken: Fire control or extinguishment, other
Personnel #1: Name: Paul Allen
Personnel #2: Name: Brandon D Blevins

Apparatus #3: ID: E5 | Type: Engine | Use: Other | Dispatched: 06/26/2021 16:34:53 P | Arrived: 06/26/2021 16:37:12 P | Cleared: 06/26/2021 18:14:16 P
Actions Taken: Extinguishment by fire service personnel | Provide manpower
Personnel #1: Name: Donnie Bennett
Personnel #2: Name: Denver Coffee
Personnel #3: Name: Jeffery Gullett

Apparatus #4: ID: E7 | Type: Engine | Use: Other | Dispatched: 06/26/2021 16:32:09 P | Arrived: 06/26/2021 16:37:47 P | Cleared: 06/26/2021 18:34:59 P
Actions Taken: Extinguishment by fire service personnel
Personnel #1: Name: Joe Croftcheck
Personnel #2: Name: Dustin Stafford
Personnel #3: Name: Timothy J Tidwell

Apparatus #5: ID: E6 | Type: Engine | Use: Suppression | Dispatched: 06/26/2021 16:32:09 P | Arrived: 06/26/2021 16:39:41 P | Cleared: 06/26/2021 19:36:41 P
Actions Taken: Extinguishment by fire service personnel | Salvage & overhaul
Personnel #1: Name: DeWain Doughty
Personnel #2: Name: Connor N Lee
Personnel #3: Name: Gary Walker

Apparatus #6: ID: C32 | Type: Chief officer car | Use: Other | Dispatched: 06/26/2021 16:32:09 P | Arrived: 06/26/2021 16:52:23 P |
Cleared: 06/26/2021 18:22:55 P
Actions Taken: Extinguishment by fire service personnel
Personnel #1: Name: Mark Etchison

Apparatus #7: ID: C33 | Type: Chief officer car | Use: Other | Dispatched: 06/26/2021 16:46:09 P | Arrived: 06/26/2021 17:43:06 P |
Cleared: 06/26/2021 22:18:37 P
Actions Taken: Investigate
Personnel #1: Name: Aaron Mayhugh

RESOURCE COUNTS

Counts: Counts Include Mutual Aid: False | Suppression Apparatus Count: 1 | Suppression Personnel Count: 3 | Ems Apparatus Count: 0 |
Ems Personnel Count: 0 | Other Apparatus Count: 6 | Other Personnel Count: 13

PERSONS INVOLVED

Person #1: Name: Ascme
Address: Muskogee OK 74401

FIRE DETAILS

Property Details: Less Than One Acre: False | # Residential Units: 0 | # Not Residential: True | # Buildings Involved: 0 | Acres Burned: 0
On-Site Material: Material: Motor vehicle parts, not including tires | Storage Use: Bulk storage or warehousing
Ignition Details: Area of Fire Origin: Function areas, other | Heat Source: Heat source: other | Item First Ignited: Structural component or finish, other |
Type of Material First Ignited: Wood or paper, processed, other | Cause of Ignition: Cause, other (Only used for additional exposures) | Confined To Origin: False
Contributing Factors: Exposure fire
Structure Details: Structure Type: Enclosed building | Building Status: In normal use | Stories Above Grade: 1 | Stories Below Grade: 0 |
Main Floor Square Feet: 5000 | Story of Fire Origin: 1 | Fire Spread: Beyond building of origin | # Stories w/ Minor Damage: 0 |
Stories w/ Significant Damage: 0 | # Stories w/ Heavy Damage: 1 | # Stories w/ Extreme Damage: 0
Protective System Details: Detector Presence: None present | AES Presence: None Present | # Sprinklers Operating: 0

03/21/2024

19 After Hours, Representative
9625 Road 100
212 S. Hamilton, N
Muskogee, OK 74401

4300 Number 2140074794
Block Address: 103 S. Hamilton N
Legal Description: 003 - CT 01010

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

The City of Muskogee hereby orders the abatement of the International Property Maintenance Code (IPMC) as defined by the City of Muskogee under City Codes 108.1.5 and 108.1.5.1 and further abatement provisions that have been adopted pursuant to Oklahoma Statutes Title 11 Section 22.112C.14e abatement per Section 22.112C.11. If these conditions constitute a public nuisance and must be abated. An existing structure of the property and structure is unsafe as the abatement order occurred on 03/19/2024 by the City of Muskogee Building Inspector. Before are the findings of the Building Inspector with applicable provisions of the IPMC, and the order states, as well as corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has been abandoned and must be repaired. *108.1.5 IPMC
- The structure is unsafe. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statutes Title 11 Section 22.112C.14. *108.1.5 IPMC
 - Is dangerous to the public health, safety or welfare of the inhabitants of and causes to the municipality.
 - Causes increased municipal regulatory costs and increased municipal public and fire protection costs, and
 - Is a safety hazard and a nuisance to the neighborhood.
- Order for removal pursuant to Oklahoma Statutes Title 11 Section 22.112C.11 and permits and approval must be made to make this safe and fit for habitation and occupancy. *108.1.5 & 108.1.5 IPMC
- The structure has an unsafe roof. *108.1.5
- The structure is open to the elements. *108.1.5

CORRECTIVE ACTION:

Rehabilitation to correct the dilapidated abandoned structure for habitation, all electrical, plumbing and mechanical systems must be reconstructed in good working order in accordance with the respective International Code; exterior of the property and grounds shall be cleaned and kept in a sanitary and safe condition. If not shall be repaired or replaced. If storm doors and windows must be replaced where necessary to ensure they are in good condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a double-bolt lock. Interior doors shall fit reasonably well on the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Accumulated rubbish, trash and debris, including all non-working appliances shall be removed. Any fixtures or concrete, masonry, stucco shall be repaired. Tree problems shall be abated.

You are hereby directed to appear at a hearing to be held on 03/21/2024 at 11:00 am before the Public Nuisance Review Committee at 229 W. Chandler 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

www.muskogeeok.org
918.682.4230

- Whether your property 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
- If the property creates a fire hazard which is dangerous to other property.
- Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, you are directed to appear at a hearing to be held on 03/21/2024 at 11:00 am before the Public Nuisance Review Committee at 229 W. Chandler 3rd Floor, Muskogee, Oklahoma 74401 to determine: Is whether your property 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, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the ICAR of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LHM WILL BE DEPOSITED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at 918.682.4230. If you wish to have the structure removed by the City of Muskogee, a decision abatement program is available on a fee basis. For more information, if you are interested in the program please contact the Muskogee Code Enforcement Department for more information.

Walter Gonzalez
Code Enforcement Officer
City of Muskogee
IPMC References
*108.1.5 - Dangerous Structure or Premises
*108.2 - Erection of Unsafe Structures
*108.1.5 - Structural Unsafe for Human Occupancy
*108.1.5 - Unsafe Structure

www.muskogeeok.org
918.682.4230

A part of Lot 7, in Block 80th, of the City of Muskogee, was previously described as follows: Beginning at the northeast corner of said lot 2, thence generally in a straight line to a point on the south line of said lot, which is 6 feet westerly from the northwest corner thereof; thence southerly along the distance line of said lot 2 a distance of 20 feet; thence southerly to a distance line of a point on the northerly line of said lot 2 which is 20 feet westerly from the northwest corner thereof; thence southerly to the point of beginning.

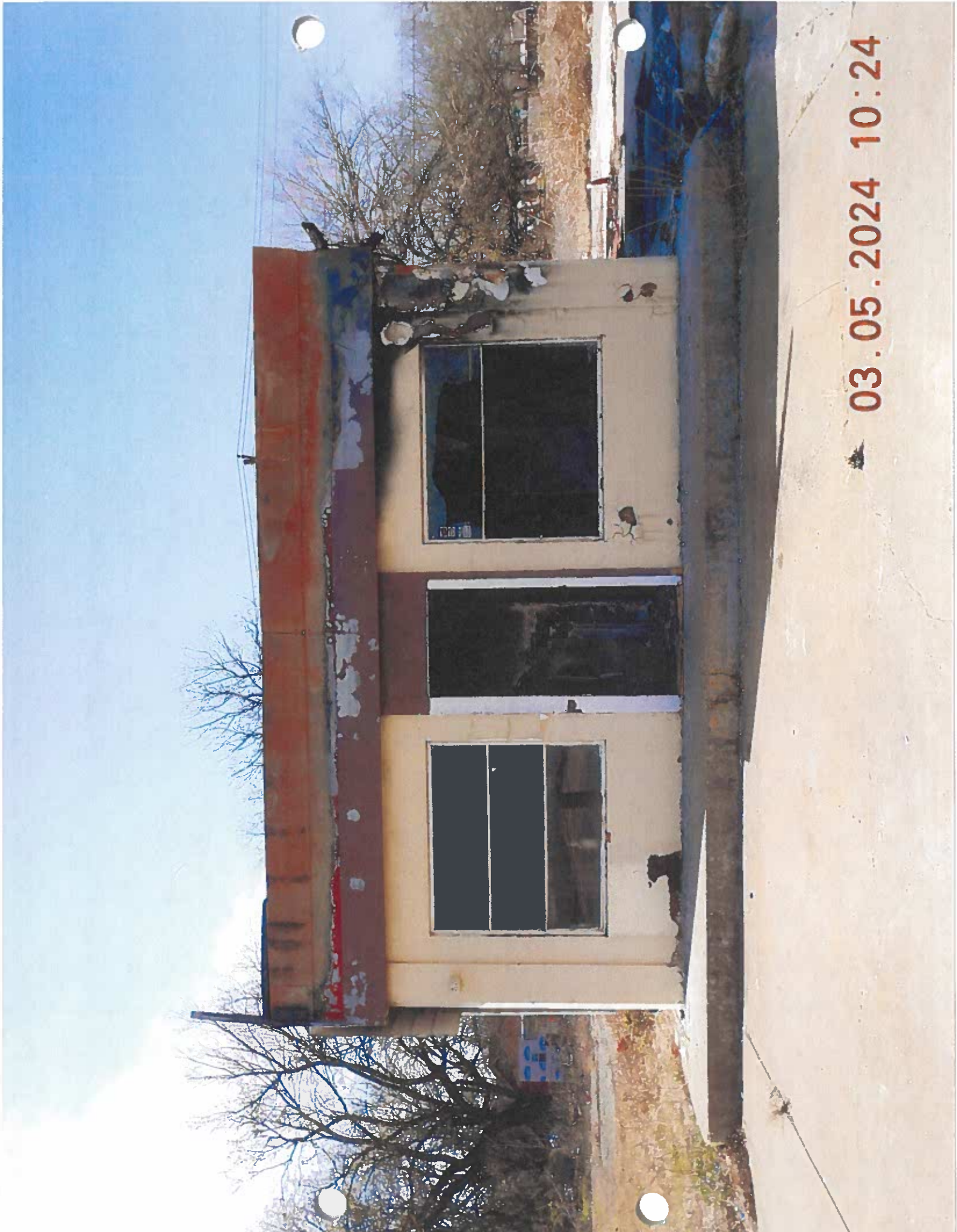
03.21.2024 13:05



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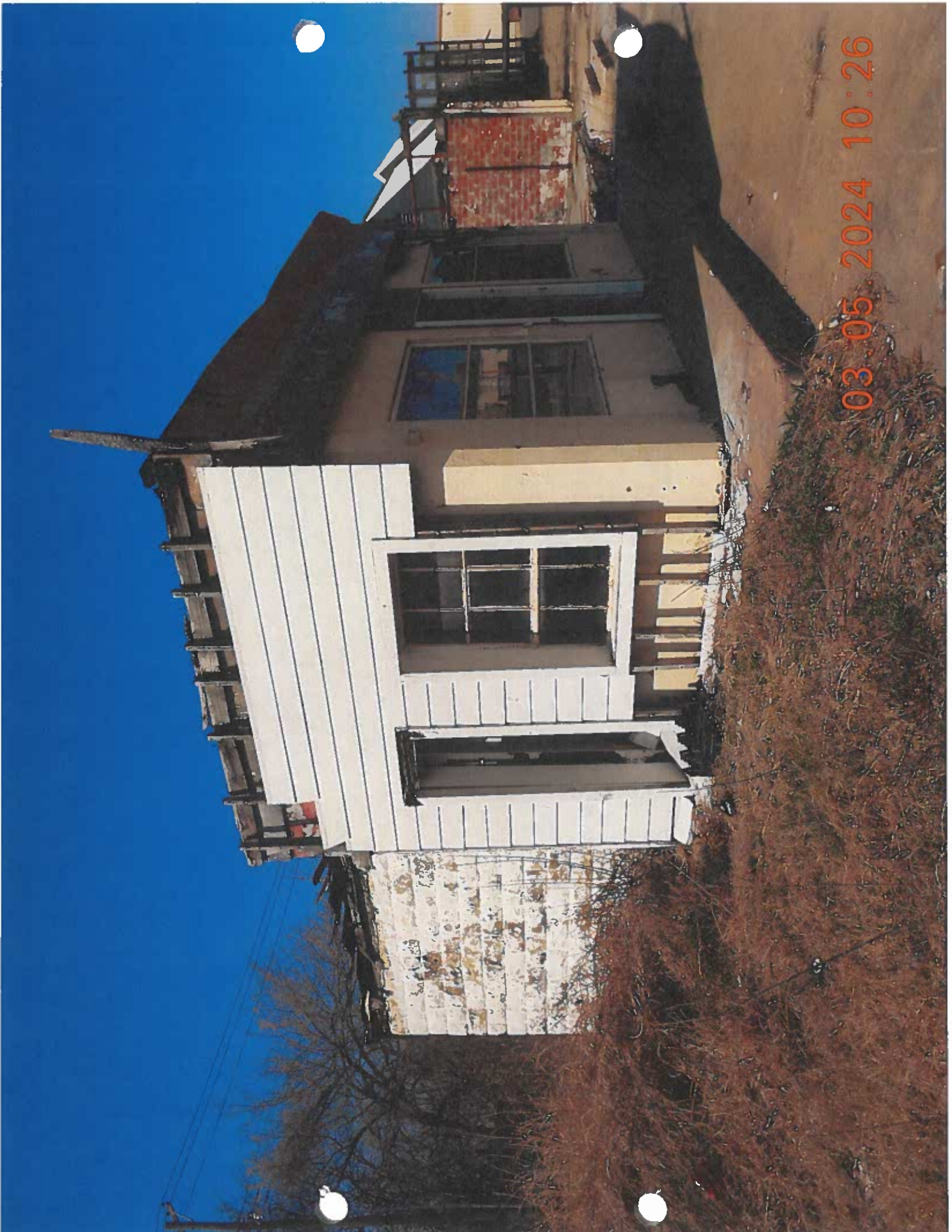
03.05.2024 10:24



03.05.2024 10:25



03.05.2024 10:25



03.05.2024 10:26

Building Inspector's Dilapidated Structure Checklist

Case Open Date: MARCH 19, 2024

Case Number: 24-00073379

Address: 321 E OKMULGEE

Code Officer: RUBEN GONZALEZ

Owner's Name WHY FUND INC

Owner Address 321 E OKMULGEE MUSKOGEE, OK 74403

Phone: _____ Email: _____ (if known)

Structure Security

Secure Yes No

Signs of Recent Entry Yes No

What are the signs: _____

Utilities

Active Yes No

If Yes, Gas Electric Water

Construction/Status of the Structure

Number of Floors: 1

Basement Yes No

Exterior Block Brick Wood Metal Vinyl

Other: _____

Roof Shingle Metal Other: Asphalt

Roof Exposed Yes No

Open to the Elements Yes No

Windows Broken/Open Yes No

How many windows are Open/Broken: 2

Location of Broken/Open Windows: North side

Exterior Doors Secured Yes No

Hazardous Materials on Site Yes No

Conditions present that require immediate action: doors & windows gone

Potential Fire Risk see Attach. Low Moderate High

Building Inspector's Dilapidated Structure Checklist

In the opinion of the Inspector, is the structure:

Abandoned

Yes

No

Unfit for Human Habitation

Yes

No

Appear Unsafe and/or Dangerous

Yes

No

Other Notes:

100% Burnout

Inspector's Signature: _____

Jeff Strickland

Inspector's Name: _____

Jeff Strickland

Date of Inspection: _____

3-19-24



CITY OF
MUSKOGEE

Permits & Inspections

Ruben Gonzalez Jr.

From: Aaron L. Mayhugh
Sent: Tuesday, March 19, 2024 10:57 AM
To: Ruben Gonzalez Jr.
Subject: RE: 2612 W Broadway & 321 E Okmulgee
Attachments: Incident-23-0004571.pdf; Incident-23-0004494.pdf; Incident-23-0003640.pdf; Incident-0001971.pdf

Here you go! 321 E Okmulgee is in our system as 301. The fire involved both buildings

From: Ruben Gonzalez Jr. <rgonzalez@muskogeeonline.org>
Sent: Tuesday, March 19, 2024 9:54 AM
To: Aaron L. Mayhugh <amayhugh@muskogeed.org>
Subject: 2612 W Broadway & 321 E Okmulgee

Good morning, Aaron

Wondering if you have the Fire Inspection Reports for the following addresses:
321 E Okmulgee
2612 W Broadway

Thank you very much in advance.

Ruben Gonzalez
Code Enforcement Officer
229 W. Okmulgee Ave.
Muskogee, OK 74401
Office: (918)684-6235
Email: rgonzalez@muskogeeonline.org



MUSKOGEE FIRE DEPARTMENT

INCIDENT NUMBER: 0001971

Incident Date: 06/26/2021 | FDID: 51006 | State: OK

Printed on 04/19/2023 @ 16:46

Exposure #2

INCIDENT DETAILS

Incident Type: Building fire | Alarms: 1 | Station: 3 | Shift: B | Shift Name: B Shift | District: 1 | Hazardous Material Released: None |
Property Use: Motor vehicle or boat sales, services, repair | Address: 301 East OKMULGEE Avenue, MUSKOGEE OK 74401 | Location Type: Street address |
Mixed Use: Row of stores | Shift: B Shift
Est. Property Losses: 50000 | Est. Property Value: 100000 | Est. Contents Losses: 25000 | Est. Contents Value: 25000

DATES AND TIMES

Alarm: 06/26/2021 16:32:09 P | Arrival: 06/26/2021 16:35:33 P | Last Unit Cleared: 06/26/2021 22:18:37 P

ACTIONS TAKEN

Extinguishment by fire service personnel

AUTHORIZATION

Report Writer: Name: James Hill | Employee Number: 141 | Assignment: E3 | Authorization Date: 06/29/2021 00:00:00 A
Officer-In-Charge: Name: James Hill | Employee Number: 141 | Assignment: E3 | Authorization Date: 06/29/2021 00:00:00 A

RESOURCES

Apparatus #1: ID: E3 | Type: Engine | Use: Other | Dispatched: 06/26/2021 16:32:09 P | Arrived: 06/26/2021 16:35:33 P | Cleared: 06/26/2021 22:18:28 P
Actions Taken: Extinguishment by fire service personnel | Provide manpower | Provide apparatus
Personnel #1: Name: Cameron Foster
Personnel #2: Name: Matthew J Goodmiller
Personnel #3: Name: James Hill

Apparatus #2: ID: R11 | Type: Rescue unit | Use: Other | Dispatched: 06/26/2021 16:32:09 P | Arrived: 06/26/2021 16:35:51 P | Cleared: 06/26/2021 18:17:11 P
Actions Taken: Fire control or extinguishment, other
Personnel #1: Name: Paul Allen
Personnel #2: Name: Brandon D Blevins

Apparatus #3: ID: E5 | Type: Engine | Use: Other | Dispatched: 06/26/2021 16:34:53 P | Arrived: 06/26/2021 16:37:12 P | Cleared: 06/26/2021 18:14:16 P
Actions Taken: Extinguishment by fire service personnel | Provide manpower
Personnel #1: Name: Donnie Bennett
Personnel #2: Name: Denver Coffee
Personnel #3: Name: Jeffery Gullett

Apparatus #4: ID: E7 | Type: Engine | Use: Other | Dispatched: 06/26/2021 16:32:09 P | Arrived: 06/26/2021 16:37:47 P | Cleared: 06/26/2021 18:34:59 P
Actions Taken: Extinguishment by fire service personnel
Personnel #1: Name: Joe Croftcheck
Personnel #2: Name: Dustin Stafford
Personnel #3: Name: Timothy J Tidwell

Apparatus #5: ID: E6 | Type: Engine | Use: Suppression | Dispatched: 06/26/2021 16:32:09 P | Arrived: 06/26/2021 16:39:41 P | Cleared: 06/26/2021 19:36:41 P
Actions Taken: Extinguishment by fire service personnel | Salvage & overhaul
Personnel #1: Name: DeWain Doughty
Personnel #2: Name: Connor N Lee
Personnel #3: Name: Gary Walker

Apparatus #6: ID: C32 | Type: Chief officer car | Use: Other | Dispatched: 06/26/2021 16:32:09 P | Arrived: 06/26/2021 16:52:23 P |
Cleared: 06/26/2021 18:22:55 P
Actions Taken: Extinguishment by fire service personnel
Personnel #1: Name: Mark Etchison

Apparatus #7: ID: C33 | Type: Chief officer car | Use: Other | Dispatched: 06/26/2021 16:46:09 P | Arrived: 06/26/2021 17:43:06 P |

Cleared: 06/26/2021 22:18:37 P

Actions Taken: Investigate

Personnel #1: Name: Aaron Mayhugh

RESOURCE COUNTS

Counts: Counts Include Mutual Aid: False | Suppression Apparatus Count: 1 | Suppression Personnel Count: 3 | Ems Apparatus Count: 0 |
Ems Personnel Count: 0 | Other Apparatus Count: 6 | Other Personnel Count: 13

PERSONS INVOLVED

Person #1: Name: Ascme
Address: Muskogee OK 74401

FIRE DETAILS

Property Details: Less Than One Acre: False | # Residential Units: 0 | # Not Residential: True | # Buildings Involved: 0 | Acres Burned: 0

On-Site Material: Material: Motor vehicle parts, not including tires | Storage Use: Bulk storage or warehousing

Ignition Details: Area of Fire Origin: Function areas, other | Heat Source: Heat source: other | Item First Ignited: Structural component or finish, other |

Type of Material First Ignited: Wood or paper, processed, other | Cause of Ignition: Cause, other (Only used for additional exposures) | Confined To Origin: False

Contributing Factors: Exposure fire

Structure Details: Structure Type: Enclosed building | Building Status: In normal use | Stories Above Grade: 1 | Stories Below Grade: 0 |

Main Floor Square Feet: 5000 | Story of Fire Origin: 1 | Fire Spread: Beyond building of origin | # Stories w/ Minor Damage: 0 |

Stories w/ Significant Damage: 0 | # Stories w/ Heavy Damage: 1 | # Stories w/ Extreme Damage: 0

Protective System Details: Detector Presence: None present | AES Presence: None Present | # Sprinklers Operating: 0

Walter Wilson, Building Inspector
1545 East Ave.
321 E. Washington N
Muskogee, OK 74403

Case Number: 240807576
Street Address: 204 S. Washington St.
Final Decision: N/A - 1/17/24 10:58

ORDER TO REPAIR AND/OR TAKE CORRECTIVE ACTION

The City of Muskogee Administer enforcement of the International Property Maintenance Code (IPMC) as amended by the City of Muskogee under City Codes 110.13 and 110.15 and certain structural structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-113.4 and Oklahoma Code Section 11-113.4. These violations constitute a public nuisance and shall be abated. An exterior inspection of the property and structural systems as the administrator's actions required on 03/21/2024 by the City of Muskogee Building Inspector, Walter Wilson, and the Building Inspector on all appropriate provisions of the IPMC, certain state statute, as well as an exterior structural systems, evaluated on-site the property, and compared with City Code

VIOLATIONS BY THE BUILDING INSPECTOR:

- The structure has foundation weakness that need to be repaired. *110.15 IPMC
- The structure is abandoned. *110.15 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-113.4. *110.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and vicinity to the municipality.
 - Causes increased municipal regulatory costs and increased costs of police and fire protection costs, and
 - Causes blighting and nearby real property.
- Units for human habitation of structure and dangerous, as defined by Oklahoma Statute Title 11 Section 22-113.4 and permits and systems must be made to make this safe and fit for habitation and occupancy. *110.13 & 110.11 IPMC
- The structure has an exposed roof. *110.15
- The structure is open to the elements. *110.15

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure for rehabilitation, all electrical, plumbing and mechanical systems must be reconstructed in good working order in accordance with the respective International Code, a permit of the property and permits shall be obtained and left in a sanitary and safe condition. Roof shall be repaired or replaced. Interior doors and windows must be replaced where necessary to ensure they are in good condition, good repair, and in egress. Doors shall provide for the safety of egress routes, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The window shall be capable of good repair, structurally sound and in a sanitary condition. A functional rainwater, trash and debris, including all non-working appliances shall be removed. Any fractures in concrete, masonry, etc. shall be repaired. (See problems shall be abated)

You are hereby directed to appear at a hearing to be held on April 10, 2024, before the Public Nuisance Review Committee at 229 W. Oklahoma 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

Walter Wilson, Building Inspector
1545 East Ave.
Muskogee, Oklahoma 74403

- Whether your property 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
- If the property creates a fire hazard which is dangerous to other property
- Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, you are directed to appear at a hearing to be held on April 10, 2024 at 11:00 AM before the Public Nuisance Review Committee at 229 W. Oklahoma 3rd Floor, Muskogee, Oklahoma 74401 to determine: 1) whether your property 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, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the City Council of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIAISON WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at 903.734.8226. If you wish to have the violation voluntarily abated by the City of Muskogee, a permit application may be available in a few days for review. If you are interested in the permit process, please call the Building Inspector at 918.684.8226 for more information.

Robert Gonzalez
Code Enforcement Officer
City of Muskogee

- IPMC References:**
- 110.15 - Dangerous Structure or Premises
 - 110.2 - Closing of Vacant Structures
 - 110.15 - Structural Code of Human Occupancy
 - 110.11 - Unsafe Structure

Walter Wilson, Building Inspector
1545 East Ave.
Muskogee, Oklahoma 74403

A part of Act 7, to House 207 of the City of Muskogee, now permanently amended as follows: "Beginning on the first Monday of April 1988, the municipal government of Muskogee shall have a permit to the health department of the City of Muskogee to issue a permit to the health department along the boundary line of each lot, a certificate of occupancy shall be issued to a structure that is a part of the boundary line of each lot shall be the part thereof from the boundary line of each lot.

03.21.2024 13:05



03.21.2024 13:05

03 21 2024 13:05





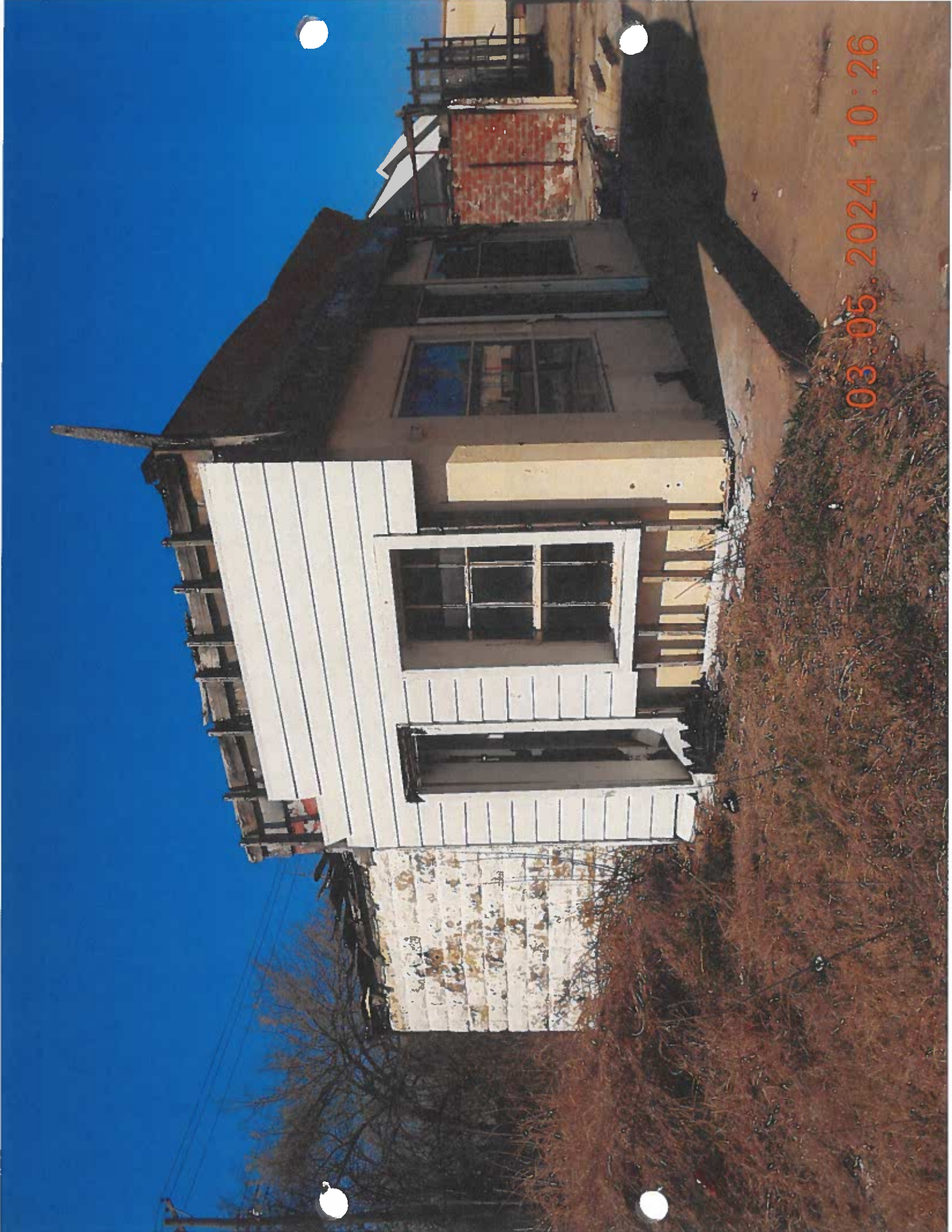
03.05.2024 10:24



03.05.2024 10:25



03.05.2024 10:25



03.05.2024 10:26

Uniform Building Code Appeals Board Agenda

3.

Meeting Date: 06/26/2024

Initiator: Sarah Winkle, Deputy Director of Planning and Community Development

AGENDA ITEM TITLE:

Hold a public hearing on the appeal of the findings that the structure at 210 N Main Street is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance, 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)

BACKGROUND:

An exterior inspection of the property and structure occurred on 3/12/2024 by the City Building Inspector and the City Fire Marshall. These are the findings from those inspections:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure back door is open and not secured and will need to be secured. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC

Corrective Actions recommended in the letter sent to the property owners was:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

PNRC was held on April 4, 2024 and the findings were that the building is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance, and the building is abandoned.

RECOMMENDED STAFF ACTION:

Uphold the findings of the PNRC and approve the structure for demolition.

Fiscal Impact

Attachments

Complete Case File

Dilapidated Structures Checklist

Case Open Date: MARCH 12, 2024
Case Number: 24-00073361
Address: 210 N. MAIN ST
Officer: RUBEN GONZALEZ

Documents Needed for Every Case

- Copy of County Treasurer's Tax Roll Based on the Property Address
- Copy of the County Assessor's Report
- Copy of the Deed
- Copy of Land Records to verify Property Owner(s) and Mortgage/Lien Holder(s)
- Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)
- Copy of the Fire Damage Report (as needed)

Waivers: (if checked at any point does not need to proceed through the process below).

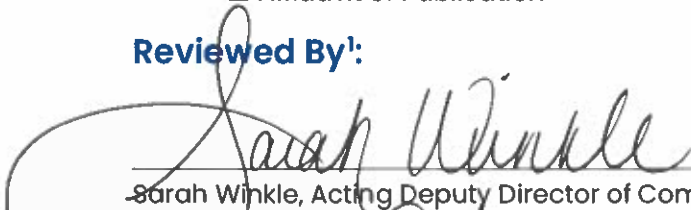
Date PNR Hearing Notice Letter to all Stakeholders: MARCH 15, 2024 ^{CORRECTED LETTER SENT MARCH 18, 2024}

- Certified Mailing Receipt attached to a copy of the letter(s)
- Building Inspector's Report (as applicable)
- Images of Notice Posted on Structure for PNR Hearing


Date of Publication in the Muskogee Phoenix: 3/20/24

- Affidavit of Publication

Reviewed By:


Sarah Winkle, Acting Deputy Director of Community Development

3/27/24
Date


Ruben Gonzalez, Code Enforcement Officer

03/27/24
Date

4-4-24

Review of the file will be conducted the week before the scheduled PNR.

Date of the PNRC Hearing: APRIL 4, 2024

Date of PNRC Determination/UBCAB Notice Letter: April 8, 2024

- Certified Mailing Receipt attached to a copy of the letter(s)
- Images of Notice Posted on Structure for UBCAB Hearing
- PNRC Agenda & Approved Minutes
- Copy of Filed Blank Lien

Date of UBCAB Reflected in Determination Letter (30 business days): 5/1/24

Date of Publication in the Muskogee Phoenix: 4/10/24 & 5/8/24

- Affidavit of Publication

Date of UBCAB Hearing: May 1st, 2024 *no Quorum Send to Next UBCAB / 5/29/24*

UBCAB Determination Letter: _____

- Certified Mailing Receipt attached to a copy of the letter

Date to Demo Structure Reflected in Determination Letter: _____

- UBCAB Agenda & Approved Minutes

Reviewed By²:

Sarah Winkle, Acting Deputy Director of Community Development Date

Ruben Gonzalez, Code Enforcement Officer Date

- Copy of Recorded Lien with Cost (after demo)

² Review of the file will be conducted the week before the scheduled UBCAB.

Final Review By:

Jody King, Director of Community Development

Signature

Date Approved

Comments:

Katrina Bodenhamer, City Attorney

Signature

Date Approved

Comments:



Search Results in all counties

Your search: "210 main holdings llc" | Monitor

4 results (0.10 seconds) | [Modify search](#)

RANK	COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR
1	Muskogee	09/12/2023	2023-009246	Release	004869	0882	CITY OF MUSKOGEE
1	Muskogee	03/27/2023	2023-002968	Notice	004847	0123	CITY OF MUSKOGEE
1	Muskogee	12/30/2022	2022-015584	Notice	004835	0667	CITY OF MUSKOGEE
2	Muskogee	11/16/2021	2021-014524	DEED	004772	0515 - 0516	RBI ENTERPRISES LLC

As of: 3/9/2024

Property Owner**Name:** 210 MAIN HOLDINGS LLC**Property Information****Physical Address:** 210 N MAIN**Mailing Address:** P.O. BOX 1867
BROKEN ARROW, OK 74013-**Subdivision:** MUSKOGEE OT**Block / Lot:** 0002 / 0001**Type:** (CI) Comm. Impr.**S-T-R:** N/A**Tax Dist:** (32) 20A-MUSKOGEE**Size (Acres):** 0.000**Extended Legal:** MUSKOGEE OT N49.62 S127.55 MEASURED ON W BY 49.10 IN REAR LOT 1 BLOCK 2**Market and Assessed Values:**

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	\$33,516	\$33,516	\$3,687
Building:	52,269	52,269	5,750
Total:	\$85,785	\$85,785	\$9,437

Land:

Land Use	Size	Units
	8379.00	Square-Feet

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
11/1/2021	4772	515	W	0.00	\$0	RBI ENTERPRISES LLC		
2/11/2021	4727	537	W	75.00	\$50,000	LEGGETT, SUSAN WEBSTER TRUST	Government	
5/27/2020	4688	393	Q	0.00	\$0	MENIE, ALVIN	Title(?)	
5/27/2020	1595	218		0.00	\$0	MENIE, ALVIN	Title(?)	
1/30/2008	3803	306	W	0.00	\$0	LEGGETT, CHARLES R		
12/31/2001	2913	53	W	105.00	\$70,000	KELLY, CHARLES M	Valid	

Photos



Documentary Stamps: 68 3202 #3 no consideration
Property Address: 210 N Main, 212 N Main, Parking Lot, 214 N Main, 224 N Main, Lot behind 224 and
226 N Main, Muskogee, OK 74401
212 N Main, Muskogee, OK 74401
Parking Lot, Muskogee, OK 74401
214 N Main, Muskogee, OK 74401
224 N Main, Muskogee, OK 74401
Lot behind 224 North Main, Muskogee, OK 74401
226 N Main, Muskogee, OK 74401
Mailing Address: PO BOX 1867, BROKEN ARROW, OK 74013



GENERAL WARRANTY DEED
(Limited Liability Company Form – Oklahoma Statutory Form)

THIS INDENTURE made this 1st day of November, 2021, between **RBI Enterprises LLC**, organized under the laws of the State of Oklahoma, party of the first part, party grantor and **210 MAIN HOLDINGS LLC**, party of the second part, party grantee.

WITNESSETH: That in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, said party grantor does, by these presents, grant, bargain, sell and convey unto said party grantee, its heirs and assigns, all of the following described real estate, situated in the County of Muskogee, State of Oklahoma, to-wit:

Part of Lot One (1), in Block Two (2), in the CITY OF MUSKOGEE, according to the official Plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; Beginning at a point on the Westerly Line of said Lot 1, 55 feet Southerly from the Intersection of the Easterly line of North Main Street with the Southerly line of the 12 foot alley running Easterly and Westerly through said Block 2; Thence from said point Southerly along the Westerly line of said Lot 1 a distance of 49.62 feet which said point is also 77.93 feet North of the North line of West Broadway; Thence North 89°8' E a distance of 171 feet to a point in the East line of said Lot, said point is 104.1 feet South of the South line of the aforementioned alley and 78.1 feet North of the North line of West Broadway; Thence Northerly along the East line of said Lot 1 a distance of 49.1 feet to a point 55 feet South of the South line of said alley; Thence Westerly in a direct straight line parallel with the South line of the aforementioned alley 171 feet more or less to the Point of Beginning.

AND

A Part of Lot 1 in Block 2 in the CITY OF MUSKOGEE, according to the official plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; Beginning at a point where the Easterly line of North Main Street intersects the Southerly line of a 12 foot alley running Easterly and Westerly through said Block 2; Thence from said point Easterly along the South line of said alley 171 feet, more or less, to the East line of said Lot; Thence Southerly along the East line of said Lot 55 feet; Thence Westerly on a line parallel with the South line of said alley 171 feet more or less, to the East line of North Main Street; Thence Northerly along the East line of North Main Street 55 feet to the Point of Beginning.

AND

A part of Lot 1 in Block 2 in the CITY OF MUSKOGEE, according to the official plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; That portion of said Lot 1 lying between Lots 2 and 3 and the Easterly line of said Lot 1, the North and South boundaries of said portion of Lot 1 being a continuation Eastwardly of the North line of Lot 3 and the South line of Lot 2 respectively.

AND

Lots 2 and 3 in Block 2 in the CITY OF MUSKOGEE, according to the official plat thereof, Muskogee County, State of Oklahoma.

AND

A part of Lot 1 in Block 2 in the CITY OF MUSKOGEE, according to the official plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; Beginning at a point where the Easterly line of North Main Street intersects the Southerly line of a 12 foot alley running Easterly and Westerly through said Block 2; Thence from said point Easterly along the South line of said alley 171 feet, more or less, to the East line of said Lot; Thence Southerly along the East line of said Lot 55 feet; Thence Westerly on a line parallel with the South line of said alley 171 feet, more or less, to the East line of North Main Street; Thence Northerly along the East line of North Main Street 55 feet to the Point of Beginning.

AND

A part of Lot 1 in Block 2 in the CITY OF MUSKOGEE, according to the official plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; That portion of said Lot 1 lying between Lots 2 and 3 and the Easterly line of said Lot 1, the North and South boundaries of said portion of Lot 1 being a continuation Eastwardly of the North line of Lot 3 and the South line of Lot 2 respectively.

AND
Lots 2 and 3 in Block 2 in the CITY OF MUSKOGEE, according to the official plat thereof, Muskogee County, State of Oklahoma.

AND
Lot 4 in Block 2 in the CITY OF MUSKOGEE, according to the official plat thereof, Muskogee County, State of Oklahoma.

AND
A part of Lot 1 in Block 2 in the CITY OF MUSKOGEE, according to the official plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; Beginning at the Northeast Corner of said Lot 1; Thence Westerly along the Northerly line a distance of 96.5 feet to the Northeasterly corner of Lot 4 in said Block 2; Thence in a Southerly direction along the East Line of said Lot 4 a distance of 25 feet to the Southeasterly corner thereof; Thence Easterly on a direct line parallel with the Northerly line of said Block 2 a distance of 96.5 feet to the Easterly line of said Block; Thence Northerly along the Easterly line of said Block a distance of 25 feet to the Point of Beginning.

AND
The South 65.7 feet of Lot 5 in Block 2 in the CITY OF MUSKOGEE, according to the Official plat thereof, Muskogee County, State of Oklahoma.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances, thereto belonging or in any wise appertaining forever.

And said party grantor, its successors or assigns, does hereby covenant, promise and agree to and with said party grantee, at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT: Easements and building restrictions of record and special assessments not yet due and all the oil, gas and other minerals in and under the described premises which have been previously reserved or conveyed by or to others; and that party grantor will WARRANT AND FOREVER DEFEND the same unto the said party grantee, its heirs, executors or administrators, against said party grantor, its successors or assigns and all and every person or persons whomsoever lawfully claiming or to claim the same.

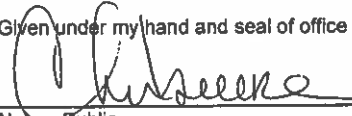
IN WITNESS WHEREOF, the said party of the first part hereto has caused these presents to be signed in its name by its the day and year first above written.

RBI Enterprises LLC
BY: X 
Jeffrey C Filali, Managing Member

STATE OF OKLAHOMA
COUNTY OF WAGONER

Before me, the undersigned, a Notary Public, in and for said County and State on this 1st day of November 2021, personally appeared Jeffrey C Filali as Managing Member of RBI Enterprises LLC to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that HE executed the same as HIS free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year above written.


Notary Public

My Commission Expires:

(SEAL)



Tax Roll Inquiry

Muskogee County Treasurer

Shelly Sumpter, Treasurer

400 West Broadway, Rm 220 Muskogee, OK 74401

Phone: 918-682-0811

Fax: 918-682-8907

E-Mail: donotreply@muskogeetreasurer.org



262300000006

Owner Name and Address

210 MAIN HOLDINGS LLC

P.O. BOX 1867

BROKEN ARROW OK 74013-0000

Taxroll Information

Tax Year : 2023

Property ID : 4610-26-002-001-1-001-15

Location : 210 N MAIN MUS

School District : 20A MUSKOGEE Mills : 102.39

Type of Tax : Real Estate

Tax ID : 6

Legal Description and Other Information:

MUSKOGEE OT N49.62 S127.55 MEASURED ON W BY 49.10 IN REAR LOT 1 BLOCK 2

Assessed Valuations

Amount

Land

1843

Improvements

7544

Net Assessed

9387

Tax Values

Amount

Base Tax

961.00

Penalty

0.00

Fees

0.00

Home : [Business Services](#) : [Corp Search](#) : [Corp Information](#)

Entity Summary Information

Select the buttons below to file or place an order.

To view Entity Details there will be a \$5.00 charge and you will need to click on **VIEW ENTITY DETAILS** button at the bottom of the page.

If you are ordering documents such as a "Certificate of Good Standing" or "copies" you will need to click on the **ORDER DOCUMENTS** button at the bottom of the page.

If you are filing a legal document such as a trade name, amendment, annual certificate, etc., you will need to click on **FILE A DOCUMENT** button at the bottom of the page.

210 MAIN HOLDINGS LLC

Details

Filing Number: 3512944086
Name Type: Legal Name
Status: Inactive ⓘ
Corp type: Domestic Limited Liability Company
Jurisdiction: Oklahoma
Formation Date: 13 Apr 2021

Registered Agent Information

Name: RBI ENTERPRISES LLC
Effective: 13 Apr 2021
Address: 1701 S MAIN ST
UNIT 1867
City, State, ZipCode: BROKEN ARROW OK 74012

[View Entity Detail](#)[File a Document](#)[Order Documents](#)[New Search](#)



NOTICE OF DILAPIDATION AND LIEN

STATE OF OKLAHOMA)
)
COUNTY OF MUSKOGEE)

KNOW ALL MEN BY THESE PRESENTS

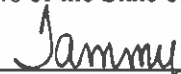
That the City of Muskogee, in Muskogee County, State of Oklahoma, pursuant to a finding of the building official has determined that the following described dilapidated and has become detrimental to the health, safety, or welfare of the public and the community or that said property creates a fire hazard to other property, and that the condition of the following described property a detriment or a hazard and that the property would be benefited by the removal of such conditions and that the municipal governing body may cause the dilapidated buildings to be torn down and removed. Said property being listed on the current tax rolls in the office of the County Treasurer as being owned by:

210 MAIN HOLDINGS LLC and located at 210 N MAIN ST MUSKOGEE OK
74401
Land ID#: 000061230


Said property being legally described as follows, to-wit:

MUSKOGEE OT
MUSKOGEE OT
N49.62 S127.55 MEASURED ON W
BY 49.10 IN REAR LOT 1 BLOCK 2

And that pursuant to the findings of the municipal officials of the City of Muskogee, Oklahoma claims a lien on said property for the destruction and removal costs and that such costs are the personal obligation of the property owner from and after the date of filing of said notice, according to the laws of the State of Oklahoma.



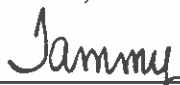
Tammy L. Tracy, City Clerk




CERTIFICATE OF CITY CLERK

I, Tammy L. Tracy, the undersigned, the duly qualified and performing as the City of Muskogee, Oklahoma, do hereby certify that the above owner has to file a written notice of appeal from the order of the Building Official twenty (20) days from the receipt of the Notice/Order letter. I am required to file this Notice of Dilapidation and Lien to be recorded in the office of the County Clerk of Muskogee County for the above property.

WITNESS my hand as City Clerk and the Seal of the City of Muskogee, Oklahoma, this
May 20, 2024.



Tammy L. Tracy, City Clerk



Gonzalez, Ruben
Code Enforcement Officer

Case Number: 24-00073361

AFFIDAVIT OF PUBLICATION

County of Muskogee,
State of Oklahoma

The Muskogee Phoenix
214 Wall S
Muskogee, Ok, 74402
918-684-2858

CASE:
UBCAB

I, **Kristina Hight**, of lawful age, being duly sworn upon oath, deposes and says that I am the Classified Advisor of The Muskogee Phoenix, a daily/weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

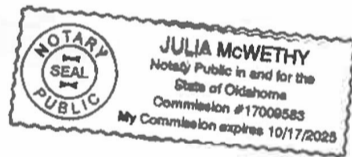
PUBLICATIONS: May 8, 2024

Kristina Hight
Kristina Hight

Signed and sworn to before me
On this 8 day of May 2024.

Julia McWethy
Julia McWethy, Notary Public
My Commission expires: 10-17-2025
Commission # 17009583

(SEAL)



Acct: *10417*
Fee: \$ *106.35*

Published in The
Muskogee Phoenix
May 8, 2024

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided, the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Uniform Building Code Appeals Board to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property, or whether the building is abandoned.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Uniform Building Code Appeals Board on the: *May 29, 2024* at 1:30 P.M. in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee, Muskogee OK, 74401. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may

tion being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (916) 684-6235.

[210 N Main Street,
Muskogee OK

Part of Lot One (1), in Block Two (2), in the CITY OF MUSKOGEE, according to the official Plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows: Beginning at a point on the Westerly Line of said Lot 1, 55 feet Southerly from the Intersection of the Easterly line of North Main Street with the Southerly line of the 12 foot alley running Easterly and Westerly through said Block 2; Thence from said point Southerly along the Westerly line of said Lot 1 a distance of 49.62 feet which said point is also 77.93 feet North of the North line of West Broadway; Thence North 89°8' E a distance of 171 feet to a point in the East line of said Lot, said point is 104.1 feet South of the South line of the aforementioned alley and 78.1 feet North of the North line of West Broadway; Thence Northerly along the East line of said Lot 1 a distance of 49.1 feet to a point 55 feet South of the South line of said alley, Thence Westerly in a direct straight line parallel with the South line of the aforementioned alley 171 feet more or less

Beginning,
2612 W Broadway,
Muskogee OK

Lot 10 in Block 2 of Westmoreland Subdivision, according to the official plat, Muskogee, Oklahoma

321 E Okmulgee,
Muskogee OK

A part of Lot 2, in Block 387, of the City of Muskogee, more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence southerly in a straight line to a point in the South line of said lot which is 9 feet westerly from the Southeast corner thereof; Thence Westerly along the Southerly line of said lot a distance of 100 feet; Thence Northerly in a straight line to a point in the Northerly line of said lot which is 100 feet Westerly from the Northeast corner thereof; Thence Easterly to the point of beginning.]

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided, the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Uniform Building Code Appeals Board to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property, or whether the building is abandoned.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Uniform Building Code Appeals Board on the: **May 29, 2024** at 1:30 P.M. in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee, Muskogee OK, 74401. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (916) 684-6235.

[210 N Main Street, Muskogee OK

Part of Lot One (1), in Block Two (2), in the CITY OF MUSKOGEE, according to the official Plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; Beginning at a point on the Westerly Line of said Lot 1, 55 feet Southerly from the Intersection of the Easterly line of North Main Street with the Southerly line of the 12 foot alley running Easterly and Westerly through said Block 2; Thence from said point Southerly along the Westerly line of said Lot 1 a distance of 49.62 feet which said point is also 77.93 feet North of the North line of West Broadway; Thence North $89^{\circ}8'$ E a distance of 171 feet to a point in the East line of said Lot, said point is 104.1 feet South of the South line of the aforementioned alley and 78.1 feet North of the North line of West Broadway; Thence Northerly along the East line of said Lot 1 a distance of 49.1 feet to a point 55 feet South of the South line of said alley; Thence Westerly in a direct straight line parallel with the South line of the aforementioned alley 171 feet more or less to the Point of Beginning.

2612 W Broadway, Muskogee OK

Lot 10 in Block 2 of Westmoreland Subdivision, according to the official plat, Muskogee, Oklahoma

321 E Okmulgee, Muskogee OK

A part of Lot 2, in Block 387, of the City of Muskogee, more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence southerly in a straight line to a point in the South line of said lot which is 9 feet westerly from the Southeast corner thereof; Thence Westerly along the Southerly line of said lot a distance of 100 feet; Thence Northerly in a straight line to a point in the Northerly line of said lot which is 100 feet Westerly from the Northeast corner thereof; Thence Easterly to the point of beginning.

]

Sarah Winkle

From: Jeff Filali <jeff@rbienterprises.com>
Sent: Friday, May 10, 2024 2:45 PM
To: Sarah Winkle
Subject: Suspicious URL: Re: 210 and 212 N Main Street

Caution: This is an external email from outside our organization.

Thank you for getting back so quick. We do have one other offer on it so far. So, let's give it a few more weeks and see what happens. Please follow up with me around the end of the month. Thank you!

Successfully Yours,

Jeff Filali
President/CEO

RBI Enterprises, LLC
[RBIEnterprises.com](https://www.RBIEnterprises.com)

Contact

Email: Jeff@RBIEnterprises.com
Phone: [\(918\) 516-8885](tel:(918)516-8885)

Follow Me

- Website/Blog: [JFilali.com](https://www.JFilali.com)
- Facebook: [facebook.com/jeff.filali/](https://www.facebook.com/jeff.filali/)
- Twitter: twitter.com/JeffFilali
- InstaGram: [instagram.com/jefffilali](https://www.instagram.com/jefffilali)
- LinkedIn: [linkedin.com/in/jeff-filali/](https://www.linkedin.com/in/jeff-filali/)
- ClubHouse: JeffOn.club
- TruthSocial: @JeffFilali

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On May 9, 2024, at 5:04 PM, Sarah Winkle <swinkle@muskogeeonline.org> wrote:

Good afternoon Jeff,

We have met with the City Manager and at this time we are unable to buy the 200 block of N Main Street. We are at the end of our budget season and unfortunately we do not have the available budget to make this purchase. Next fiscal year, we are having to take additional budget cuts and we would not be able to make the purchase in the next fiscal year.

At this time, we could still attempt to demolish 212 N Main Street while attempting to mitigate damages to 210 N Main with a signed agreement between you and the city. During this time, if you entertain any private offers to purchase the land, please let us know and we would be able to work with them in the same way we were working with you.

Let us know how you would like to proceed,
Sarah

From: Jeff Filali <jeff@rbienterprises.com>
Sent: Thursday, April 25, 2024 9:36 AM
To: Sarah Winkle <swinkle@muskogeeonline.org>
Subject: Re: 210 and 212 N Main Street

Caution: This is an external email from outside our organization.

My direct cell number is 918-951-7142

Successfully Yours,

Jeff Filali

On Apr 25, 2024, at 9:30 AM, Sarah Winkle <swinkle@muskogeeonline.org> wrote:

Perfect, could you please send me the best contact number to reach you at?

Sarah

From: Jeff Filali <jeff@rbienterprises.com>
Sent: Thursday, April 25, 2024 9:29 AM
To: Sarah Winkle <swinkle@muskogeeonline.org>
Subject: Re: 210 and 212 N Main Street

Caution: This is an external email from outside our organization.

Yes, I can get on a call. Please send a reminder email a few hours prior. Thanks

Successfully Yours,

Jeff Filali

On Apr 25, 2024, at 8:59 AM, Sarah Winkle
<swinkle@muskogeeonline.org> wrote:

Good morning Jeff,

Thank you for taking the time to respond to this email. May we set up a call with you since you are unable to meet in person? Would that same time work for us to give you a call and talk through this and hopefully help come to a solution that is beneficial to everyone?

Thank you,
Sarah

From: Jeff Filali <jeff@rbienterprises.com>
Sent: Thursday, April 25, 2024 8:56 AM
To: Sarah Winkle <swinkle@muskogeeonline.org>
Subject: Re: 210 and 212 N Main Street

Caution: This is an external email from outside our organization.

Good morning,

I cannot meet in person due to health. I purchase the buildings in 2021 with full intention to fix them all up and get them rented. The plan was to start with the ones in best condition and as we got one rented we'd start work on the next. My contractors hauled off a lot of trash that was left behind and started doing some of the repairs. Then that spring I got severely ill after side effects from the Moderna Covid vaccine. I ended up in and out of the hospital and it turned into major health issues resulting in heart failure. I didn't know if I would even survive at the time. So, I shut down all work.

Then we started having all the homeless breaking in. They even burnt down the one building at 224 N Main. And broke into all the buildings over and over. Every time I paid my contractors to secure the properties again, even had an alarm system installed on 210 N Main since it was in the best condition. But they found a way around that as well by coming in through the wall from the vacant hotel building. They

removed all the breakers, and stole a lot of other stuff that was stored there.

I signed the city paperwork in 2022 on 224 N Main and 212 N Main agreeing to pay payments for demo. I understand 212 N Main is in bad shape and am greatly appreciative of the offer and will pay payments to get it paid. I DO NOT understand why 210 N Main supposedly has to be demoed though. It's probably the building that's in the best shape on the block.

I do not have the extra capital to fix them all due to being down with these health issues and less income the last few years. That's why I recently decided just to try to sell them all and walk away even if taking a loss.

Honestly, I do not know what to do.

Thank you for your message and time!

Successfully Yours,

Jeff Filali

On Apr 25, 2024, at 8:18 AM, Sarah Winkle
<swinkle@muskogeeonline.org> wrote:

Good morning Jeff,

I called this morning and left a message for you in regard to your properties at 210 and 212 N. Main Street. We would like to set up a meeting with you for tomorrow if possible regarding the future of these properties. Would you be able to meet with us at 2:30 tomorrow here at the City Planner's Office?

Please feel free to call me, my direct line is below.

Thank you,
Sarah Winkle
Associate Planner/GIS Specialist
229 W. Okmulgee Ave.
Muskogee, OK 74401
Office: (918) 684-6370

Email: swinkle@muskogeeonline.org
<image001.png>

AFFIDAVIT OF PUBLICATION

County of Muskogee,
State of Oklahoma

The Muskogee Phoenix

214 Wall S
Muskogee, Ok, 74402
918-684-2858

CASE:

UBCAB
210N. Main St.

I, **Kristina Hight**, of lawful age, being duly sworn upon oath, deposes and says that I am the Classified Advisor of The Muskogee Phoenix, a daily/weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

PUBLICATIONS: April 10, 2024

Kristina Hight

Kristina Hight

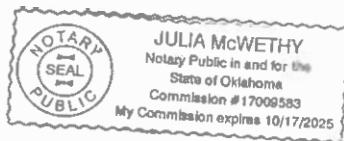
Signed and sworn to before me
On this 10 day of April 2024.

Julia McWethy

Julia McWethy, Notary Public

My Commission expires 10-17-2025
Commission # 17009583

(SEAL)



Acct: 10417

Fee: \$ 84.70

Published in The
Muskogee Phoenix
April 10, 2024

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided, the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Special Call Uniform Building Code Appeals Board to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property, or whether the building is abandoned.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Special Call Uniform Building Code Appeals Board on the: **May 1, 2024 at 1:30 P.M.** in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee, Muskogee OK, 74401. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your prop-

erty. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (918) 684-6235.

[210 N Main Street,
Muskogee OK

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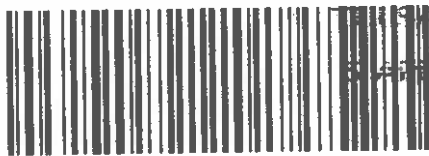
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I

ADDRESS ONLY AT DOTTED LINE
CERTIFIED MAIL

CODE ENFORCEMENT
City of Muskogee
POST OFFICE BOX 1927
MUSKOGEE, OK 74402-1927



7020 1810 0000 2511 3647

OK 740

APR 2024 PM 3 L



US POSTAGE PAID BY PITNEY BOWES



ZIP 74401 \$ 008.6
02 1W
0001367161 APR 05

210 Main Holdings LLC
PO Box 1867
Broken Arrow OK 74013-0000

4-8

NIXIE 731 DE 1 0004/28/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 74402192727 *0857-03077-05-42

9327000100000002

UNC

74402-1927
74013-100767

24-73361

24-73341

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

210 Main Holdings LLC
 P.O. Box 1867
 Broken Arrow, OK 74013



9590 9402 5218 9122 9070 06

2. Article Number (Transfer from service label)

7020 1810 0000 2511 3647

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Mail Restricted Delivery (00)

Domestic Return Receipt

April 5, 2024

210 Main Holdings LLC
P.O. Box 1867
Broken Arrow, OK 74013-0000

Case Number: 24-73361
Street Address: 210 N Main St
Legal Description: See Attached

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **April 4, 2024** and determined:

- 1) Your property 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
- 2) Your building is abandoned.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on May 1, 2024 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by May 1, 2024.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. **If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come, first serves basis.** If you are interested in signing up for the program, please contact Michael Brackeen, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Officer

7020 1810 0000 2511 3647

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To: 210 Main Holdings
Street and Apt. No., or PO Box No.: P.O. Box 1867
City, State, ZIP+4: Broken Arrow, OK 74013

MUSKOGEE, OK 74401
Postmark: APR 5 2024
USPS

April 5, 2024

210 Main Holdings LLC
P.O. Box 1867
Broken Arrow, OK 74013-0000

Case Number: 24-73361
Street Address: 210 N Main St
Legal Description: See Attached

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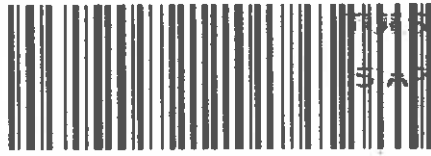
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Ruben Gonzalez
Code Enforcement Officer

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CERTIFIED MAIL

CODE ENFORCEMENT
City of Muskogee
POST OFFICE BOX 1927
MUSKOGEE, OK 74402-1927



OK 740

5 APR 2024 PM 3 L



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ZIP 74401 **\$ 008.69⁰**
02 1W
0001367161 APR 05 2024

700 1810 0000 2511 3630

04/13/24

RBI Enterprises LLC
1701 S Main St.
Broken Arrow, OK 74012

NIXIE 731 DE 1 0004/10/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 74402192727 *0857-02541-05-42

~~74402192727~~
~~74012-1927~~



24-73301



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

24-73361

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

RBI Enterprises LLC
1701 S Main St.
Broken Arrow, OK
74012



9590 9402 5218 9122 9069 93

2. Article Number (Transfer from service label)

7020 1810 0000 2511 3630

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail
Restricted Delivery
(3)

April 5, 2024

RBI Enterprises LLC
1701 S. Main St
Broken Arrow, OK 74012-0000

Case Number: 24-73361
Street Address: 210 N Main St
Legal Description: See Attached

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Ruben Gonzalez
Code Enforcement Officer

7020 1810 0000 2511 3630

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Domestic Mail Only

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark Here
MUSKOGEE, OK 74401
APR - 5 2024
USPS

Sent To **RBI Enterprises LLC**
Street and Apt. No. or PO Box No. **1701 S Main St**
City, State, ZIP+4® **Broken Arrow, OK 74012**

April 5, 2024

RBI Enterprises LLC
1701 S. Main St
Broken Arrow, OK 74012-0000

Case Number: 24-73361
Street Address: 210 N Main St
Legal Description: See Attached

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **April 4, 2024** and determined:

- 1) Your property 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
- 2) Your building is abandoned.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on May 1, 2024 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by **May 1, 2024.**

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. **If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come, first serves basis.** If you are interested in signing up for the program, please contact Michael Brackeen, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Officer

Part of Lot One (1), in Block Two (2), in the CITY OF MUSKOGEE, according to the official Plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; Beginning at a point on the Westerly Line of said Lot 1, 55 feet Southerly from the Intersection of the Easterly line of North Main Street with the Southerly line of the 12 foot alley running Easterly and Westerly through said Block 2; Thence from said point Southerly along the Westerly line of said Lot 1 a distance of 49.62 feet which said point is also 77.93 feet North of the North line of West Broadway; Thence North $89^{\circ}8'$ E a distance of 171 feet to a point in the East line of said Lot, said point is 104.1 feet South of the South line of the aforementioned alley and 78.1 feet North of the North line of West Broadway; Thence Northerly along the East line of said Lot 1 a distance of 49.1 feet to a point 55 feet South of the South line of said alley; Thence Westerly in a direct straight line parallel with the South line of the aforementioned alley 171 feet more or less to the Point of Beginning.

**MINUTES OF THE PUBLIC NUISANCE REVIEW COMMITTEE
OF THE CITY OF MUSKOGEE, OKLAHOMA**

The Public Nuisance Review Committee of the City of Muskogee, Oklahoma, met in a Regular Schedule Meeting at 11:00 a.m., on April 4, 2024, at 229 W. Okmulgee Ave., 3rd Floor, Council Chambers, Muskogee, Oklahoma.

The meeting was called to order at 11:00 A.M. by Jody King, Director of Planning & Community Development, and the roll was called as follows:

Present: Jody King, Director of Planning & Community Development; Jeff Stirckland, Interim Chief Building Inspector

Absent: Michael Brackeen, Code Enforcement Supervisor

Staff Present: Sarah Winkle, Associate Planner
Ruben Gonzalez, Code Enforcement Officer

1. Approve the minutes of the Public Nuisance Review Committee from Thursday, February 22, 2024, or take other necessary action

A motion was made by Jody King Director of Planning & Community Development, seconded by Jeff Strickland, Interim Chief Building Inspector, to table the meeting until the Committee can determine the outcome of 407 W Broadway.

AYE: Director of Planning & Community Development Jody King, Interim Chief Building Inspector Jeff Stirckland

Carried - Unanimously

2. Hold a Public Hearing to determine if the property located at 210 N. Main Street 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, and make an appropriate recommendation to the Uniform Building Code of Appeals Board, or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4).
(Jody King)

Motion was made by Director of Planning & Community Development Jody King, seconded by Interim Chief Building Inspector Jeff Stirckland A motion was made by Jody King, Director of Planning & Community Development, seconded by Jeff Stirckland, Interim Chief Building Inspector, to find the structure at 210 N Main st as dilapidated, unsafe, and abandoned as to constitute a public nuisance and should be demolished; the property is hereby granted an automatic appeal to the Uniform Building Code Appeals Board for further investigation and recommendation.

Sarah Winkle, Associate Planner, and Ruben Gonzalez, Code Enforcement Officer presented the item. They demonstrated to the board that the structure is unsafe due to the ability of the public to enter and exit the structure and the broken window in the front presents a hazard. Furthermore, the structure has been abandoned. Ruben also discussed that all attempts were made to contact the property owner through certified mail and publishing of the notice in the Muskogee Phoenix.

AYE: Director of Planning & Community Development Jody King, Interim Chief Building Inspector Jeff Stirckland

Carried - Unanimously

With no further business, the meeting was adjourned at 11:07 A.M.

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).

POSTING DATE: APRIL 3, 2024

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
APRIL 4, 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. Approve the minutes of the Public Nuisance Review Committee from Thursday, February 22, 2024, or take other necessary action

2. Hold a Public Hearing to determine if the property located at 210 N. Main Street 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, and make an appropriate recommendation to the Uniform Building Code of Appeals Board, or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Jody King)

ADJOURN

Public Nuisance Review Committee

1.

Meeting Date: 04/04/2024

AGENDA ITEM TITLE

Approve the minutes of the Public Nuisance Review Committee from Thursday, February 22, 2024, or take other necessary action

BACKGROUND

RECOMMENDED ACTION

Fiscal Impact

Attachments

2/22/2024 PNRC Draft Minutes

MINUTES
OF THE
PUBLIC NUISANCE REVIEW COMMITTEE
OF THE CITY OF MUSKOGEE, OKLAHOMA
MET IN A REGULAR CALL SESSION
IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, MUSKOGEE,
OKLAHOMA
FEBRUARY 22, 2024

The Public Nuisance Review Committee of the City of Muskogee, Oklahoma, met in a Regular Schedule Meeting at 11:00 a.m., on FEBRUARY 22, 2024, at 229 W. Okmulgee Ave., 3rd Floor, Council Chambers, Muskogee, Oklahoma.

The meeting was called to order by Director of Planning, Jody King, at 11:01 a.m. and the roll was called as follows:

Present: Jody King, Director of Planning and Community Development; Michael Brackeen, Code Enforcement Division Head

Staff Present: Cathy Sanders, Office Administrator
Kady McKeen, Office Administrator Temp

1. Consider approval of Minutes: February 8, 2024, or take other necessary action.

Motion was made by Director of Planning and Community Development Jody King, seconded by Code Enforcement Division Head Michael Brackeen to approve the minutes of February 8, 2024, Public Nuisance Review Committee. Director of Planning, Jody King, made the motion to approve the amended minutes by striking item 8.

AYE: Director of Planning and Community Development Jody King, Code Enforcement Division Head Michael Brackeen

Carried - Unanimously

2. Hold a Public Hearing to Determine Whether the Boarding and Securing of the Structure Located at 407 W. Broadway Would Promote and Benefit the Public Health, Safety or Welfare (11 O.S. 22-112.1(3); Ord. No. 3346-A, 10-9-1995).

Director of Planning, Jody King, opened the Public Hearing and discussion followed.

Motion was made by Director of Planning and Community Development Jody King, seconded by Code Enforcement Division Head Michael Brackeen to table this item until the March 7, 2024, Public Nuisance Review Committee Meeting in order to verify property owners' information.

AYE: Director of Planning and Community Development Jody King, Code Enforcement Division Head Michael Brackeen

Carried - Unanimously

With no further business, the meeting was adjourned at 11:07 by Director of Planning, Jody King.

Meeting Date: 04/04/2024

AGENDA ITEM TITLE

Hold a Public Hearing to determine if the property located at 210 N. Main Street 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, and make an appropriate recommendation to the Uniform Building Code of Appeals Board, or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Jody King)

BACKGROUND

LEGAL

Part of Lot One (1), in Block Two (2), in the CITY OF MUSKOGEE, according to the official Plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; Beginning at a point on the Westerly Line of said Lot 1, 55 feet Southerly from the Intersection of the Easterly line of North Main Street with the Southerly line of the 12 foot alley running Easterly and Westerly through said Block 2; Thence from said point Southerly along the Westerly line of said Lot 1 a distance of 49.62 feet which said point is also 77.93 feet North of the North line of West Broadway; Thence North 89°8' E a distance of 171 feet to a point in the East line of said Lot, said point is 104.1 feet South of the South line of the aforementioned alley and 78.1 feet North of the North line of West Broadway; Thence Northerly along the • East line of said Lot 1 a distance of 49.1 feet to a point 55 feet South of the South line of said alley; Thence Westerly in a direct straight line parallel with the South line of the aforementioned alley 171 feet more or less to the Point of Beginning.

An exterior inspection of the property and structure occurred on 3/12/2024 by the City Building Inspector and the City Fire Marshall. These are the findings from those inspections:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure back door is open and not secured and will need to be secured. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC

Corrective Actions recommended in the letter sent to the property owners are:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; the exterior of the property and grounds shall be cleaned and kept in a sanitary and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in

sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought into good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces which are not properly anchored shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, and stucco shall be repaired. Pest problems shall be abated.

RECOMMENDED ACTION

Hold the hearing, make a determination and recommendation to the Uniform Building Code of Appeals Board.

Fiscal Impact

Attachments

Case File

Sarah Winkle

From: Earnie Gilder <egilder@interstateproperties.com>
Sent: Wednesday, April 10, 2024 12:04 PM
To: Sarah Winkle
Cc: Jody King; Ruben Gonzalez Jr.
Subject: RE: 210 & 212 N. Main Street

Caution: This is an external email from outside our organization.

Received, I will send it to the owner via e mail.

Earnie Gilder
Interstate Properties, Inc.
P. O. Box 2519
Muskogee, OK 74402
Office: 918-682-1119
Cell: 918-685-7880
Fax: 918-687-7200
egilder@interstateproperties.com
www.interstateproperties.com

From: Sarah Winkle <swinkle@muskogeeonline.org>
Sent: Wednesday, April 10, 2024 12:02 PM
To: Earnie Gilder <egilder@interstateproperties.com>
Cc: Jody King <jking@muskogeeonline.org>; Ruben Gonzalez Jr. <rgonzalez@muskogeeonline.org>
Subject: 210 & 212 N. Main Street
Importance: High



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender
swinkle@muskogeeonline.org

Good afternoon Ernie,

As per our phone conversation yesterday, 210 and 212 N Main Street are slotted for demolition around June of this year. The owner signed waivers on 212 N Main Street for its demo, however a structural engineer told us that we cannot tear 212 N Main Street down without running the risk of damaging 210 N Main Street. We have posted letters on 210 N Main Street and mailed these same letters to both 210 Main Holdings LLC and RBI Enterprises which are listed on the Assessor's and County Treasurer's sites as the owner of the property and registered agent. These mailings have all come back as returned mail with insufficient addresses.

Would there be any way to get the owner to sign waivers on 210 N Main Street for the City to demo the property at ½ the standard rate? This is our current discount grant program we have right now to assist with demo costs.

Please let me know.

Thank you for your assistance,

Sarah Winkle

Associate Planner/GIS Specialist

229 W. Okmulgee Ave.

Muskogee, OK 74401

Office: (918) 684-6370

Email: swinkle@muskogeeonline.org



CITY OF

MUSKOGEE

Planning & Community
Development

Sarah Winkle

From: Sarah Winkle
Sent: Wednesday, April 10, 2024 12:02 PM
To: 'egilder@interstateproperties.com'
Cc: Jody King; Ruben Gonzalez Jr.
Subject: 210 & 212 N. Main Street

Importance: High

Good afternoon Ernie,

As per our phone conversation yesterday, 210 and 212 N Main Street are slotted for demolition around June of this year. The owner signed waivers on 212 N Main Street for its demo, however a structural engineer told us that we cannot tear 212 N Main Street down without running the risk of damaging 210 N Main Street. We have posted letters on 210 N Main Street and mailed these same letters to both 210 Main Holdings LLC and RBI Enterprises which are listed on the Assessor's and County Treasurer's sites as the owner of the property and registered agent. These mailings have all come back as returned mail with insufficient addresses.

Would there be any way to get the owner to sign waivers on 210 N Main Street for the City to demo the property at ½ the standard rate? This is our current discount grant program we have right now to assist with demo costs.

Please let me know.

Thank you for your assistance,

Sarah Winkle

Associate Planner/GIS Specialist

229 W. Okmulgee Ave.

Muskogee, OK 74401

Office: (918) 684-6370

Email: swinkle@muskogeeonline.org



April 5, 2024

210 Main Holdings LLC
P.O. Box 1867
Broken Arrow, OK 74013-0000

Case Number: 24-73361
Street Address: 210 N Main St
Legal Description: See Attached

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **April 4, 2024** and determined:

- 1) Your property 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
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If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. **If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come, first serves basis.** If you are interested in signing up for the program, please contact Michael Brackeen, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Officer

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To
210 Main Holdings
Street and Apt. No., or PO Box No.
P.O. Box 1867
City, State, ZIP+4®
Broken Arrow, OK 74013

MUSKOGEE, OK 74401
Postmark Here
APR - 5 2024
USPS

April 5, 2024

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Broken Arrow, OK 74013-0000

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Code Enforcement Officer

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April 5, 2024

RBI Enterprises LLC
1701 S. Main St
Broken Arrow, OK 74012-0000

 Case Number: 24-73361
 Street Address: 210 N Main St
 Legal Description: See Attached

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Ruben Gonzalez
Code Enforcement Officer

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To RBI Enterprises LLC	
Street and Apt. No. or PO Box No. 1701 S Main St	
City, State, ZIP+4® Broken Arrow, OK 74012	

Postmark Here
APR - 5 2024
 USPS

7020 1810 0000 2511 3630

April 5, 2024

RBI Enterprises LLC
1701 S. Main St
Broken Arrow, OK 74012-0000

Case Number: 24-73361
Street Address: 210 N Main St
Legal Description: See Attached

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AFFIDAVIT OF PUBLICATION

County of Muskogee,
State of Oklahoma

The Muskogee Phoenix
214 Wall St
Muskogee, Ok, 74402
918-684-2858

CASE:
PNRC

I, **Kristina Hight**, of lawful age, being duly sworn upon oath, deposes and says that I am the Classified Advisor of The Muskogee Phoenix, a daily/weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

PUBLICATIONS: March 20, 2024

Kristina Hight

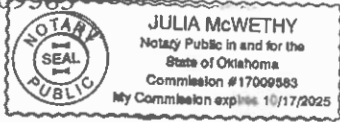
Kristina Hight

Signed and sworn to before me
On this 20 day of March 2024.

Julia McWethy

Julia McWethy, Notary Public

My Commission expires: 10-17-2025
Commission # 17009583



(SEAL)

Acctnt: *10417*

Fee: \$ *93.35*

Published in The
Muskogee Phoenix
March 20, 2024

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Public Nuisance Review Committee to determine if the property is

dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nuisance Review Committee on the: 4th day of April, 2024 at 11:00AM in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your

absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to Appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (918) 684-6235.

210 N MAIN,
MUSKOGEE, OK-
800 S 32ND .
MUSKOGEE, OK-
Part of Lot One (1), in Block Two (2), in the CITY OF MUSKOGEE, according to the official Plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; Beginning at a point on the Westerly Line of said Lot 1, 55 feet Southerly from the intersection of the Easterly line of North Main Street with the Southerly line of the 12 foot alley running Easterly and Westerly through said Block 2; Thence from said point Southerly along

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Muskogee
Phoenix
muskogee phoenix.com

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043M31233330

US POSTAGE

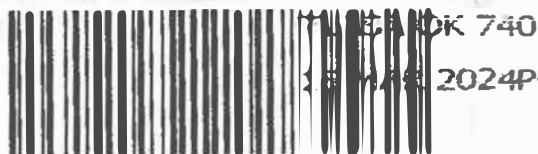
City of Muskogee
ATT: Michael Bruckeen
PO Box 1927
Muskogee, OK, 74402

74402-142727



CODE ENFORCEMENT
City of Muskogee
POST OFFICE BOX 1927
MUSKOGEE, OK 74402-1927

CERTIFIED MAIL



7020 1810 0000 2511 3593



US POSTAGE PTNEY BOWES
ZIP 74401 \$ 008.69⁰
02 1W
0001367161 MAR 15 2024

RBI ENTERPRISES LLC
1701 S MAIN ST
BROKEN ARROW, OK

NIXIE 731 DE 1 0003/20/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 74402192727 *0857-03892-15-39

74402-1927 IA
74402-1927

24-00073361

CODE ENFORCEMENT
City of Muskogee
POST OFFICE BOX 1927
MUSKOGEE, OK 74402-1927

CERTIFIED MAIL



7020 1810 0000 2511 3623



US POSTAGE PTNEY BOWES
ZIP 74401 \$ 008.69⁰
02 1W
0001367161 MAR 18 2024

RBI ENTERPRISES LLC
1701 S. MAIN ST
BROKEN ARROW, OK

NIXIE 731 DE 1 0003/23/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 74402192727 *2293-06682-18-46

74402-1927 IA
74402-1927

24-00073361

24-000 73361

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

210 MAIN HOLDINGS LLC
P.O. Box 1867
Broken Arrow, OK
74013-0000



9590 9402 5218 9122 9074 19

2. Article Number (Transfer from service label)

7020 1810 0000 2511 3623

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

 Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail Restricted Delivery (00) | |

Domestic Return Receipt

24-000 73361

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

RBI ENTERPRISES LLC
1701 S MAIN ST
Broken Arrow, OK
74012



9590 9402 5218 9122 9074 26

2. Article Number (Transfer from service label)

7020 1810 0000 2511 3593

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

 Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail Restricted Delivery (00) | |

Domestic Return Receipt

03/18/2024

210 Main Holdings LLC
PO Box 1867
Broken Arrow, OK 74013-0000

Case Number: 24-73361
Street Address: 210 N Main Street
Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code (“IPMC”), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/12/2024** by the City of Muskogee Building Inspector and the City Fire Marshall. Below are the findings of the Building Inspector and the Fire Marshall with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure back door is open and not secured and will need to be secured. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being closed by the manufacturer. The interior shall be brought to good repair, structural elements, including but not limited to, walls, ceilings, floors, stairs, balconies and similar walking surfaces, which are not prohibited by code, shall be repaired, including all non-working equipment and fixtures. Rubbish, trash and debris, including all non-working equipment and fixtures, shall be removed. Masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held on March 18, 2024 at 10:00 AM in the Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, C-229, Muskogee, OK 74401 to determine:

U.S. Postal Service™ **24-000 73361**
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	210 MAIN HOLDINGS LLC
Street and Apt. No. or PO Box No.	P.O. Box 1867
City, State, ZIP+4®	BROKEN ARROW, OK 74013-0000

Postmark Here
MAR 18 2024
MUSKOGEE, OK 74401
USPS

7020 1810 2521 3611
PT96 TT52 0000 0191 0201

03/18/2024

210 Main Holdings LLC
PO Box 1867
Broken Arrow, OK 74013-0000Case Number: 24-73361
Street Address: 210 N Main Street
Legal Description: SEE ATTACHED**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)**

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/12/2024** by the City of Muskogee Building Inspector and the City Fire Marshall. Below are the findings of the Building Inspector and the Fire Marshall with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure back door is open and not secured and will need to be secured. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held on April 4th at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

- 1) Whether your property 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
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, you are directed to appear at a hearing to be held on APRIL 4, 2024 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine: 1) whether your property 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, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Michael Brackeen, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Officer
City of Muskogee

IPMC References

- *108.1.5 – Dangerous Structure or Premises
- *108.2 – Closing of Vacant Structures
- *108.1.3 – Structure Unfit for Human Occupancy

Part of Lot One (1), in Block Two (2), in the CITY OF MUSKOGEE, according to the official Plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; Beginning at a point on the Westerly Line of said Lot 1, 55 feet Southerly from the Intersection of the Easterly line of North Main Street with the Southerly line of the 12 foot alley running Easterly and Westerly through said Block 2; Thence from said point Southerly along the Westerly line of said Lot 1 a distance of 49.62 feet which said point is also 77.93 feet North of the North line of West Broadway; Thence North 89°8' E a distance of 171 feet to a point in the East line of said Lot, said point is 104.1 feet South of the South line of the aforementioned alley and 78.1 feet North of the North line of West Broadway; Thence Northerly along the East line of said Lot 1 a distance of 49.1 feet to a point 55 feet South of the South line of said alley; Thence Westerly in a direct straight line parallel with the South line of the aforementioned alley 171 feet more or less to the Point of Beginning.

03/18/2024

RBI Enterprises LLC
1701 S Main St.
Broken Arrow, OK 74012

Case Number: 24-73361
Street Address: 210 N Main Street
Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on 03/12/2024 by the City of Muskogee Building Inspector and the City Fire Marshall. Below are the findings of the Building Inspector and the Fire Marshall with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure back door is open and not secured and will need to be secured. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of 1 manufacturer. The interior shall be brought to good repair, structural landings, balconies and similar walking surfaces, which are not rubbish, trash and debris, including all non-working equipment masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, C 74401 to determine:

2020 1810 2512 3623
\$296 RT52 0000 0191 0201

U.S. Postal Service™ 24-000 73361
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark Here
MAR 18 2024
USPS

Sent To
RBI ENTERPRISES LLC
Street and Apt. No. or PO Box No.
1701 S. MAIN ST
City, State, ZIP+4®
Broken Arrow, OK 74012

03/18/2024

RBI Enterprises LLC
1701 S Main St.
Broken Arrow, OK 74012

Case Number: 24-73361
Street Address: 210 N Main Street
Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/12/2024** by the City of Muskogee Building Inspector and the City Fire Marshall. Below are the findings of the Building Inspector and the Fire Marshall with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure back door is open and not secured and will need to be secured. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held on April 4th at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

- 1) Whether your property 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
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, **you are directed to appear at a hearing to be held on APRIL 4, 2024 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine:** 1) whether your property 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, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Michael Brackeen, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Officer
City of Muskogee

IPMC References

- *108.1.5 – Dangerous Structure or Premises
- *108.2 – Closing of Vacant Structures
- *108.1.3 – Structure Unfit for Human Occupancy

Part of Lot One (1), in Block Two (2), in the CITY OF MUSKOGEE, according to the official Plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; Beginning at a point on the Westerly Line of said Lot 1, 55 feet Southerly from the Intersection of the Easterly line of North Main Street with the Southerly line of the 12 foot alley running Easterly and Westerly through said Block 2; Thence from said point Southerly along the Westerly line of said Lot 1 a distance of 49.62 feet which said point is also 77.93 feet North of the North line of West Broadway; Thence North 89°8' E a distance of 171 feet to a point in the East line of said Lot, said point is 104.1 feet South of the South line of the aforementioned alley and 78.1 feet North of the North line of West Broadway; Thence Northerly along the East line of said Lot 1 a distance of 49.1 feet to a point 55 feet South of the South line of said alley; Thence Westerly in a direct straight line parallel with the South line of the aforementioned alley 171 feet more or less to the Point of Beginning.

24-73361

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 RBL Enterprises LLC
 1701 B Main St.
 Broken Arrow, OK
 74012



9590 9402 5218 9122 9069 93

2. Article Number (Transfer from service label)
 7020 1810 0000 2511 3630

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery (00)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

24-000 73361

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 210 MAIN HOLDINGS LLC
 PO BOX 1867
 Broken Arrow, OK
 74013-0000



9590 9402 5218 9122 9073 96

2. Article Number (Transfer from service label)
 7020 1810 0000 2511 3609

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery (00)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

CERTIFIED MAIL

CODE ENFORCEMENT
City of Muskogee
POST OFFICE BOX 1927
MUSKOGEE, OK 74402-1927



BROKEN ARROW, OK 740
15 APR 2024 PM 3 L



US POSTAGE PAID BY PITNEY BOWES
ZIP 74401 \$ 008.69⁰
02 1W
0001367161 APR 05 2024

7070 1810 0000 2511 3630

04/13/24

RBI Enterprises LLC
1701 S Main St.
Broken Arrow, OK 74012

NIXIE 731 DE 1 0004/10/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

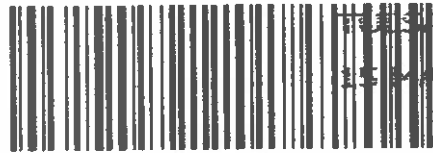
BC: 74402192727 *0857-02541-05-42

~~74402192727~~

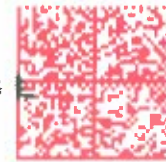
24-73301

CERTIFIED MAIL

CODE ENFORCEMENT
City of Muskogee
POST OFFICE BOX 1927
MUSKOGEE, OK 74402-1927



BROKEN ARROW, OK 740
15 MAR 2024 PM 3 L



US POSTAGE PAID BY PITNEY BOWES
ZIP 74401 \$ 008.69⁰
02 1W
0001367161 MAR 15 2024

7020 1810 0000 2511 3609

3/18

210 MAIN HOLDINGS LLC
PO BOX 1807
BROKEN ARROW, OK

NIXIE 731 DE 1 0004/08/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 74402192727 *0857-03940-15-39

~~74402192727~~
UNC
744021927

9327020654012752

24-00073301

03/14/2024

210 Main Holdings LLC
PO Box 1867
Broken Arrow, OK 74013-0000

Case Number: 24-73361
Street Address: 210 N Main Street
Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code (“IPMC”), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on 03/12/2024 by the City of Muskogee Building Inspector and the City Fire Marshall. Below are the findings of the Building Inspector and the Fire Marshall with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure back door is open and not secured and will need to be secured. *108.1.5 IPMC
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 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of manufacturer. The interior shall be brought to good repair, structural landings, balconies and similar walking surfaces, which are not present, rubbish, trash and debris, including all non-working equipment, masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, C 74401 to determine:

7020 1810 0000 01PT 0207

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ _____	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	
Sent To 210 MAIN HOLDINGS LLC Street and Apt. No., or PO Box No. PO BOX 1867 City, State, ZIP+4® BROKEN ARROW, OK 74013-0000	

03/14/2024

210 Main Holdings LLC
PO Box 1867
Broken Arrow, OK 74013-0000Case Number: 24-73361
Street Address: 210 N Main Street
Legal Description: SEE ATTACHED**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION**

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/12/2024** by the City of Muskogee Building Inspector and the City Fire Marshall. Below are the findings of the Building Inspector and the Fire Marshall with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure back door is open and not secured and will need to be secured. *108.1.5 IPMC
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You are hereby directed to appear at a hearing to be held on April 4th at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

- 1) Whether your property 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
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, **you are directed to appear at a hearing to be held on APRIL 4, 2024 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine:** 1) whether your property 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, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Michael Brackeen, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Officer
City of Muskogee

IPMC References

- *108.1.5 – Dangerous Structure or Premises
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03/14/2024

RBI Enterprises LLC
 1701 S Main St.
 Broken Arrow, OK 74012

 Case Number: 24-73361
 Street Address: 210 N Main Street
 Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

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FINDINGS BY THE BUILDING INSPECTOR:

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U.S. Postal Service™ *14-000-73361*

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	
RBI ENTERPRISES LLC Street and Apt. No., or PO Box No. 1701 S MAIN ST City, State, ZIP+4® BROKEN ARROW, OK 74012	



EASE TR52 0000 DTPT 0201

03/14/2024

RBI Enterprises LLC
1701 S Main St.
Broken Arrow, OK 74012Case Number: 24-73361
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Building Inspector's Dilapidated Structure Checklist

Case Open Date: MARCH 12, 2024

Case Number: 24-00073361

Address: 210 N. MAIN ST

Code Officer: RUBEN GONZALEZ

Owner's Name 210 MAIN HOLDINGS LLC

Owner Address P.O. BOX 1867 BROKEN ARROW 74013

Phone: _____ Email: _____ (if known)

Structure Security

Secure Yes No

Signs of Recent Entry Yes No

What are the signs: Back door open

Utilities

Active Yes No

If Yes, Gas Electric

Water

Construction/Status of the Structure

Number of Floors: 1

Basement Yes No

Exterior Block Brick Wood Metal Vinyl

Other: _____

Roof Shingle Metal Other: Asphalt

Roof Exposed Yes No

Open to the Elements Yes No

Windows Broken/Open Yes No

How many windows are Open/Broken: Borded up All

Location of Broken/Open Windows: Front

Exterior Doors Secured Yes No

Hazardous Materials on Site Yes No

Conditions present that require immediate action: Back door

Potential Fire Risk See attached Low Moderate High

Building Inspector's Dilapidated Structure Checklist

In the opinion of the Inspector, is the structure:

Abandoned

Yes

No

Unfit for Human Habitation

Yes

No

Appear Unsafe and/or Dangerous

Yes

No

Other Notes: *See Attached*

Inspector's Signature: _____



Inspector's Name: _____



Date of Inspection: _____



CITY OF

MUSKOGEE

Permits & Inspections



MUSKOGEE FIRE DEPARTMENT

505 COLUMBUS
MUSKOGEE OK 74401

INCIDENT

Incident Number 24-0001122	Incident Date 03/13/2024	NFIRS Number 0001127	Incident Type (551) - Assist police or other governmental agency
--------------------------------------	------------------------------------	--------------------------------	--

FDID 51006	Station Fire Department Headquarters	Shift 40 Hr	District Eng Co. 1 District
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Initial Dispatch Code

Alarms	Working Fire? No	COVID-19 was a factor No, COVID-19 was not a factor	Critical Incident No	Critical Incident Team
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Temporary Resident Involvement
Homeless

Hazardous Materials Released

Action Taken 1
(86) - Investigate

AID

Aid Given/Received
(N) - None

LOCATION

Location Type
(1) - Street address

Address
210 N MAIN ST, Muskogee, Oklahoma, 74401

Cross Street, USNG, or Directions	Latitude 0.00000000	Longitude 0.00000000	Census Tract
-----------------------------------	-------------------------------	--------------------------------	--------------

Detector Alerted Occupant

Property Use (500) - Mercantile, business, other	Mixed Use
--	-----------

TIMES

PSAP Received 15:05:09, 03/13/2024	Dispatch Notified Time 15:05:09, 03/13/2024	Alarm Time 15:05:09, 03/13/2024
Arrival Time 15:05:09, 03/13/2024	Water on Fire Time	At Patient Time
Loss Stop Time	Controlled Time	Last Unit Cleared Time 15:20:58, 03/13/2024

TIMES

Total On Scene Time 0 hrs 15 mins 49 sec Total Incident Time 0 hrs 15 mins 49 sec

COUNTS

Counts Include Aid Received?
No

Suppression:		EMS:		Other:	
Apparatus	Personnel	Apparatus	Personnel	Apparatus	Personnel
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>

PERSON/OWNER

Person:

Name [REDACTED] Business Name [REDACTED] Phone [REDACTED]

Address [REDACTED]

Name [REDACTED] Business Name [REDACTED] Phone [REDACTED]

Address [REDACTED]

AUTHORIZATION

Report Writer:

Name	Employee Number	Assignment	Authorization Date
<u>MAYHUGH, AARON</u>	<u>126</u>	<u></u>	<u></u>

Officer in Charge:

Name	Employee Number	Assignment	Authorization Date
<u>MAYHUGH, AARON</u>	<u>126</u>	<u></u>	<u></u>

Quality Control:

Name	Authorization Date
<u>MAYHUGH, AARON</u>	<u>03/14/2024</u>

INCIDENT NARRATIVE

On March 13, 2024, Fire Marshal Aaron Mayhugh was dispatched to the address mentioned above to check the security status of the abandoned buildings in the area. When I arrived on the east side of the building, I noticed that the back door of 210 North Main was open. Additionally, I saw two adult females inside the building. When the women noticed my arrival, they exited the building and walked towards the car parked in the lot. I introduced myself and asked them about their identity and reason for being in the abandoned building. They identified themselves as Donna Mitchell and Corrine McDaniel and said they had come to the building as kids and wished to explore it again. I informed them that they were trespassing and that the abandoned building on that block was hazardous. I advised them to leave the property.

While I was at the property, I looked through the open door and noticed that large amounts of debris and combustible materials were covering most of the floor area visible from outside the building. I took several photographs of the conditions inside the building from the doorway. The building is a fire hazard due to the owner's failure to keep it secure, poor conditions, and the large amount of combustible materials and debris. Homeless people are known to live in vacant, unsecured buildings in this area and have caused fires in the past and continue to do so.

Created By: MAYHUGH, AARON



Unit Reports

C33

Use (0) - Other	Responding From Station 1	Priority Non-Emergent
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Response Delays

Dispatch Time 15:05:09, 03/13/2024	Enroute Time 15:05:09, 03/13/2024	Arrival Time 15:05:09, 03/13/2024
At Patient Time	Clear Time 15:20:58, 03/13/2024	In District Time

Actions Taken:

Investigate, Enforce codes

Personnel

AARON MAYHUGH**Unit Narrative**

On March 13, 2024, Fire Marshal Aaron Mayhugh was dispatched to the address mentioned above to check the security status of the abandoned buildings in the area. When I arrived on the east side of the building, I noticed that the back door of 210 North Main was open. Additionally, I saw two adult females inside the building. When the women noticed my arrival, they exited the building and walked towards the car parked in the lot. I introduced myself and asked them about their identity and reason for being in the abandoned building. They identified themselves as Donna Mitchell and Corrine McDaniel and said they had come to the building as kids and wished to explore it again. I informed them that they were trespassing and that the abandoned building on that block was hazardous. I advised them to leave the property.

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Created By: MAYHUGH, AARON

210 N Main Fire Marshall Pictures













210

03-18-2024 15:02

SPEED
LIMIT
25

STRENGTH
CASE

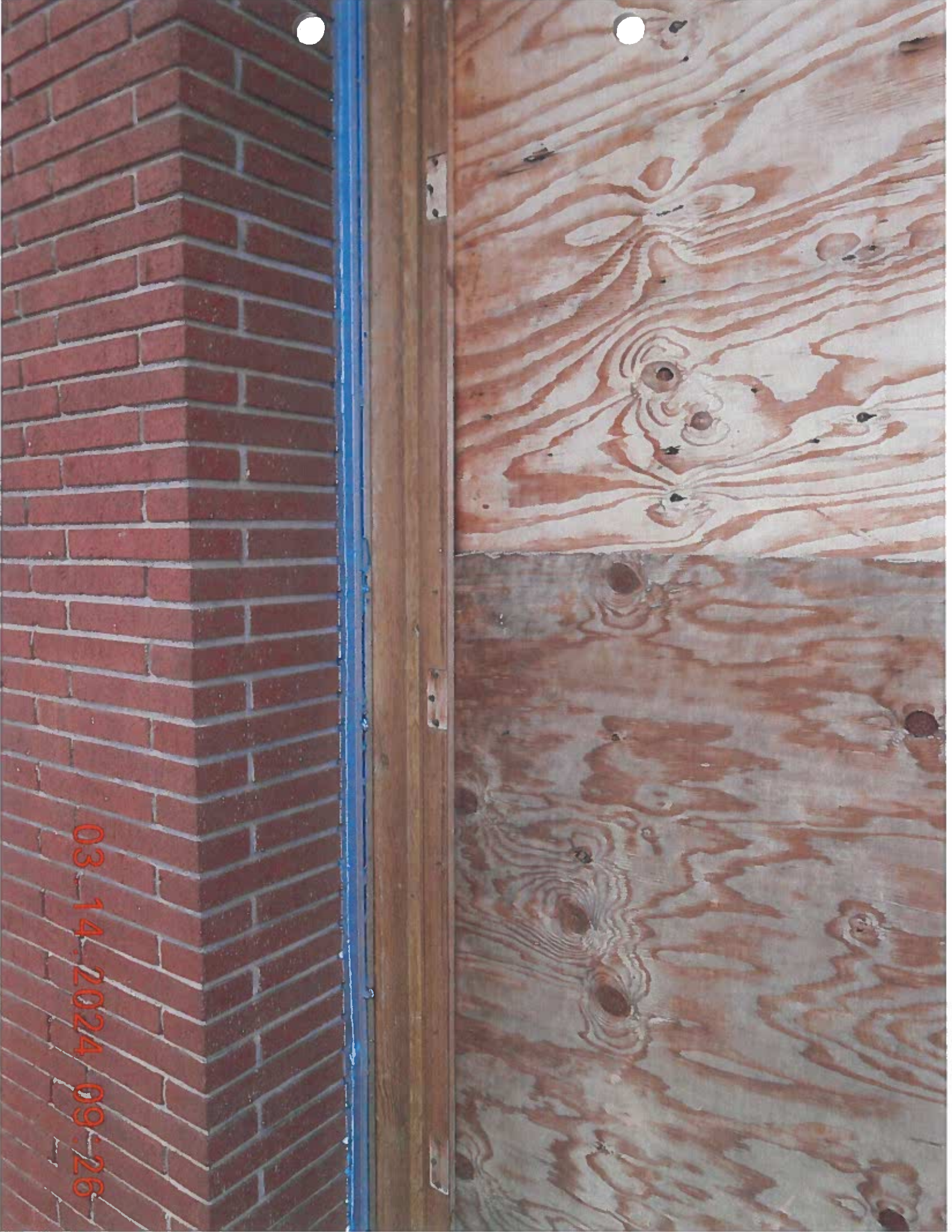
210

03:18:2024 15:03



03.14.2024 09:27

03-14-2024 09:26





03.14.2024 09:26



210

03.14.2024 09:27

03.14.2024 09:27



03.14.2024 09:26



03.14.2024 09:25





03.14.2024 09:25



03.14.2024 09:25

25

SIDEWALK
CLOSED

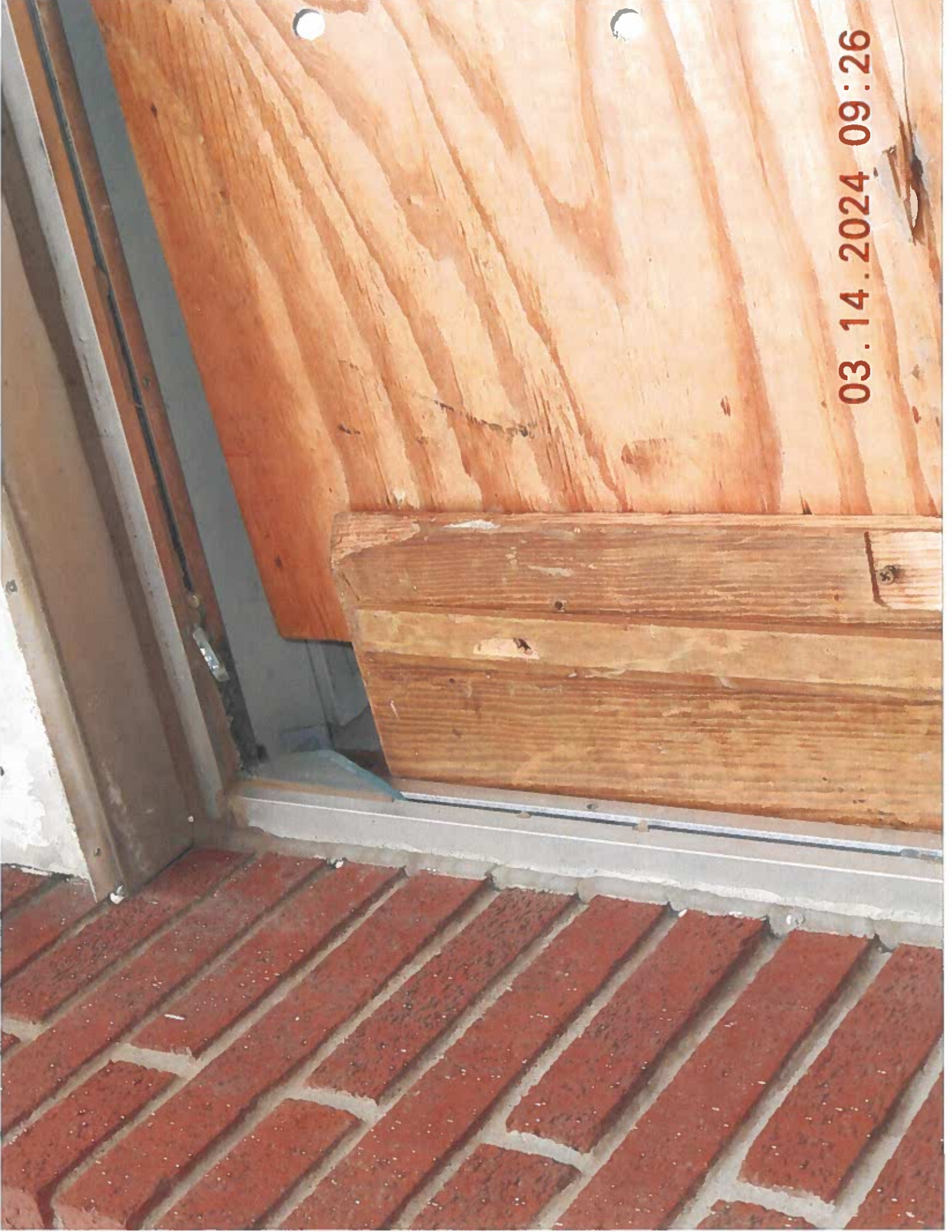
03.14.2024 09:25



03.14.2024 09:26



03.14.2024 09:26







Uniform Building Code Appeals Board Agenda

4.

Meeting Date: 06/26/2024

Initiator: Sarah Winkle, Deputy Director of Planning and Community Development

AGENDA ITEM TITLE:

Hold a public hearing on the appeal of the findings that the structure at 800 S 32nd is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance, 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)

BACKGROUND:

An exterior inspection of the property and structure occurred on 3/11/2024 by the City Building Inspector. These are the findings from those inspections:

- The structure has an exposed roof and is open to the elements. *108.1.5 IPMC
- The structure has broken windows. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this fit for habitation and occupancy. *108.1.3 IPMC

Corrective Actions recommended in the letter sent to the property owners was:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

PNRC was held on May 23, 2024 and the findings were that the building is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance, and the building is abandoned.

RECOMMENDED STAFF ACTION:

Uphold the findings of the PNRC and approve the structure for demolition.

Fiscal Impact

Attachments

Complete Case File 24-73360

Dilapidated Structures Checklist

Case Open Date: 03/11/2024
Case Number: 24 - 000 73360
Address: 800 S. 32ND
Officer: RUBEN GONZALEZ

Documents Needed for Every Case

- Copy of County Treasurer's Tax Roll Based on the Property Address
- Copy of the County Assessor's Report
- Copy of the Deed
- Copy of Land Records to verify Property Owner(s) and Mortgage/Lien Holder(s)
- Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)
- Copy of the Fire Damage Report (as needed)

Waivers: (if checked at any point does not need to proceed through the process below).

Date PNRC Hearing Notice Letter to all Stakeholders: MARCH 15, 2024 *CORRECTED LETTER SENT MARCH 18 2024*
** Muskogee Phoenix did NOT publish legal we sent on 5/20/24. Letter Re-Sent 3-15-24 " " 4/23/24*

- Certified Mailing Receipt attached to a copy of the letter(s)
- Building Inspector's Report (as applicable)
- Images of Notice Posted on Structure for PNRC Hearing

Date of Publication in the Muskogee Phoenix: 03/28/24 *item was tabled did NOT have to re-publish.*

Affidavit of Publication

Reviewed By:

Sarah Winkle 4/1/24
Sarah Winkle, Acting Deputy Director of Community Development Date

Ruben Gonzalez 04/01/2024
Ruben Gonzalez, Code Enforcement Officer Date

*Approved for PNRC 5/21/24
KOB*

*PNRC - 4/4/24 4/18/24 & 5/23/24**

! Review of the file will be conducted the week before the scheduled PNRC.

** item was tabled + re-set for 5/23 due to death in family of prop. owner.*

Date of the PNRC Hearing: 4/18/24 item tabbed Gous to 5/23 PNRC hour.

Date of PNRC Determination/UBCAB Notice Letter: 5/28/24

Certified Mailing Receipt attached to a copy of the letter(s)

Images of Notice Posted on Structure for UBCAB Hearing

PNRC Agenda & Approved Minutes

Copy of Filed Blank Lien

Date of UBCAB Reflected in Determination Letter (~~subject to PNRC~~): 6/26/24

Date of Publication in the Muskogee Phoenix: 6/5/24

Affidavit of Publication

Date of UBCAB Hearing: 6/26/24

UBCAB Determination Letter: _____

Certified Mailing Receipt attached to a copy of the letter

Date to Demo Structure Reflected in Determination Letter: _____

UBCAB Agenda & Approved Minutes

Reviewed By²:

Sarah Winkle, ~~Acting~~ Deputy Director of Community Development

Date

Ruben Gonzalez, Code Enforcement Officer

Date

Copy of Recorded Lien with Cost (after demo)

² Review of the file will be conducted the week before the scheduled UBCAB.

Final Review By:

Jody King, Director of Community Development

Signature

Date Approved

Comments:

Katrina Bodenhamer, City Attorney

Signature

Date Approved

Comments:





REAL-TIME HELP PRICING SEARCH

Search Results in all counties

Your search: "muskogee grand hotel" Monitor

29 results (0.03 seconds) [Modify search](#) [Next](#)

	COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GR/
1	Muskogee	02/07/2024	2024-001128	Easement	004889	0088 - 0089	MUSKOGEE GRAND HOTEL, LLC	OKL ODC
1.3	Muskogee	04/25/2023	2023-004076	Release	004850	0860	CITY OF MUSKOGEE	MUS
1	Muskogee	04/25/2023	2023-004077	Release	004850	0861	CITY OF MUSKOGEE	MUS
1.3	Muskogee	08/25/2021	2021-010658	Release	004759	0185	CITY OF MUSKOGEE	MUS
1.3	Muskogee	08/18/2021	2021-010327	Release	004757	0258	CITY OF MUSKOGEE	MUS
1	Muskogee	11/15/2019	2019-012928	Notice	004663	0551	CITY OF MUSKOGEE	MUS
1	Muskogee	09/27/2019	2019-010661	Notice	004656	0355	CITY OF MUSKOGEE	MUS
1	Muskogee	08/27/2019	2019-009382	Notice	004652	0364	CITY OF MUSKOGEE	MUS
1	Muskogee	08/08/2019	2019-008654	Notice	004650	0285	CITY OF MUSKOGEE	MUS

1	Muskogee	01/03/2019	2019-000046	Notice	004622	0093		CITY OF MUSKOGEE
1	Muskogee	09/20/2018	2018-010337	Notice	004609	0568		CITY OF MUSKOGEE
1	Muskogee	08/22/2018	2018-009253	Notice	004606	0086		CITY OF MUSKOGEE
1	Muskogee	08/21/2018	2018-009227	Release	004606	0012 - 0014		ELLIOTT ELECTRIC SUPPLY INC
1	Muskogee	08/02/2018	2018-008515	Notice	004603	0653		CITY OF MUSKOGEE
1	Muskogee	07/10/2018	2018-007508	Notice	004600	0181		CITY OF MUSKOGEE
1	Muskogee	05/07/2018	2018-004821	Notice	004591	0238		CITY OF MUSKOGEE
1	Muskogee	10/23/2017	2017-012708	Notice	004564	0589		CITY OF MUSKOGEE
1	Muskogee	09/05/2017	2017-010408	Notice	004557	0655		CITY OF MUSKOGEE
1	Muskogee	12/08/2015	2015-013673	Materia & Mechanics Lien	004468	0171 - 0194		FLORES, ROBERT A ELLIOTT ELECTRIC SUPPLY INC
1	Muskogee	10/13/2015	2015-011578	Materia & Mechanics Lien	004461	0085 - 0086		HALPAIN, BILL F HALPAIN ENGINEERING LTD
1	Muskogee	08/27/2014	2014-014402	Release	004407	0455 - 0456		SECURITY BANK AND TRUST COMPANY
1	Muskogee	01/07/2013	2013-000119	Mortgage	004311	0378 - 0385		MUSKOGEE GRAND HOTEL LLC

P 15

GENERAL WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS: THAT Security Bank and Trust Company, Miami, Oklahoma, an Oklahoma Banking Corporation, party of the first part, in consideration of the sum of Ten Dollars and other good and valuable consideration (\$10.00) the receipt of which is hereby acknowledged do by these presents, grant, bargain, sell and convey unto Muskogee Grand Hotel, LLC, an Oklahoma limited liability company, parties of the second part, entire fee simple title to all of the following described real estate situated in the County of MUSKOGEE, State of OKLAHOMA, to-wit:

SEE ATTACHED EXHIBIT "A"

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the titles to the same.

TO HAVE AND TO HOLD said described premises unto parties of the second part, its successors and assigns, forever, free, clear, and discharged of and from all former grants, titles, charges, judgments, taxes, mortgages and other liens and encumbrances of whatsoever nature.

And said Security Bank and Trust Company, Miami, Oklahoma, an Oklahoma Banking Corporation, their successors or assigns, does hereby covenant, promise and agree to and with said party of the second part at the delivery of these presents it is lawfully seized in its own right and an absolute and indefeasible estate of inheritance in fee simple, of and in all singular the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT; Easements, building restrictions of record and special assessments not yet due; and that said Corporation will **WARRANT AND FOREVER DEFEND** the same unto said party of the second part, its successors and assigns, against said party of the first part, their successors or assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

Signed and sealed this 18th day of December, 2012.

American Eagle Title Group, L.L.C.
410 N. Walnut, Suite 100
Oklahoma City, OK 73104
File # 212-05-069037

Security Bank and Trust Company,
Miami, Oklahoma


Robert C. Tyson, President


ACKNOWLEDGMENT

STATE OF OKLAHOMA)
SS.)
COUNTY OF OTTAWA)

State of Oklahoma
Muskogee County
Documentary Stamps \$ 1275⁰⁰

Before me, a Notary Public in and for said county and state on this 18th day of December, 2012, personally appeared Robert C. Tyson, known to me to be the identical person who executed the within and foregoing instrument as President of Security Bank and Trust Company, Miami, Oklahoma, an Oklahoma Banking Corporation, who acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.


Notary Public

Commission# 12004996

My Commission Expires: 5-24-2016



2/15

Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma



Tax Roll Inquiry

Muskogee County Treasurer

Shelly Sumpter, Treasurer
400 West Broadway, Rm 220 Muskogee, OK 74401
Phone: 918-682-0811
Fax: 918-682-8907
E-Mail: donotreply@muskogeetreasurer.org



Owner Name and Address

MUSKOGEE GRAND HOTEL LLC
PO BOX 5523
EDMOND OK 73083-0000

Taxroll Information

Tax Year : 2023
Property ID : 1855-28-004-004-3-103-00
Location : 800 S 32 MUS
School District : 20A MUSKOGEE Mills : 102.39
Type of Tax : Real Estate
Tax ID : 12241

Legal Description and Other Information:

ELMWOOD PLACE LOTS 4 & 5 & E179.78 LOT 6 & E154.4 LOT 7 & E154.09 LOT 8 LESS S20 BLOCK 4

Assessed Valuations	Amount
Land	12231
Improvements	28028
Net Assessed	41259

The Penalty for this tax statement is calculated through March 15, 2024. After that date, another 1.5% of the base tax will be applied. Fees can be added any time.

Tax Values	Amount
Base Tax	4,225.00
Penalty	126.75

Tax Values	Amount
Fees	0.00
Payments	0.00
Total Paid	0.00
Total Due	4,351.75

Date	Receipt	Paid With	Payment For	Amount	Paid By
No records Found!					

Login (build: 23127:20240308.2)
 © 2020 All Rights Reserved. Powered by TM Consulting, Inc.

As of: 3/9/2024

Property Owner**Name:** MUSKOGEE GRAND HOTEL LLC**Property Information****Physical Address:** 800 S 32**Mailing Address:** PO BOX 5523
EDMOND, OK 73083**Subdivision:** ELMWOOD PLACE**Block / Lot:** 0004 / 0004**Type:** (CI) Comm. Impr.**S-T-R:** N/A**Tax Dist:** (32) 20A-MUSKOGEE**Size (Acres):** 0.000**Extended Legal:** ELMWOOD PLACE LOTS 4 & 5 & E179.78 LOT 6 & E154.4 LOT 7 & E154.09 LOT 8 LESS S20
BLOCK 4**Market and Assessed Values:**

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	\$111,190	\$111,190	\$12,231
Building:	254,781	254,781	28,026
Total:	\$365,971	\$365,971	\$40,257

Land:

Land Use	Size	Units
	85530.90	Square-Feet

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
1/7/2013	4311	376	W	1275.00	\$850,000	SECURITY BANK & TRUST COMPANY	Government	
11/18/2009	4035	194	Cash Deed	0.00	\$0	MUSKOGEE PARTNERS LLC		
6/7/2007	3716	349	W	2287.50	\$1,525,000	MUSKOGEE PARTNERS LLC		Title(?)
12/15/2004	3337	232	W	2100.00	\$1,400,000	KMS CORPORATION		Title(?)
5/23/1997	2453	378	W	0.00	\$0	LIN FELD INC		

Not a Legal Document.

Subject to terms and conditions.

www.actdatascout.com

Building: 1

Age/YC	Condition	Grade	Stories	Effective Age
1965	Low	3	2	83

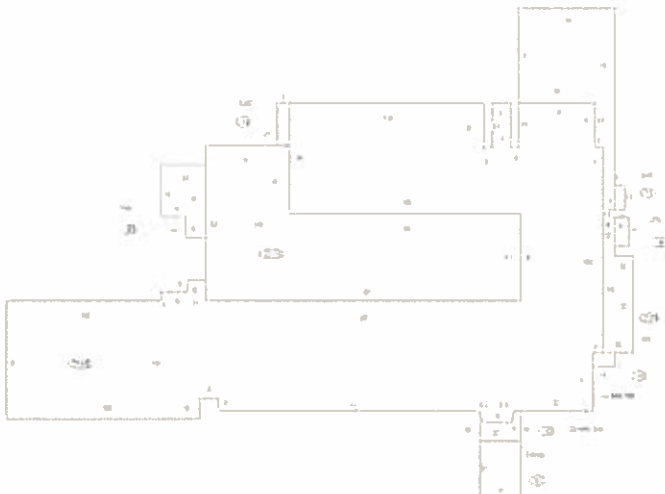
Avg. Floor Area: 0	Common Wall: 0
Avg. Perimeter: 2416	Total Floor Area: 104968
No. Floors: 0	Total Height: 0
Avg. Floor Hgt: 0	Unit Multiplier: 0

Occupancy	Heating/Cooling	Sprinkler
Primary Hotel, Limited Servi (78%)	Ind Thu-Wall Heat Pump (0%)	N/A
Secondary Glass enclosed, not restaurant (22%)	N/A	N/A

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Slab Porch - Covered		184			
Utility Building		144			
Paving - Asphalt		0			
Paving - Concrete		0			
Slab Porch - Covered		306			
Canopy - Commercial		837			
Slab Porch - Covered		105			
Patio - Covered		955			
Enclosed Porch - Solid Wall		78			

Sketches

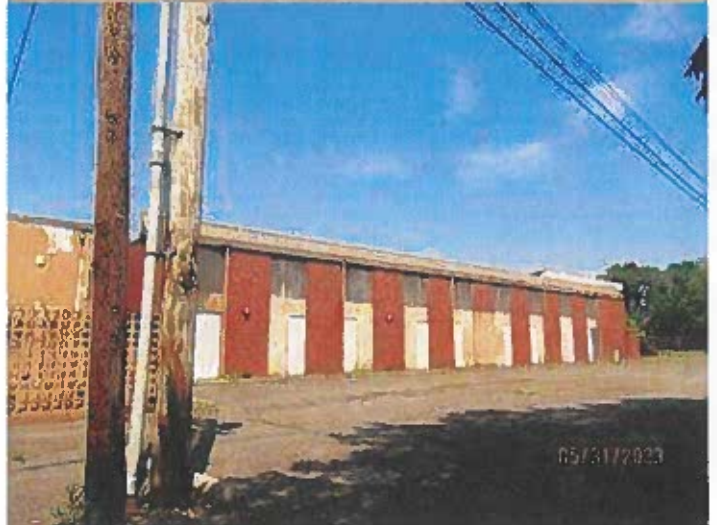


Photos











Map:



[Home](#) : [Business Services](#) : [Corp Search](#) : [Corp Information](#)

Entity Summary Information

Select the buttons below to file or place an order.

To view Entity Details there will be a \$5.00 charge and you will need to click on **VIEW ENTITY DETAILS** button at the bottom of the page.

If you are ordering documents such as a "Certificate of Good Standing" or "copies" you will need to click on the **ORDER DOCUMENTS** button at the bottom of the page.

If you are filing a legal document such as a trade name, amendment, annual certificate, etc., you will need to click on **FILE A DOCUMENT** button at the bottom of the page.

MUSKOGEE GRAND HOTEL, LLC.

Details

Filing Number: 3512376916
Name Type: Legal Name
Status: Inactive
Corp type: Domestic Limited Liability Company
Jurisdiction: Oklahoma
Formation Date: 11 Oct 2012

Registered Agent Information

Name: MICHAEL SORAYA
Effective: 29 Apr 2022
Address: 4220 NW 10TH STREET
OFFICE 8C
City, State , ZipCode: OKLAHOMA CITY OK 73132

[View Entity Detail](#)[File a Document](#)[Order Documents](#)[New Search](#)

AFFIDAVIT OF PUBLICATION

County of Muskogee,
State of Oklahoma

The Muskogee Phoenix
214 Wall S
Muskogee, Ok, 74402
918-684-2858

CASE:
UBLAB

I, **Kristina Hight**, of lawful age, being duly sworn upon oath, deposes and says that I am the Classified Advisor of The Muskogee Phoenix, a daily/weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

PUBLICATIONS: *June 5, 2024*

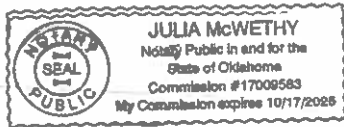
Kristina Hight

Signed and sworn to before me
On this *5th* day of *June* 2024

Julia McWethy
Julia McWethy, Notary Public

My Commission expires: 10-17-2025
Commission # 17009583

(SEAL)



Acct: *10417*

Fee: \$ *173.75*

**NOTICE AND
ORDER TO
PROPERTY
OWNERS**

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided, the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Uniform Building Code Appeals Board to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property, or whether the building is abandoned.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Uniform Building Code Appeals Board on the: **June 26, 2024** at 1:30 P.M. in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee, Muskogee OK, 74401. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to appear, the City of

Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (916) 684-6235.

210 N Main Street,
Muskogee OK

Part of Lot One (1), in Block Two (2), in the CITY OF MUSKOGEE, according to the official Plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; Beginning at a point on the Westerly Line of said Lot 1, 55 feet Southerly from the Intersection of the Easterly line of North Main Street with the Southerly line of the 12 foot alley running Easterly and Westerly through said Block 2; Thence from said point Southerly along the Westerly line of said Lot 1 a distance of 49.62 feet which said point is also 77.93 feet North of the North line of West Broadway; Thence North 89°8' E a distance of 171 feet to a point in the East line of said Lot, said point is 104.1 feet South of the South line of the aforementioned alley and 78.1 feet North of the North line of West Broadway; Thence Northerly along the East line of said Lot 1 a distance of 49.1 feet to a point 55 feet South of the South line of said alley; Thence Westerly in a direct straight line parallel with the South line of the aforementioned alley 171 feet more or less to the Point of Beginning.

321 E Okmulgee,
Muskogee OK

A part of Lot 2, in Block 387, of the City of Muskogee, more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence southerly in a straight line to a point in the South line of said lot which is 9 feet westerly from the Southeast corner thereof; Thence Westerly along the Southerly line of said lot a distance of 100 feet; Thence Northerly in a straight line to a point in the Northerly line of said lot which is 100 feet Westerly from the Northeast corner thereof; Thence Easterly to the point of beginning.

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]



229 W Okmulgee
Muskogee, OK 74401
(918) 684-6235

June 5, 2024

Muskogee Grand Hotel LLC
PO Box 5523
Edmond, OK 73083

Case Number 24-73360
Street Address 800 S 32nd
Legal Description SEE ATTACHED

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on May 23rd, 2024 and determined:

- 1) Your property 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
- 2) Your building is abandoned.

You are hereby notified that the City of Muskogee has granted you an automatic appeal to the Uniform Building Code Appeals Board to be heard on June 26, 2024 at 1:30 P.M. The hearing will be held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by June 26, 2024.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the services voluntarily abated by the City of Muskogee, a discount program is available on a first come, first serve basis. If you are interested in signing up for the program, please contact Ruben Gonzalez, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Officer

www.muskogeeonline.org
planning@muskogeeonline.org

12013-020118 Book 014 Pg. 377
01/07/2019 9:05 am by [unclear]
Page 5 14:00 Date 1/27/20
Owner Code Dept. Title of Code Dept.

Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 133.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the northeast corner of said Lot 6; thence westerly along the north line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 178.0 feet to a point on the north line of said Lot 6; thence westerly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lot 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point; said point being 25.0 feet northerly of the southeast corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 218.0 feet to a point on the north line of Lot 11; said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 207.33 feet to a point on the south line of Lot 11; said point being 200.0 feet easterly of the southeast corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 230 feet of Lot 10 and the west 220 feet of the south 190 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.



229 W Okmulgee
Muskogee, OK 74401
(918) 684-6235

June 5, 2024

Michael Soraya
4228 NW 10th Ofc B
Oklahoma City, OK 73132

Case Number 24-73360
Street Address 800 S 32nd
Legal Description SEE ATTACHED

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

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Ruben Gonzalez
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2024/06/05 11:56

2024/06/05 11:56



PRIVATE PROPERTY



2024/05/28 16:16



229 W Okmulgee
Muskogee, OK 74401
(918) 684-6235

May 28, 2024

Michael Soraga
4220 NW 10th Ofc R
Oklahoma City, OK 73132

Case Number 24-73360
Street Address 800 S 32nd
Legal Description SEE ATTACHED

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

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Ruben Gonzalez
Code Enforcement Officer

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229 W Okmulgee
Muskogee, OK 74401
(918) 684-6235

May 28, 2024

Muskogee Grand Hotel LLC
PO Box 5523
Edmond, OK 73083

Case Number 24-73360
Street Address 800 S 32nd
Legal Description SEE ATTACHED

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Ruben Gonzalez
Code Enforcement Officer

www.muskogeeonline.org
planning@muskogeeonline.org

1329192014 Item 4211 Pg. 177
8/18/2013 8:05 am Pg. 878-887
File # 11120 Doc # 1378-00
Drawn Digit. by [unclear] County Clerk
Date of [unclear]

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AND

The west 78 feet of the east line of Lot 10 and the west 200 feet of the south line of Lot 11, and the south 31 feet of the west 127 feet thereof in the ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

1329200116 Item 4211 Pg. 177
8/18/2013 8:05 am Pg. 878-887
File # 11120 Doc # 1378-00
Drawn Digit. by [unclear] County Clerk
Date of [unclear]

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wrong date
re-post /pic
& mail

2024/05/28 16:16

PRINT PROOF



2024/05/28 16:16



2024/05/28 16:16

June 5, 2024

Michael Soraya
 4220 NW 10th Ofc 8
 Oklahoma City, OK 73132

 Case Number 24-73360
 Street Address 800 S 32nd
 Legal Description SEE ATTACHED

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **May 23rd, 2024** and determined:

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Ruben Gonzalez
 Code Enforcement Officer

SENDER: COMPLETE THIS SECTION <ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: Michael Soraya 4220 NW 10th Ofc 8 Oklahoma City, OK 73132	COMPLETE THIS SECTION ON DELIVERY A. Signature <input checked="" type="checkbox"/> <i>M. Valadez</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee B. Received by (Printed Name) C. Date of Delivery Mireya Valadez 6-7-24 D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No	Postal Service™ CERTIFIED MAIL® RECEIPT (Restrictive Mail Only) For delivery information, visit our website at www.usps.com ®. OFFICIAL USE Mail Fee \$ _____ Additional Services & Fees (check box, add fee as appropriate) Receipt (hardcopy) \$ _____ Receipt (electronic) \$ _____ Certified Mail Restricted Delivery \$ _____ Signature Required \$ _____ Signature Restricted Delivery \$ _____ Postage and Fees \$ _____ Recipient Name: Michael Soraya Apt. No. or PO Box No.: 4220 NW 10th Ofc 8 City, State, ZIP+4®: Oklahoma City, OK 73132 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
 9590 9402 8277 3094 8571 58 Tracking Number (Transfer from service label) 7020 1810 0000 2511 7584	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	

June 5, 2024

Michael Soraya
4220 NW 10th Ofc 8
Oklahoma City, OK 73132

Case Number 24-73360
Street Address 800 S 32nd
Legal Description SEE ATTACHED

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Ruben Gonzalez
Code Enforcement Officer

June 5, 2024

Muskogee Grand Hotel LLC
PO Box 5523
Edmond, OK 73083

Case Number 24-73360
Street Address 800 S 32nd
Legal Description SEE ATTACHED

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Ruben Gonzalez
Code Enforcement Officer

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**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark Here
MUSKOGEE, OK 74401
JUN - 5 2024

Sent To
Musko... Grand Hotel LLC
Street and Apt. No., or PO Box No.
PO Box 5523
City, State, ZIP+4
Edmond, OK 73083

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

June 5, 2024

Muskogee Grand Hotel LLC
PO Box 5523
Edmond, OK 73083Case Number 24-73360
Street Address 800 S 32nd
Legal Description SEE ATTACHED**DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED
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Ruben Gonzalez
Code Enforcement Officer

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).

POSTING DATE: May 22, 2024

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
MAY 23, 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 the Public Nuisance Review Committee minutes for February 22, 2024, April 4, 2024, and April 18, 2024, or take other necessary action.
2. Hold a Public Hearing and determine if the property located at 800 S 32nd is abandoned, 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)

ADJOURN

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
MAY 23, 2024

The Public Nuisance Review Committee of the City of Muskogee, Oklahoma, met in a Regular Schedule Meeting at 11:00 a.m., on May 23, 2024, at 229 W. Okmulgee Ave., 3rd Floor, Council Chambers, Muskogee, Oklahoma.

The meeting was called to order by Committee Chair Jody King at 11:00 a.m., and the roll was called as follows:

Present: Jody King, Chairman; Ruben Gonzalez, Committee Member; Jeff Strickland, Committee Member

Staff Present: Sarah Winkle, Deputy Director of Planning
Aaron Mayhugh, Fire Marshal

Attendees: Michael Soraya, 800 S. 32nd Street Property Owner
Derrick Reed, Deputy Mayor
Mark Hughes

1. Consider approval of the Public Nuisance Review Committee minutes for February 22, 2024, April 4, 2024, and April 18, 2024, or take other necessary action.

Motion was made by Committee Member Ruben Gonzalez, seconded by Committee Member Jeff Strickland Public Nuisance Review Committee minutes for February 22, 2024 and April 4, 2024, and April 18, 2024.

AYE: Chairman Jody King, Committee Member Ruben Gonzalez, Committee Member Jeff Strickland

Carried - Unanimously

2. Hold a Public Hearing and determine if the property located at 800 S 32nd is abandoned, 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)

Committee Member Ruben Gonzalez, presented the item and gave background information.

City of Muskogee Fire Marshal, Arron Mayhugh, spoke of multiple past incidents when responding to the property.

Michael Soraya gave an update on the status of the property, including:

- Obtained Permit for painting the front of the property
- Pricing contractors for debris removal
- Removed all weight from dilapidated roof structure
- Electricity removal
- Blocking entrance to parkinglot

Mark Hughes asked the dates of recent inspection, and how the inspector got into the location? He also asked Committee Member Ruben Gonzalez, to read the Background again.

Deputy Mayor Derrick Reed spoke in support of Mr. Michael Soraya.

Discussion Follows.

Jody King motioned the property should be considered abandoned and will forward this item to the Appeals Board on June 26, 2024, seconded by Ruben Gonzalez.

AYE: Chairman Jody King, Committee Member Ruben Gonzalez, Committee Member Jeff Strickland

Carried - Unanimously

With no further business, the meeting was adjourned.

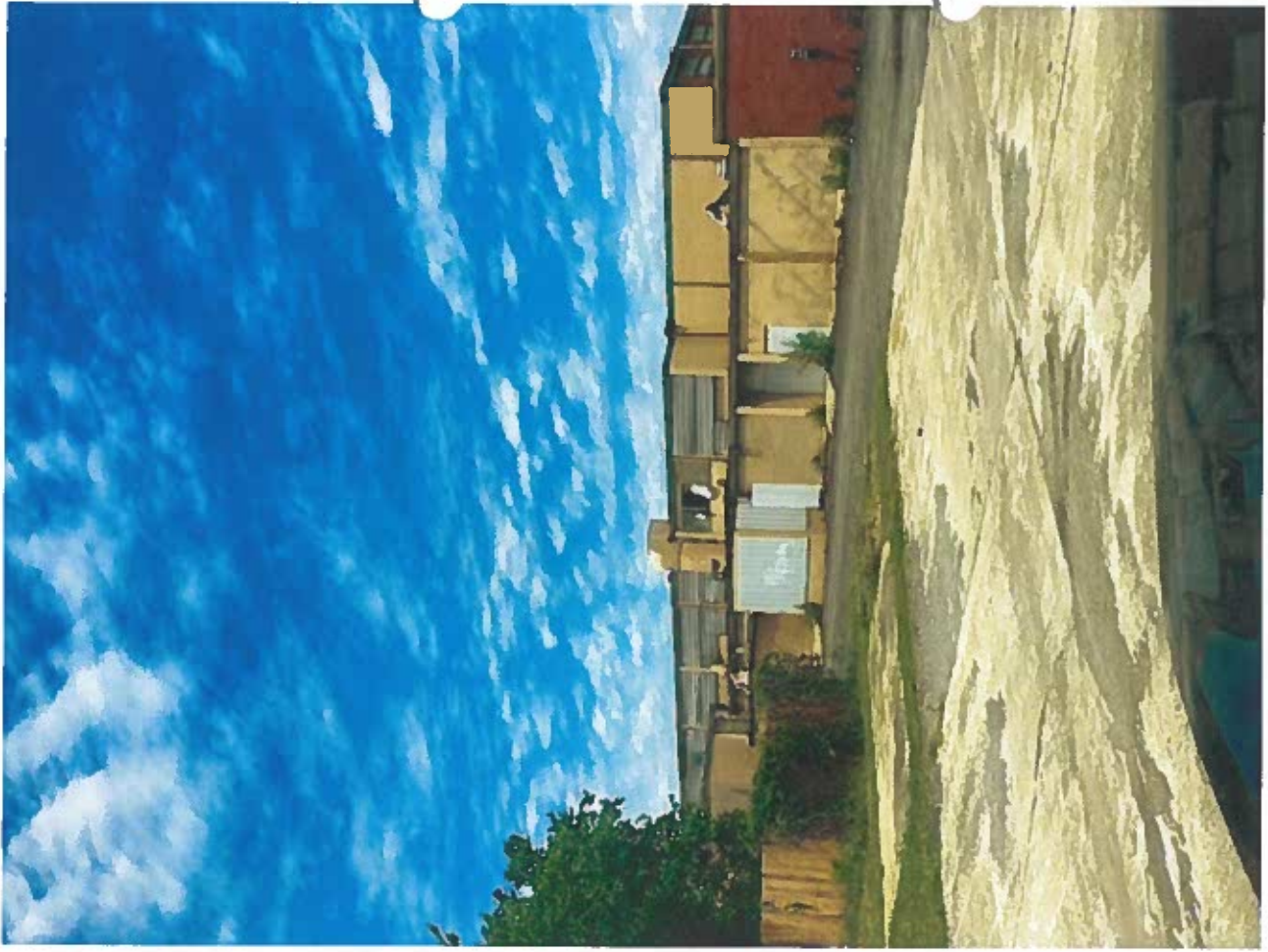
Sarah Winkle

From: Aaron L. Mayhugh
Sent: Thursday, May 9, 2024 1:11 PM
To: msoraya@reway.com
Cc: Jody King; Sarah Winkle; Jody Moore; Mike A. Haley
Subject: Unsecure property at 800 South 32nd

Mr. Soroya,

Someone has removed the sheet metal covering the windows in a second-floor room in the southwest corner of your property at 800 South 32nd Muskogee, OK. Fire code requires doors and windows of a vacant structure or portion of a vacant structure to be secured to prevent unauthorized entry. If you cannot make arrangements to have the building secured within 24 hours, I will notify the City of Muskogee contractor to have it secured. If you have any questions, feel free to contact me.

*Thank you,
Aaron
Mayhugh*





Fire Marshal
Muskogee Fire Department
918.684.6252 Office
918.537.1186 Cell



Sarah Winkle

From: Aaron L. Mayhugh
Sent: Thursday, May 9, 2024 1:52 PM
To: Sarah Winkle; Jody King
Subject: RE: Incident report for 800S. 32nd
Attachments: Incident-24-0001790.pdf; IMG_0194.jpeg; IMG_0193.jpeg

From: Aaron L. Mayhugh
Sent: Thursday, May 09, 2024 1:51 PM
To: Sarah Winkle <swinkle@muskogeeonline.org>; Jody King <jking@muskogeeonline.org>
Subject: Incident report for 800S. 32nd

Here's the incident report for the unsecure property at 800 S. 32nd to add to your files.

Aaron Mayhugh

Fire Marshal
Muskogee Fire Department
918.684.6252 Office
918.537.1186 Cell





MUSKOGEE FIRE DEPARTMENT

505 COLUMBUS
MUSKOGEE OK 74401

INCIDENT

Incident Number 24-0001790 Incident Date 05/09/2024 NFIRS Number 0001798 Incident Type (500) - Service Call, other

FDID 51006 Station Fire Department Headquarters Shift 40 Hr District Eng Co. 3 District

Initial Dispatch Code

Alarms Working Fire? No COVID-19 was a factor No, COVID-19 was not a factor Critical Incident No Critical Incident Team

Temporary Resident Involvement
Homeless

Hazardous Materials Released

Action Taken 1
(85) - Enforce codes

Action Taken 2
(86) - Investigate

AID

Aid Given/Received
(N) - None

LOCATION

Location Type
(1) - Street address

Address
800 South 32ND Street, MUSKOGEE, Oklahoma, 74401

Cross Street, USNG, or Directions Latitude 0.00000000 Longitude 0.00000000 Census Tract

Detector Alerted Occupant

Property Use (449) - Hotel/motel, commercial Mixed Use (NN) - Not mixed use

TIMES

PSAP Received 12:40:08, 05/09/2024 Dispatch Notified Time 12:40:08, 05/09/2024 Alarm Time 12:40:08, 05/09/2024

Arrival Time 12:40:57, 05/09/2024 Water on Fire Time At Patient Time

TIMES

Loss Stop Time	Controlled Time	Last Unit Cleared Time
_____	_____	12:41:26, 05/09/2024
Total On Scene Time	Total Incident Time	
0 hrs 0 mins 29 sec	0 hrs 1 mins 18 sec	

COUNTS

Counts Include Aid Received?
No

Suppression:		EMS:		Other:	
Apparatus	Personnel	Apparatus	Personnel	Apparatus	Personnel
0	0	0	0	1	1

PERSON/OWNER

Person:

Name	Business Name	Phone
_____	_____	_____
Address		

AUTHORIZATION

Report Writer:

Name	Employee Number	Assignment	Authorization Date
MAYHUGH, AARON	126	_____	_____

Officer in Charge:

Name	Employee Number	Assignment	Authorization Date
MAYHUGH, AARON	126	_____	_____

Quality Control:

Name	Authorization Date
MAYHUGH, AARON	05/09/2024

INCIDENT NARRATIVE

On May 9, 2024, Fire Marshal Aaron Mayhugh observed the vacant structure at 800 South 32nd to have an unsecured second-floor window. This window is easily accessed from the adjoining first-floor roof of the building. This accessibility allows for unauthorized entry. I took photos of the unsecured area and notified the owner of the property and the planning department.

Created By: MAYHUGH, AARON

Unit Reports

C33

Use	Responding From	Priority
(0) - Other	_____	_____
Response Delays		

C33

Dispatch Time 12:40:57, 05/09/2024	Enroute Time 12:40:57, 05/09/2024	Arrival Time 12:40:57, 05/09/2024
At Patient Time	Clear Time 12:41:26, 05/09/2024	In District Time

Actions Taken:
Investigate, Enforce codes

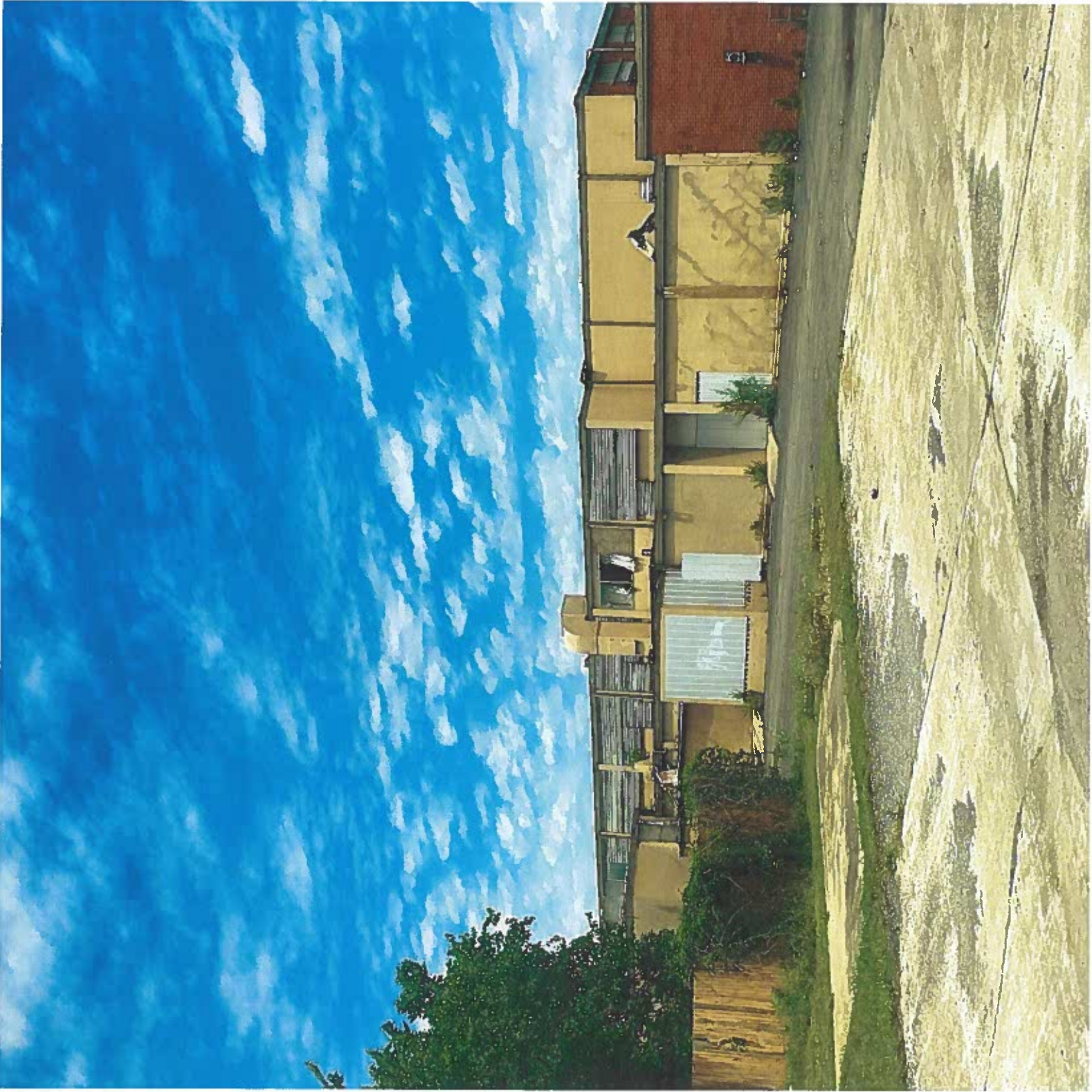
Personnel
AARON MAYHUGH

Unit Narrative

On May 9, 2024, Fire Marshal Aaron Mayhugh observed the vacant structure at 800 South 32nd to have an unsecured second-floor window. This window is easily accessed from the adjoining first-floor roof of the building. This accessibility allows for unauthorized entry. I took photos of the unsecured area and notified the owner of the property and the planning department.

Created By: MAYHUGH, AARON







228 W. Cambridge
Muskogee, OK 74401
(903) 685-4225

OTHER IDEAS FOR ANOTHER FORM OF COMMERCIAL DEVELOPMENT

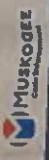
... (text partially obscured by tape) ...

PERMITS

... (text partially obscured by tape) ...

IF YOU HAVE ANY QUESTIONS

... (text partially obscured by tape) ...



228 W. Cambridge
Muskogee, OK 74401
(903) 685-4225

IF YOU WANT TO HAVE THE STRUCTURE REMOVED

... (text partially obscured by tape) ...

IF YOU HAVE ANY QUESTIONS

... (text partially obscured by tape) ...



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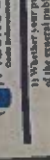
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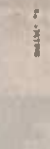
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Muskogee, OK 74401
(903) 685-4225

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IF YOU HAVE ANY QUESTIONS

... (text partially obscured by tape) ...

04.23.2024 12:02



04.23.2024 12:02



04.23.2024 12:02



229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235

04/23/2024

Michael Soraya
4220 NW 10th St Ofc. 8
Oklahoma City, OK 73132

Case Number: 24-73360
Street Address: 800 S 32nd
Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has an exposed roof and is open to the elements. *108.1.5 IPMC
- The structure has broken windows. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and

real properties
d by Oklahoma Statute Title 11 Section 22-112(C) and permits and
for habitation and occupancy. *108.1.3 IPMC

CORRECTIVE ACTION:

andoned structure. For rehabilitation, all electrical, plumbing and
good working order in accordance with the respective International
shall be cleaned and kept in a sanitary, and safe condition. Exterior
necessary to ensure they are in sound condition, good repair, and
ecurity of occupants within, equipped with a deadbolt lock. Interior
frame, capable of being opened and closed, as intended by the
o good repair, structurally sound and in a sanitary condition. Stairs,
ces, which are not pro
-working equipment
ems shall be abated.

earing to be held o
mulgee 3rd Floor, C

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION

1. Article Addressed to:
Michael Soraya
4220 NW 10th St Ofc 8
Oklahoma City, Ok 73132

2. Article Number (Transfer from service label)
7020 1810 0000 2511 3661

PS Form 3811, July 2015 PSN 7530-02-000-9053

3. Service Type
 Priority Mail Express®
 Registered Mail™
 Adult Signature Restricted Delivery
 Certified Mail®
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Mail Restricted Delivery

4. Return Receipt for Merchandise
 Signature Confirmation™
 Restricted Delivery

5. Domestic Return Receipt

A. Signature Agent
 B. Received by (Printed Name) Addressee
 C. Date of Delivery 04/25/24
 D. Is delivery address different from item #? Yes No
 If YES, enter delivery address below:

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Total Postage and Fees
 \$ _____

Sent To
 Michael Soraya
 Street and Apt. No., or PO Box No.
 4220 NW 10th St Ofc 8
 City, State, ZIP+4®
 Oklahoma city Ok 73132

Postmark Here
 APR 23 2024

04/23/2024

Michael Soraya
4220 NW 10th St Ofc. 8
Oklahoma City, OK 73132

Case Number: 24-73360
Street Address: 800 S 32nd
Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)

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FINDINGS BY THE BUILDING INSPECTOR:

- The structure has an exposed roof and is open to the elements. *108.1.5 IPMC
- The structure has broken windows. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this fit for habitation and occupancy. *108.1.3 IPMC

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held on May 23rd at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

- 1) Whether your property 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
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, **you are directed to appear at a hearing to be held on MAY 23, 2024 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine:** 1) whether your property 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, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Ruben Gonzalez, Code Enforcement Supervisor for more information.

**Ruben Gonzalez
Code Enforcement Officer
City of Muskogee**

IPMC References

- *108.1.5 – Dangerous Structure or Premises
- *108.2 – Closing of Vacant Structures
- *108.1.3 – Structure Unfit for Human Occupancy

Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma



04/23/2024

Muskogee Grand Hotel LLC
PO Box 5523
Edmond, OK 73083

Case Number: 24-73360
Street Address: 800 S 32nd
Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

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- The structure has broken windows. *108.1.5 IPMC
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necessary to ensure they are in sound condition, good repair, and
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good repair, structurally sound and in a sanitary condition. Stairs,
s, which are not pr
orking equipment
ns shall be abated.

aring to be held
ulgee 3rd Floor, C

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Registered Mail™
 Registered Mail Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Mail Restricted Delivery
 Priority Mail Express®
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

B. Received by (Printed Name) **MIKE SORSA**
 C. Date of Delivery **5/1/24**

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
**Muskogee Grand Hotel LLC
 P.O. Box 5523
 Edmond, Ok 73083**

2. Article Number (Transfer from service label)
7020 1810 0000 2511 3654

PS Form 3811, July 2015 PSN 7530-02-000-9053

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT
 Domestic Mail Only**

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To
**Muskogee Grand Hotel LLC
 P.O. Box 5523
 Edmond, OK 73083**

Postmark
APR 23 2024

04/23/2024

Muskogee Grand Hotel LLC
PO Box 5523
Edmond, OK 73083Case Number: 24-73360
Street Address: 800 S 32nd
Legal Description: SEE ATTACHED**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)**

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You are hereby directed to appear at a hearing to be held on May 23rd at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

- 1) Whether your property 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
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- 3) Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

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If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Ruben Gonzalez, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Officer
City of Muskogee

IPMC References

- *108.1.5 – Dangerous Structure or Premises
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- *108.1.3 – Structure Unfit for Human Occupancy

Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma



From: [Jody King](#)
To: "msoraya@reway.com"
Subject: RE: Today's Hearing - the letter in email format, without attachment
Date: Thursday, April 18, 2024 1:31:00 PM
Attachments: [image001.png](#)

Hello, we presented your letter and tabled the item as discussed, but we did table it to May 23rd. We will pick back up on May 23rd to let you present your case based on the evidence provided. On May 23rd the committee will render some kind of decision.

Best,

Jody King, MPA

Director of Planning & Community Development

Office: (918) 684-6375



"Encouraging Collaboration to promote the health, safety, and welfare of the community."

From: msoraya@reway.com <msoraya@reway.com>
Sent: Thursday, April 18, 2024 9:46 AM
To: Jody King <jking@muskogeeonline.org>
Subject: RE: Today's Hearing - the letter in email format, without attachment

Caution: This is an external email from outside our organization.

Thank you Jody. If you can put a temporary hold on it without setting another date, that would allow us an opportunity to explore options without under constant threat of condemnation. Last time we met at the City Attorney's office, that was the message from her and expectation for a follow up meeting to discuss potential ideas. But none of the follow up emails I sent for the follow up meeting were responded to. Thanks again for your efforts.

Best Wishes,

Michael Soraya
Direct: 310-801-3343

From: Jody King <jking@muskogeeonline.org>
Sent: Thursday, April 18, 2024 7:59 AM
To: msoraya@reway.com
Subject: RE: Today's Hearing - the letter in email format, without attachment

Thank you Michael! I will present this information to the Committee and table the item to be heard again on May 23, 2024.

Jody King, MPA

Director of Planning & Community Development
Office: (918) 684-6375



"Encouraging Collaboration to promote the health, safety, and welfare of the community."

From: msoraya@reway.com <msoraya@reway.com>
Sent: Thursday, April 18, 2024 6:39 AM
To: Jody King <jking@muskogeeonline.org>
Subject: Today's Hearing - the letter in email format, without attachment

Caution: This is an external email from outside our organization.

Dear Jody,

Attached and below are the requested letter, along with the structural report from 2023. I removed the pictures of the building to make the file size smaller. I sent this email also without the attachments to make sure at least one goes through. The attached letter has a better formatting than the text below.

I thank you for helping with this matter, and I want you to know that I sincerely look for a positive, mutually beneficial relationship with the City. While in California, I have had discussions with a few large investors and developers and believe there is strong interest in exploring projects in Muskogee, in a passive capacity, for the right projects. The support of the City is crucial to earn the confidence of these folks. We can discuss in person.

I did not know exactly what to put and to what level of detail, in this letter. I trust that you will augment as needed.

From: Muskogee Grand Hotel LLC - Michael Soraya
To: Public Nuisance Review Committee - Attention Mr. Jody King, Chairman
Date: April 18, 2024
Ref: 800 S 32nd Street; Muskogee, OK - Hearing of April 18, 2024

Dear Mr. King, and esteemed members of the Public Nuisance Review Committee:
As per the instructions of Mr. King in our meeting of March 29th, I am writing this letter to be read by Mr. King at the hearing of April 18, 2024, and for the matter to be tabled as agreed until I can attend a future hearing, if so requested. This will also allow time for us to discuss a suitable option for this property, as we started to discuss with various City officials, and considering various plans we are currently discussing. In the past, we have been told that we cannot open the property as a hotel (something Hotel Associates has been lobbying against as a competitor), and other limitations which we are more than willing to comply with as part of these discussions. We are grateful to Mr. King for agreeing to meet with us and have a dialogue that is in the best interest of all involved.

As discussed in our meeting, I am unable to attend the meeting due to passing of my father and related time-critical matters that I need to attend to.

There has been a strong push by certain folks within the City to get this property from its rightful ownership, first by trying to demolish the structure, apply costs, and then eventually take the property. To this end, many inaccurate information has been disseminated, actions have taken that are unethical, illegal, and some against constitutional and civil rights. The condition of the property has been cleared multiple times, including by the previous City Attorney. Yet, each time we are cleared, the process starts again with the same notice and the same process, even though nothing to trigger such -- no calls to the Police or Fire Department. Yet these causes delays, interruption of plans, and a big hurdle in pursuing investors.

We have been forced to pay significant legal fees, time after time, to defend ourselves, yet we have not once taken an action against the City. We have also paid significant fines and paid for work that we have not been noticed on, neither needed or done effectively by the City contractors. We paid all these fines, and have performed on everything that we had agreed upon.

We are committed to do our very best for the City of Muskogee. We have invested substantially into this project, and are in discussions with certain people within the City to develop a large number of housing units. Something that is good for the City, the community, and allows investors take a more serious look at the opportunities available in Muskogee. To clarify a few of the inaccurate statements made in the past, :

1. We have not done anything to improve the property.

This is not accurate as we have invested significant amount into improving the property.

The property has been renovated multiple times, including complete electrical updates all permitted and approved by the City, with green tags. The issues were safety of area, and lack of police protection for the property or arresting the bad elements that continuously and repeatedly vandalized the property and stole equipment/material from it. Even those that we managed to catch ourselves were released without consequences.

Also, please note that a previous fire from an arson which occurred years back, was significantly more damaging and all that was already repaired by us, as part of work done. There is nothing in this property which cannot be repaired once a direction is determined, plans made, and financing in place.

2. The property is structurally unsafe, and other such claims that make the property a danger to the community.

I have attached a structural report from March 2023. I have another report from another structural engineer who inspected the property last month. Similar findings. I will bring the report to your office as the file size may have been too large to send via email.

Some of the highlights from this report indicate:

- a. As indicated on the report: ***"The purpose of the inspection was to detect any structural defects that might exist that will make the building unsafe, dangerous, a fire hazard, or detrimental to the health, safety or welfare of the general public and make recommendations for repair."***

The report concludes that:

THE BUILDING IS IN ACCEPTABLE STRUCTURAL CONDITION, NO DETRIMENTAL STRUCTURAL DEFECTS OR FAILURE WERE FOUND TO WARRANT IT BEING DANGEROUS, A FIRE HAZARD, AT RISK OF STRUCTURAL FAILURE, OR DETRIMENTAL TO THE HEALTH, SAFETY OR WELFARE OF THE GENERAL PUBLIC.

- b. Other extracts from the report in support of building being structurally sound:

- i. ***"Roof framing system over the main building was inspected. No sign of buckling or sagging of the roof concrete decking was apparent."***
- ii. ***"Minor cracks and separations on the exterior veneer and at the interior of the building are due to minor movement of the floor slab and foundation caused by shrink-swell tendency of the underlying clay soil. This movement has not affected the load bearing capacity of the structure and is common for this type building in the area. I consider this floor slab and foundation movement minor and do not recommend any repair, common for this age building."***
- iii. ***"Visual inspection of the concrete floor slab downstairs, concrete floor slab upstairs, concrete ceiling upstairs (roof deck) and concrete masonry load bearing walls indicated no structural damage to the load bearing members."***
- iv. ***"Fire damage to the building appears to be cosmetic. Concrete floors, walls, and foundation have not sustained any fire damage."***

3. The property is a fire hazard.

- a. It is important to note that any fire related to this building has been caused by bad elements that we could not defend ourselves against. And bad actors, many with weapons, that we could not just remove from the property on our own. This is not the case any longer as explained below. We are grateful to the Muskogee Police Department for helping us after the property was sealed to remove such bad elements.
- b. Since the City allowed us to properly secure the building using strong/decorative sheet metals (instead of plywood which we were limited by before), we have not had any incidents, no calls to the Fire Department, and every request of the Fire Department has been timely addressed (we have email copies of such). The building is secure and not accessible to outside elements.

Further, with Mr. King's approval, we are now in the process of closing all entrances to the parking area, to stop cars from getting on the property. We will provide a knock box for the Police and Fire Department to enter the parking lot, if so becomes necessary. We will coordinate this with the folks that are using our property to help expanding the highway, and leave one or more entrances open if required by them (or put the installation of such on hold until the highway expansion is done with their need for access to our property).

- c. We have been told that the portion of the roof that had collapsed would cause certain airflow that makes a fire hazard. The facts are:
 - i. The portion of the roof that has collapsed, was not part of the original design of the property and an after-thought which was installed years later. The area covered is an open atrium area, by design. To this end, the structural report states:
"Please note that roof over the atrium was added at later date after completion of the building in 1965. The original building was constructed without a roof over the atrium area."
 - ii. The structural report simply states that ... ***"Steel roof framing over the atrium area has collapsed and will need to be removed during the renovation of the building."*** Nothing urgent at this point.
 - iii. As we were requested, we did obtain a permit for the roof and have significantly removed the heavy weight over the roof, in a safe and methodical manner. We were given 6 months to do this task and then to get a continuation if necessary. We have completed the substantial part of this task, and if the project was not interrupted with various attempts to demolish the building (while we were told we have 6 months to complete that task without any further issues from the City), it would have been completed by now. Still, the most important part of this task, removing the heavy weight on the roof, and removing more than 80% of such pieces, is already completed.

I thank you again for your time. It is our sincere desire that we establish an excellent relationship with the City, and together work towards a positive path that brings a better life and prosperity to the city the we all love and want the best for.

Sincerely,

Michael Soraya

Best Wishes,

Michael Soraya
Direct: 310-801-3343

***NOTICE TO RECIPIENT:** This communication with its contents is meant only for the intended recipient of the transmission, and may contain confidential information and/or legally privileged information. Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication. Thank you in advance for your cooperation.*



FEI INSPECTION SERVICES

FOUNDATION ENGINEERING, INC.

5404 S. MEMORIAL, STE. C

TULSA, OK 74145

PHONE: 918-665-2593

TEXT: 918-665-6040

WWW.FEIINSPECTIONS.COM

FEI@TULSACOXMAIL.COM

Michael Soraya
Muskogee Grand Hotel
P.O. Box 5523
Edmond, OK 73083

Re: Structural Inspection of the building located at:
800 S. 32nd Street
Muskogee, OK

Picture removed



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TEXT: [918-665-6040](tel:918-665-6040)

FEI@TULSACOXMAIL.COM

Michael Soraya
Muskogee Grand Hotel
P.O. Box 5523
Edmond, OK 73083

Re: Structural Inspection of the building located at:
800 S. 32nd Street
Muskogee, OK

On Thursday, March 16, 2023, I made an engineering inspection of the building at the above location as you requested. The purpose of the inspection was to detect any structural defects that might exist that will make the building unsafe, dangerous, a fire hazard, or detrimental to the health, safety or welfare of the general public and make recommendations for repair.

Description

The building is a two story reinforced concrete frame structure which faces west. Building concrete frame is consisted of concrete foundation, concrete floor slab downstairs, concrete floor slab upstairs, concrete ceiling upstairs as a roof deck and concrete masonry unit (CMU) for load bearing walls. The building has brick veneer, stucco siding and a rolled roof. The foundation system is consisted of a concrete slab on grade with continuous perimeter concrete spread footing and stem walls (floating floor slab).

Observations

The inspection revealed these observations of the structure and the property at the following locations:

Exterior brick veneer and stucco siding around the building was inspected and indicated minor cracks along walls. These cracks are caused by normal seating of the foundation (minor movement of the foundation due to shrink-swell tendency of the underlying clay soil, common for the area). No other cracks along the cement mortar or separation cracks between the veneer and window and door frames were apparent to indicate any severe foundation movement.

Picture removed

Picture Removed

Picture Removed

Inspection of the exterior of the building indicated no severe cracks due to failure of the foundation and exterior load bearing walls.

Roof framing system over the main building was inspected. No sign of buckling or sagging of the roof concrete decking was apparent. This inspection deals with major load bearing members of the structure and does not cover the roof covering material (shingles) and the siding (wood, stucco, asbestos or masonite) around the building

Steel roof framing over the atrium area (center of the building) has collapsed and will need to be removed during renovation of the building. Please note that roof over the atrium was added at later date after completion of the building in 1965. The original building was constructed without a roof over the atrium area.

The interior of the building (first and second floor) was inspected and no severe cracks around door and window frames due to concrete floor slabs or foundation distress were observed. Visual inspection of the concrete floor slab downstairs, concrete floor slab upstairs, concrete ceiling upstairs (roof deck) and concrete masonry load bearing walls indicated no structural damage to the load bearing members. Parts of the building have been in a fire.

Interior load bearing walls are consisted of concrete masonry unit walls that appear to be in tact and structurally sound.

Picture Removed

Picture Removed

Pictures Removed

Determinations

A soil report has not been made for this building that I am aware of, however the building seems to be built on active type soil which exhibits volume changes and may cause floor slab and foundation movement in the event of excessively dry or wet conditions. Minor foundation movement, subsequent hairline cracks and minor separations (1/4 of an inch or less) on the interior and exterior of the building are normal as a result of this shrink-swell tendency of the underlying clay soil, common for the area.

Minor cracks and separations on the exterior veneer and at the interior of the building are due to minor movement of the floor slab and foundation caused by shrink-swell tendency of the underlying clay soil. This movement has not affected the load bearing capacity of the structure and is common for this type building in the area. I consider this floor slab and foundation movement minor and do not recommend any repair, common for this age building.

Fire damage to the building appears to be cosmetic. Concrete floors, walls, and foundation have not sustained any fire damage.

The inspection revealed no damage to the load bearing CMU walls, roof concrete decking over the main building, floor slabs, or foundation (settlement, heave, or roll-out) at this building. I consider this building structurally acceptable and no structural repairs are needed at this time.

Collapsed roof over the atrium area will need to be removed during renovation.

The load bearing members of the structure (slabs, walls, foundation) are concrete and CMU walls and have not been affected by the fire and water and may be fully used for any renovation. A final structural evaluation of the site is recommended after all debris is removed.

The building is in acceptable structural condition, no detrimental structural defects or failure were found to warrant it being dangerous, a fire hazard, at risk of structural failure, or detrimental to the health, safety or welfare of the general public.

If I can be of any assistance to you, please feel free to contact me.

Sincerely,



Hamid Abdoveis, P. E.
Foundation Engineering, Inc.



REMARKS: Use of this report and reports by subcontractors of FEI constitutes acceptance of the following terms contained in this remarks section. Please note that these reports are the outcome of visual inspection only. These reports state the condition of building at the time of the inspection only, and these inspections do not guarantee the state of the building in the future. These inspections do not cover wood rot, moisture damage, siding, the installation and integrity of any stucco or stucco type product, the presence of wildlife, cosmetic finishes, mold, fungi, environmental or air quality concerns, windows, and all other items that can not be visually inspected. These inspections and the inspection reports do not include or address any inspections that were not ordered. Refer to the list of inspections performed by FEI and subcontractors of FEI included in this report for a list of inspections performed. All items may not be noted in these reports, only those sufficient to describe the general condition of the building at the time of the inspections. Foundation Engineering, Inc. and the inspector's total liability is limited and is not to exceed the inspection fee. This limit of liability is absolute, and there is no other limit of liability expressed or implied. If these terms are not acceptable, please contact our office for further discussion prior to use of this report.

AFFIDAVIT OF PUBLICATION

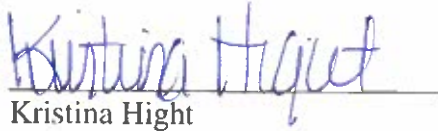
County of Muskogee,
State of Oklahoma

The Muskogee Phoenix
214 Wall S
Muskogee, Ok, 74402
918-684-2858

CASE: PNRC
800 S. 32ND

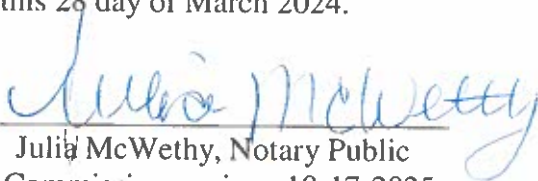
I, **Kristina Hight**, of lawful age, being duly sworn upon oath, deposes and says that I am the Classified Advisor of The Muskogee Phoenix, a daily/weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

PUBLICATIONS: Mar 28, 2024



Kristina Hight

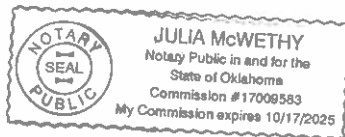
Signed and sworn to before me
On this 28 day of March 2024.



Julia McWethy, Notary Public

My Commission expires: 10-17-2025
Commission # 17009583

(SEAL)



Acct: 10417

Fee: \$ 0

Published In The
Muskogee Phoenix
March 28, 2024

**NOTICE AND
ORDER TO
PROPERTY
OWNERS**

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Public Nuisance Review Committee to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nuisance Review Committee on the: 16th day of April, 2024 at 11:00AM in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to

appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (918) 684-6235.

800 S 32ND ,
MUSKOGEE, OK

**Exhibit "A"
PROPERTY
DESCRIPTION**

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

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point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

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AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

Sarah Winkle

From: Krisina Hight <khight@muskogeephoenix.com>
Sent: Wednesday, March 27, 2024 8:39 AM
To: Sarah Winkle
Subject: REVISED VIEW PROOF
Attachments: REVISED VIEW PROOF.pdf

Caution: This is an external email from outside our organization.

Good morning Sarah,
Here is the revised proof for you to look over.
Let me know if it is good to go or any additional changes.

Thank you,
Kristina Hight
Muskogee Phoenix Classified Ad Manager
khight@muskogeephoenix.com
918-684-2803

property owners 1x 3-28 #119676

Published in The
Muskogee Phoenix
March 28, 2024

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Public Nuisance Review Committee to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nuisance Review Committee on the: 18th day of April, 2024 at 11:00AM in the City Council

Chambers on the third floor of the City Hall at 229 West Okmulgee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to Appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

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800 S 32ND ,
MUSKOGEE, OK

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AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County; Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00

feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

*Plat Corrected
Copy from this
3/27/24*

*Proofed
DW 3/27*

property owners 1x 3-28 #119676

Published In The
Muskogee Phoenix
March 28, 2024

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Public Nuisance Review Committee to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nuisance Review Committee on the 18th day of April, 2024 at 11:00AM in the City Council

Chambers on the third floor of the City Hall at 229 West Okmulgee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (918) 684-6235.

800 S 32ND,
MUSKOGEE, OK

Exhibit "A" PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City Of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. highway Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a

distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lot 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00

feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

78
Proof from Paper to him 3/28
He Kris she will have the 7 corrections fixed
Kris will send me revisions 3/26

Sarah Winkle

From: Sarah Winkle
Sent: Tuesday, March 26, 2024 8:02 AM
To: 'Krisina Hight'
Cc: Jody King; Ruben Gonzalez Jr.
Subject: PUBLISH IN THE MUSKOGEE PHOENIX (PNRC) 4-18-24
Attachments: PUBLISHED IN THE MUSKOGEE DAILY PHOENIX (PNRC).docx

Good morning Kristina,

Given that the legal did not get published when we sent it over on 3/15/24 for 800 S. 32nd Street, we need to have this published no later than this Thursday 3/28/24. Please see the attached for the information as it will just be 800 S 32 that we are needing published. Also you had mentioned that you would not charge us for this since it was missed the first time.

Please confirm to me what day it will be published in the paper and please also make sure the address and legal **(which is on page 2 of the attachment)** gets published.

Thank you,

Sarah Winkle

Associate Planner/GIS Specialist

229 W. Okmulgee Ave.

Muskogee, OK 74401

Office: (918) 684-6370

Email: swinkle@muskogeeonline.org



NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Public Nuisance Review Committee to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nuisance Review Committee on the: 18th day of April, 2024 at 11:00AM in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to Appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (918) 684-6235.

Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

Sarah Winkle

From: Michael Brackeen
Sent: Monday, March 25, 2024 2:08 PM
To: Sarah Winkle
Subject: FW: PUBLISHED IN THE MUSKOGEE DAILY PHOENIX (PNRC) 4-4-24
Attachments: PUBLISHED IN THE MUSKOGEE DAILY PHOENIX (PNRC).docx

Michael R Brackeen
Code Enforcement Supervisor
229 W. Okmulgee Ave.
Muskogee, OK 74401
Office: (918) 684-6235



*This was sent
to the Paper on
3/18/24
the Paper did NOT
publish the legal
on 800 S. 32nd.*

From: Michael Brackeen
Sent: Friday, March 15, 2024 4:03 PM
To: 'Krisina Hight' <khight@muskogee phoenix.com>
Subject: PUBLISHED IN THE MUSKOGEE DAILY PHOENIX (PNRC) 4-4-24

Kristina,
Could you publish this on or before 3/22/24? Thanks!

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Public Nuisance Review Committee to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nuisance Review Committee on the: 4th day of April, 2024 at 11:00AM in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to Appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (918) 684-6235.

210 N MAIN, MUSKOGEE, OK-

Part of Lot One (1), in Block Two (2), in the CITY OF MUSKOGEE, according to the official Plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; Beginning at a point on the Westerly Line of said Lot 1, 55 feet Southerly from the Intersection of the Easterly line of North Main Street with the Southerly line of the 12 foot alley running Easterly and Westerly through said Block 2; Thence from said point Southerly along the Westerly line of said Lot 1 a distance of 49.62 feet which said point is also 77.93 feet North of the North line of West Broadway; Thence North 89°8' E a distance of 171 feet to a point in the East line of said Lot, said point is 104.1 feet South of the South line of the aforementioned alley and 78.1 feet North of the North line of West Broadway; Thence Northerly along the East line of said Lot 1 a distance of 49.1 feet to a point 55 feet South of the South line of said alley; Thence Westerly in a direct straight line parallel with the South line of the aforementioned alley 171 feet more or less to the Point of Beginning.

Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

03/25/2024

Muskogee Grand Hotel LLC
PO Box 5523
Edmond, OK 73083

 Case Number: 24-73360
 Street Address: 800 S 32nd
 Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has an exposed roof and is open to the elements. *108.1.5 IPMC
- The structure has broken windows
- The structure is abandoned and
 - Is detrimental to the health, safety and welfare of the municipality;
 - Causes increased municipal costs; and
 - Devalues abutting and surrounding property.
- Unfit for human habitation and repairs must be made to make

Rehabilitate or demolish the dilapidated mechanical systems must be reconnected; exterior of the property and gables, doors and windows must be replaced and weather tight. Doors shall provide fire doors shall fit reasonably well with manufacturer. The interior shall be brick, landings, balconies and similar walking surfaces, which are not present, rubbish, trash and debris, including all non-working equipment masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held on Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, C 74401 to determine:

24-73360

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p style="font-size: 1.2em; font-weight: bold;">MUSKOGEE GRAND HOTEL LLC PO BOX 5523 EDMOND, OK 73083</p> <div style="text-align: center;">  9590 9402 5218 9122 9071 50 </div> <p>2. Article Number (Transfer from service label)</p> <p style="font-size: 1.2em; font-weight: bold;">7014 2120 0003 5278 1885</p>	<p>A. Signature</p> <p><input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)</p> <p style="font-size: 1.2em; font-weight: bold;">Lacey Belton</p> <p>C. Date of Delivery</p> <p style="font-size: 1.2em; font-weight: bold;">03/02/24</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <div style="text-align: center; border: 2px solid red; border-radius: 50%; padding: 10px; width: 100px; margin: 10px auto;"> <p style="color: red; font-weight: bold; margin: 0;">MAR 27 2024</p> <p style="color: red; font-weight: bold; margin: 0;">CENTER</p> </div> <p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Mail Restricted Delivery</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>

PS Form 3811, July 2015 PSN 7530-02-000-9053

7014 2120 0003 5278 1885

24-73360

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To	
MUSKOGEE GRAND HOTEL LLC	
Street & Apt. No., or PO Box No.	
PO BOX 5523	
City, State, ZIP+4	
EDMOND, OK 73083	

03/25/2024

Muskogee Grand Hotel LLC
PO Box 5523
Edmond, OK 73083Case Number: 24-73360
Street Address: 800 S 32nd
Legal Description: SEE ATTACHED**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)**

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code (“IPMC”), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has an exposed roof and is open to the elements. *108.1.5 IPMC
- The structure has broken windows. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this fit for habitation and occupancy. *108.1.3 IPMC

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held on April 18th at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

- 1) Whether your property 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
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, **you are directed to appear at a hearing to be held on APRIL 18TH, 2024 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine:** 1) whether your property 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, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Michael Brackeen, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Officer
City of Muskogee

IPMC References

- *108.1.5 – Dangerous Structure or Premises
- *108.2 – Closing of Vacant Structures
- *108.1.3 – Structure Unfit for Human Occupancy

Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma



03/25/2024

Michael Soraya
4220 NW 10th St Ofc. 8
Oklahoma City, OK 73132

Case Number: 24-73360
Street Address: 800 S 32nd
Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on 03/11/2024 by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has an exposed:
- The structure has broken window:
- The structure is abandoned as follows:
 - Is detrimental to the public health, safety or welfare of the municipality;
 - Causes increased municipal costs; and
 - Devalues abutting and adjacent property.
- Unfit for human habitation as follows:
 - Repairs must be made to make the structure habitable.

Rehabilitate or demolish the dilapidated structure. Mechanical systems must be reconnected. Exterior of the property and gables must be repaired. Doors and windows must be replaced and weather tight. Doors shall provide fire resistance and shall fit reasonably well with the manufacturer. The interior shall be brought to good repair, structural members, balconies and similar walking surfaces, which are not prohibited, rubbish, trash and debris, including all non-working equipment and masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held on Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, C 74401 to determine:

24-73360

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to: Michael Soraya 4220 NW 10th St Ofc 8 Oklahoma City, OK 73132</p>	<p>A. Signature X  <input type="checkbox"/> Agent <input type="checkbox"/> Address</p> <p>B. Received by (Printed Name) V. Soraya</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Signature Confirmation</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	<p>9590 9402 5218 9122 9071 43</p> <p>2. Article Number (Transfer from service label) 7014 2120 0003 5278 1892</p> <p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>	

7014 2120 0003 5278 1892

24-73360

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To: Michael Soraya
Street & Apt. No. or PO Box No. 4220 NW 10th St ofc 8
City, State, ZIP+4 Oklahoma City, OK 73132

03/25/2024

Michael Soraya
4220 NW 10th St Ofc. 8
Oklahoma City, OK 73132

Case Number: 24-73360
Street Address: 800 S 32nd
Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code (“IPMC”), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has an exposed roof and is open to the elements. *108.1.5 IPMC
- The structure has broken windows. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this fit for habitation and occupancy. *108.1.3 IPMC

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held on April 18th at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

- 1) Whether your property 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
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, **you are directed to appear at a hearing to be held on APRIL 18th, 2024 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine:** 1) whether your property 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, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Michael Brackeen, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Officer
City of Muskogee

IPMC References

- *108.1.5 – Dangerous Structure or Premises
- *108.2 – Closing of Vacant Structures
- *108.1.3 – Structure Unfit for Human Occupancy

Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma



03/18/2024

Muskogee Grand Hotel LLC
PO Box 5523
Edmond, OK 73083

 Case Number: 24-73360
 Street Address: 800 S 32nd
 Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has an exposed roof and is open to the elements. *108.1.5 IPMC
- The structure has broken windows. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this fit for habitation and occupancy. *108.1.3 IPMC

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors and windows shall be repaired and closed, as intended by the owner and in a sanitary condition. Stairs, railings and handrails shall be repaired and closed, as intended by the owner and in a sanitary condition.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
MUSKOGEE GRAND HOTEL LLC
P.O. BOX 5523
EDMOND, OK 73083

2. Article Number (Transfer from service label)
7014 2120 0003 5278 1854

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X 

B. Received by (Printed Name)
CASEY BAKER

C. Date
MAR 18 2024

D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Mail Restricted Delivery (00)

Priority Mail
 Registered Mail
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Required
 Signature Restricted

U.S. Postal Service™ 24-000 73360

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Sent To **MUSKOGEE GRAND HOTEL LLC**
 Street & Apt. No. or PO Box No. **P.O. BOX 5523**
 City, State, ZIP+4 **EDMOND, OK 73083**



03/18/2024

Muskogee Grand Hotel LLC
PO Box 5523
Edmond, OK 73083Case Number: 24-73360
Street Address: 800 S 32nd
Legal Description: SEE ATTACHED**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)**

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code (“IPMC”), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has an exposed roof and is open to the elements. *108.1.5 IPMC
- The structure has broken windows. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this fit for habitation and occupancy. *108.1.3 IPMC

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held on April 18th at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

- 1) Whether your property 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
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, you are directed to appear at a hearing to be held on APRIL 4, 2024 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine: 1) whether your property 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, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

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Ruben Gonzalez
Code Enforcement Officer
City of Muskogee

IPMC References

- *108.1.5 – Dangerous Structure or Premises
- *108.2 – Closing of Vacant Structures
- *108.1.3 – Structure Unfit for Human Occupancy

Exhibit "A"

PROPERTY DESCRIPTION

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AND

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Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma



03/18/2024

Michael Soraya
4220 NW 10th St Ofc. 8
Oklahoma City, OK 73132

Case Number: 24-73360
Street Address: 800 S 32nd
Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on 03/11/2024 by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

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 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this fit for habitation and occupancy. *108.1.3 IPMC

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior

...ed and closed, as intended by the
...nd and in a sanitary condition. Stairs,

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
MICHAEL SORAYA
4220 NW 10TH ST OFC 8
OKLAHOMA CITY, OK
73132

2. Article Number (Transfer from service label)
7014 2120 0003 5278 1861

COMPLETE THIS SECTION ON DELIVERY

24-000 73360

A. Signature
x *Waladez*

B. Received by (Printed Name)
Mirya Valadez

C. Date
3 MAR 2024

D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Restricted
<input type="checkbox"/> Mail	
<input type="checkbox"/> Mail Restricted Delivery	

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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Sent to: MICHAEL SORAYA
Street & Apt. No., or PO Box No.: 4220 NW 10TH ST OFC 8
City, State, ZIP+4: OKLAHOMA CITY, OK 73132

MUSKOGEE, OK 74401
Postmark
MAR 18 2024
USPS

03/18/2024

Michael Soraya
4220 NW 10th St Ofc. 8
Oklahoma City, OK 73132

Case Number: 24-73360
Street Address: 800 S 32nd
Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)

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 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this fit for habitation and occupancy. *108.1.3 IPMC

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held on April 18th at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

- 1) Whether your property 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
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, you are directed to appear at a hearing to be held on APRIL 4, 2024 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine: 1) whether your property 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, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Michael Brackeen, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Officer
City of Muskogee

IPMC References

- *108.1.5 – Dangerous Structure or Premises
- *108.2 – Closing of Vacant Structures
- *108.1.3 – Structure Unfit for Human Occupancy

Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma



03/14/2024

Muskogee Grand Hotel LLC
PO Box 5523
Edmond, OK 73083

 Case Number: 24-73360
 Street Address: 800 S 32nd
 Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has an exposed roof and is open to the elements. *108.1.5 IPMC
- The structure has broken windows. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation as defined by Oklahoma Statute Title 11 Section 112(C) and permits and repairs must be made to make this fit for habitation and occupancy. *108.1.3 IPMC

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and

equipped with a deadbolt lock. Interior doors and windows must be repaired, painted and closed, as intended by the code and in a sanitary condition. Stairs, handrails and railings must be repaired, painted and closed, as intended by the code and in a sanitary condition.

<p>SENDER: COMPLETE THIS SECTION</p> <ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. <p>1. Article Addressed to:</p> <p>MUSKOGEE GRAND HOTEL LLC P.O. Box 5523 EDMOND, OK 73083</p> <p>9590 9402 5218 9122 9074 40</p> <p>2. Article Number (Transfer from service label)</p> <p>7020 1810 0000 2511 3579</p>	<p style="text-align: center; font-size: 1.2em;">24-000 73360</p> <p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>X </p> <p>B. Received by (Printed Name) Casey Baker</p> <p>C. Date of Delivery 03/21</p> <p>D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table style="width: 100%;"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> </table> <p>Mail Restricted Delivery (00)</p>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<p style="text-align: center; font-size: 1.2em;">24-000 73360</p> <p style="text-align: center; font-weight: bold;">Postal Service™ 24-000 73360</p> <p style="text-align: center; font-weight: bold;">CERTIFIED MAIL® RECEIPT</p> <p style="text-align: center; font-weight: bold;">First-Class Mail Only</p> <p>For more delivery information, visit our website at www.usps.com™.</p> <p style="text-align: center; font-size: 1.5em; font-weight: bold;">OFFICIAL USE</p> <table style="width: 100%;"> <tr> <td>Postage and Fees (check box, add fee as appropriate)</td> <td></td> </tr> <tr> <td>Receipt (hardcopy)</td> <td>\$</td> </tr> <tr> <td>Receipt (electronic)</td> <td>\$</td> </tr> <tr> <td>Mail Restricted Delivery</td> <td>\$</td> </tr> <tr> <td>Signature Required</td> <td>\$</td> </tr> <tr> <td>Signature Restricted Delivery</td> <td>\$</td> </tr> </table> <div style="text-align: center;">  </div> <p style="text-align: center; font-weight: bold;">MUSKOGEE GRAND HOTEL LLC</p> <p style="text-align: center;">Apt. No., or PO Box No. BOX 5523</p> <p style="text-align: center;">EDMOND, OK 73083</p>	Postage and Fees (check box, add fee as appropriate)		Receipt (hardcopy)	\$	Receipt (electronic)	\$	Mail Restricted Delivery	\$	Signature Required	\$	Signature Restricted Delivery	\$
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Signature Required	\$																									
Signature Restricted Delivery	\$																									

03/14/2024

Muskogee Grand Hotel LLC
PO Box 5523
Edmond, OK 73083Case Number: 24-73360
Street Address: 800 S 32nd
Legal Description: SEE ATTACHED**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)**

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code (“IPMC”), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has an exposed roof and is open to the elements. *108.1.5 IPMC
- The structure has broken windows. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this fit for habitation and occupancy. *108.1.3 IPMC

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held on April 18th at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

- 1) Whether your property 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
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, you are directed to appear at a hearing to be held on APRIL 4, 2024 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine: 1) whether your property 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, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Michael Brackeen, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Officer
City of Muskogee

IPMC References

- *108.1.5 – Dangerous Structure or Premises
- *108.2 – Closing of Vacant Structures
- *108.1.3 – Structure Unfit for Human Occupancy

Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

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A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma



03/14/2024

Michael Soraya
 4220 NW 10th St Ofc. 8
 Oklahoma City, OK 73132

 Case Number: 24-73360
 Street Address: 800 S 32nd
 Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has an exposed roof and is open to the elements. *108.1.5 IPMC
- The structure has broken windows. *108.1.5 IPMC
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 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
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 - Devalues abutting and nearby real properties
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CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably with the manufacturer. The interior shall be free of clutter, including but not limited to, the stairs, landings, balconies and screens. All exterior surfaces shall be free of peeling paint, chipped masonry, stucco shall be free of crumbling, and all exterior surfaces shall be free of graffiti, signs, and other markings. All exterior surfaces shall be free of rubbish, trash and debris. All exterior surfaces shall be free of peeling paint, chipped masonry, stucco shall be free of crumbling, and all exterior surfaces shall be free of graffiti, signs, and other markings.

You are hereby directed to appear at a Nuisance Review Commission meeting on 03/15/2024 at 10:00 AM at 229 W. Okmulgee, Muskogee, OK 74401 to determine:


24-000 73360

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MICHAEL SORAYA
 4220 NW 10TH ST OFC 8
 OKLAHOMA CITY, OK
 73132


 9590 9402 5218 9122 9074 33

2. Article Number (Transfer from service label)

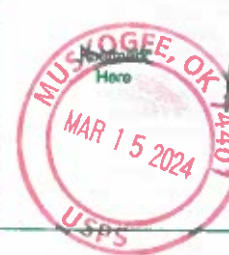
7020 1810 0000 2511 35

24-000 73360

U.S. Postal Service™ 24-000 73360
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ _____	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	Total Postage and Fees \$ _____
Sent To MICHAEL SORAYA Street and Apt. No., or PO Box No. 4220 NW 10TH ST OFC 8 City, State, ZIP+4® OKLAHOMA CITY, OK 73132	

03/14/2024

Michael Soraya
4220 NW 10th St Ofc. 8
Oklahoma City, OK 73132

Case Number: 24-73360
Street Address: 800 S 32nd
Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)

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Ruben Gonzalez
Code Enforcement Officer
City of Muskogee

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- *108.2 – Closing of Vacant Structures
- *108.1.3 – Structure Unfit for Human Occupancy

Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma





03.25.2024 13:32



03.25.2024 13:32

Building Inspector's Dilapidated Structure Checklist

Case Open Date: 03/11/24

Case Number: 24-00073360

Address: 800 S 32ND

Code Officer: RUBEN GONZALEZ

Owner's Name MUSKOGEE GRAND HOTEL, LLC MICHAEL SORAYA

Owner Address P.O. Box 5523 EDMOND, OK 73083 & 4220 NW 10TH ST OFC 8C OKC, OK 73132

Phone: _____ Email: _____ (if known)

Structure Security

Secure Yes No

Signs of Recent Entry Yes No

What are the signs: _____

Utilities

Active Yes No

If Yes, Gas Electric

Water

Construction/Status of the Structure

Number of Floors: 2

Basement Yes No

Exterior Block Brick Wood Metal Vinyl

Other: Concrete

Roof Shingle Metal Other: Asphalt

Roof Exposed Yes No

Open to the Elements Yes No

Windows Broken/Open Yes No

How many windows are Open/Broken: 10

Location of Broken/Open Windows: Swimming Pool Area

Exterior Doors Secured Yes No

Hazardous Materials on Site Yes No

Conditions present that require immediate action: NO

Potential Fire Risk Low Moderate High

See attached

Building Inspector's Dilapidated Structure Checklist

In the opinion of the Inspector, is the structure:

Abandoned

Yes

No

Unfit for Human Habitation

Yes

No

Appear Unsafe and/or Dangerous

Yes

No

Other Notes:

Inspector's Signature: _____



Inspector's Name: Jeff Strickland

Date of Inspection: 3-12-2024

3-12-2024



CITY OF

MUSKOGEE

Permits & Inspections

Sarah Winkle

From: Aaron L. Mayhugh
Sent: Thursday, March 14, 2024 8:59 AM
To: Sarah Winkle
Subject: FW: 800 S. 32nd

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Tish Callahan <TCallahan@Muskogeeonline.org>
Sent: Monday, December 21, 2020 3:48 PM
To: Aaron L. Mayhugh <amayhugh@muskogeeonline.org>
Cc: Mike A. Haley <mhaley@muskogeeonline.org>; Derrell R. Jones <drjones@muskogeeonline.org>
Subject: RE: 800 S. 32nd

Thank you Aaron. The pictures and your detailed information is very helpful. I had no idea there had been so many fires and the seriousness of them.

I am not the expert, but I'm going to check into the City taking action as an emergency based on the condition of the building and its dangerous condition. This may help us get the demolition completed quicker since we're having difficulty finding the owner and getting legal service.

Thanks again and please keep me posted on any additional action taken by the fire department. This is not right nor fair for our fire personnel to be subjected to these conditions caused by the absentee owner's neglect and abandonment of the property.

Tish Callahan
Director of Planning and Community Development PO Box 1927
Muskogee, OK 74402
918-684-6232

-----Original Message-----

From: Aaron L. Mayhugh <amayhugh@muskogeeonline.org>
Sent: Monday, December 21, 2020 3:01 PM
To: Tish Callahan <TCallahan@Muskogeeonline.org>
Cc: Mike A. Haley <mhaley@muskogeeonline.org>; Derrell R. Jones <drjones@muskogeeonline.org>
Subject: 800 S. 32nd

Tish,

Here are the pictures we took inside the 800 South 32nd. The fire department has responded to six working fires there since 5-2013. Two of those fires required a second alarm response because of their severity. Four of the six have been since 11-25-20. The fires on 5-8-13 and 12-16-20 that resulted in second alarm responses had multiple fires burning in separate locations inside the hotel. The conditions were already extremely unsafe due the squatters stripping everything that can be scrapped out of the inside. Many of the hallways are hard to navigate under normal conditions and will be nearly impossible to get through in heavy smoke and fire conditions. A large portion of the ceiling in the courtyard collapsed during the last fire and the structural steel holding up an adjacent section has been weakened and could collapse anytime. Also, at the most recent fire it was discovered that the squatters using improvised methods and stealing electricity and supplying power to some of the rooms on the south end of the hotel. This resulted in one of our firefighters nearly being electrocuted. OG&E was called in to remove the source of electricity from the building.

As you can see from the pictures several of the rooms have used needles and other drug paraphernalia laying around. Several of the rooms appear to be being used for temporary sleeping arrangements. A few of the rooms appear to be lived in more permanently having lights, heaters, microwaves, decorations on the walls as well as several personal items and several possibly stolen items. Each time I have been to this location we have found people in the rooms. In one room the squatters had a fire starter log burning to keep warm.

This building is extremely dangerous to our firefighters and is very likely to result in a serious injury or death. Not only for MFD personnel the people squatting there are in danger. Not only is the building a hazard, it is a public nuisance that is detrimental to the citizens and businesses that are near it location.

Thank You,
Aaron Mayhugh
Fire Marshal
Muskogee Fire Department
918.684.6252

Sarah Winkle

From: Aaron L. Mayhugh
Sent: Thursday, March 14, 2024 8:58 AM
To: Sarah Winkle
Subject: FW: Fire 800 South 32nd

Follow Up Flag: Follow up
Flag Status: Flagged

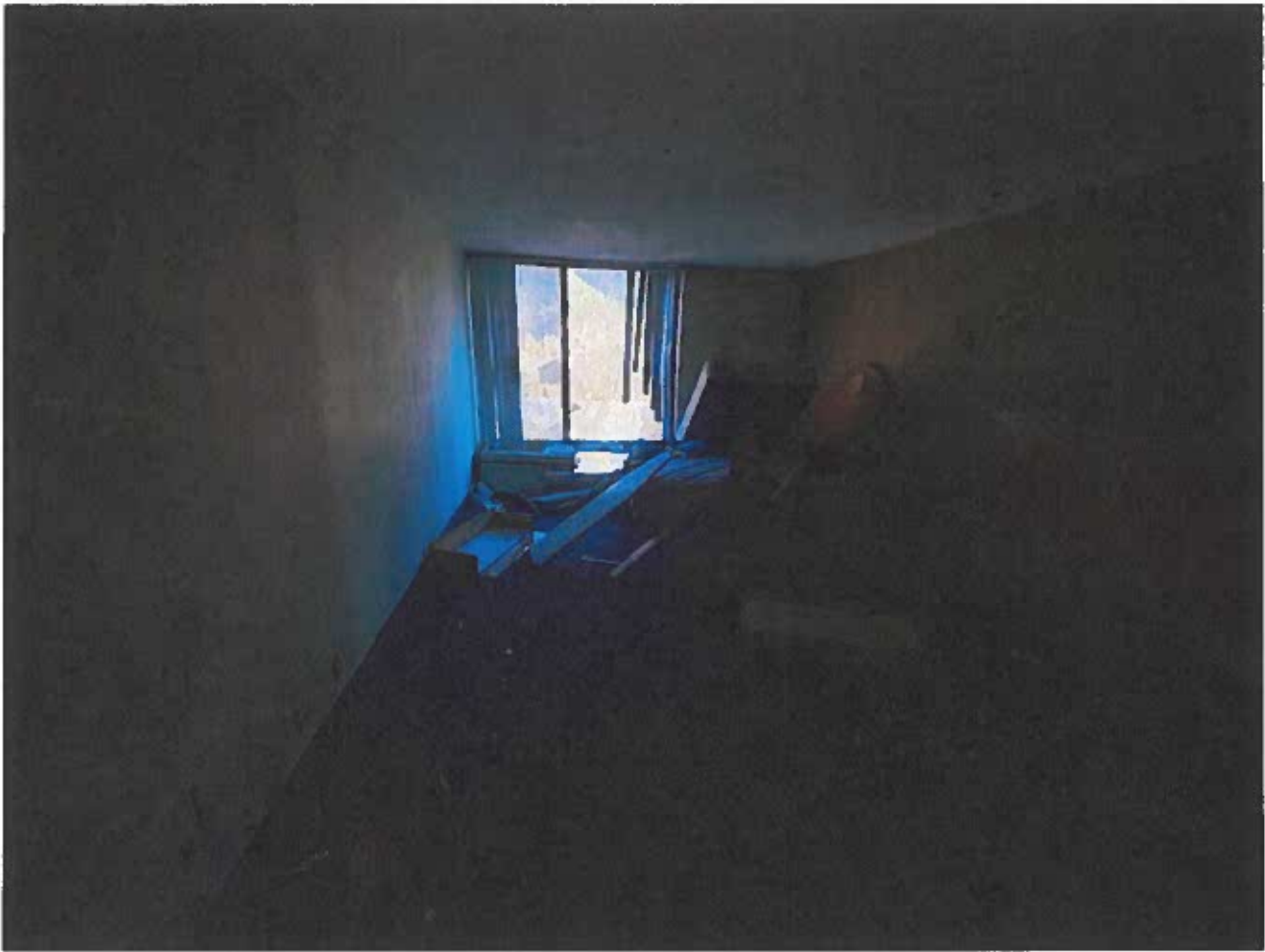
From: Aaron L. Mayhugh <amayhugh@muskogeeonline.org>
Sent: Wednesday, November 25, 2020 4:25 PM
To: Aaron L. Mayhugh <amayhugh@muskogeeonline.org>
Subject: Fire 800 South 32nd







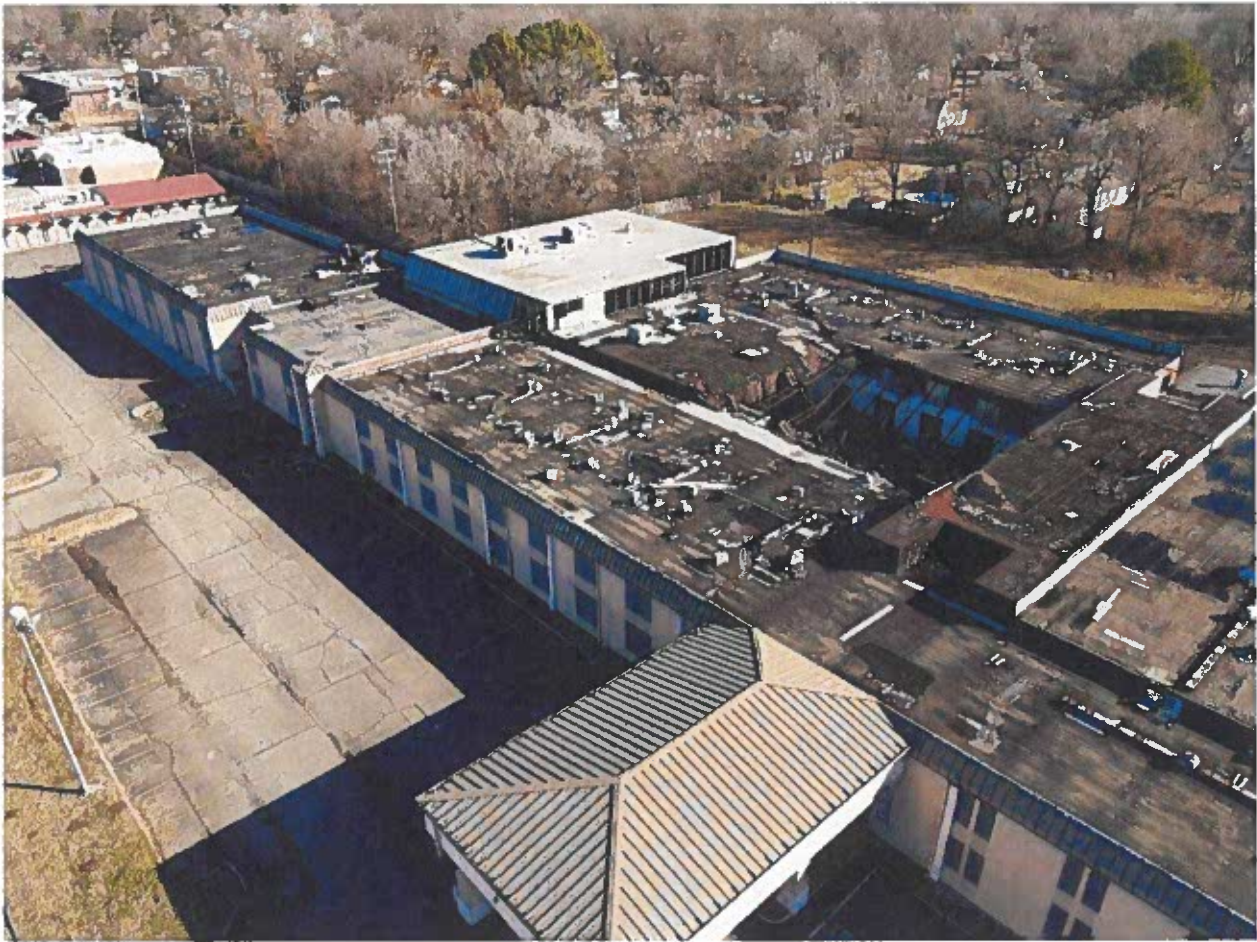






Sent from my iPhone

Drone Pictures of 800 S 32nd









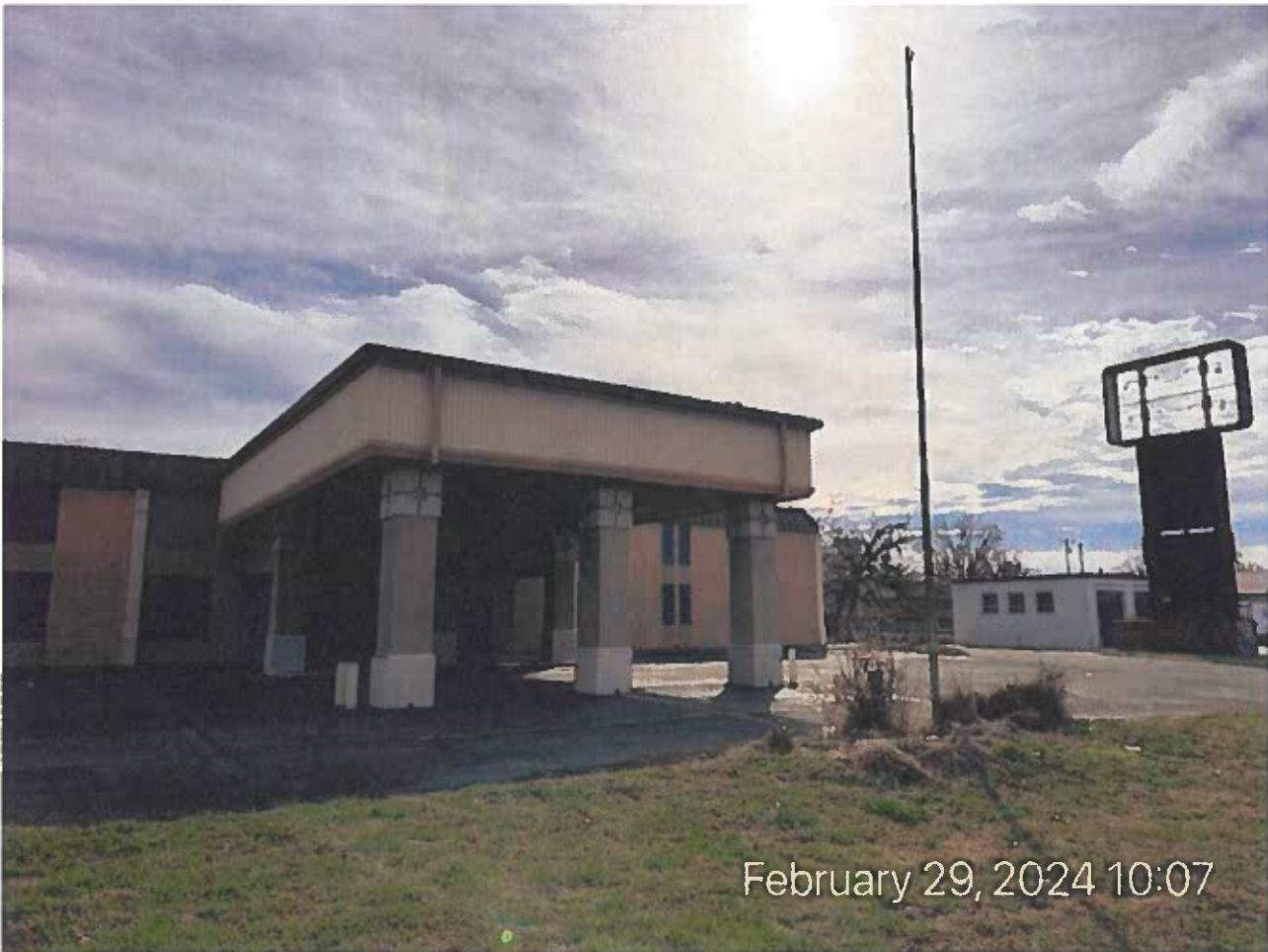




Sarah Winkle

From: Jody King <jodyrking@outlook.com>
Sent: Monday, March 11, 2024 3:47 PM
To: Sarah Winkle
Subject: Pictures for 800 S 32

Caution: This is an external email from outside our organization.























Jody King, MPA

(405) 999-2093

Sent from iPhone

Uniform Building Code Appeals Board Agenda

5.

Meeting Date: 06/26/2024

Initiator: Sarah Winkle, Deputy Director of Planning and Community Development

AGENDA ITEM TITLE:

Hold a public hearing on the appeal of the findings that the structure at 316 N Main is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance, and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned, or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Jody King)

BACKGROUND:

An exterior inspection of the property and structure occurred on 5/13/2024 by the City Building Inspector. These are the findings from those inspections:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure is unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC
- The structure has an exposed roof. *108.1.5
- The structure is open to the elements. *108.1.5

Corrective Actions recommended in the letter sent to the property owners were:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

PNRC was held on June 6, 2024 and the findings were that the building is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance, and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned.

RECOMMENDED STAFF ACTION:

Uphold the findings of the PNRC and approve the structure for demolition.

Fiscal Impact

Attachments

Complete Case File 24-73542

Dilapidated Structures Checklist

Case Open Date: 5/13/24

Case Number: 24-73542

Address: 316 N. Main St.

Officer: Ruben Gonzalez

Documents Needed for Every Case

- Copy of County Treasurer's Tax Roll Based on the Property Address
- Copy of the County Assessor's Report
- Copy of the Deed
- Copy of Land Records to verify Property Owner(s) and Mortgage/Lien Holder(s)
- ~~N/A~~ Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)
- ~~N/A~~ Copy of the Fire Damage Report (as needed)

Waivers: (if checked at any point does not need to proceed through the process below).

Date PNRC Hearing Notice Letter to all Stakeholders: 5/14/24

- Certified Mailing Receipt attached to a copy of the letter(s)
- Building Inspector's Report (as applicable)
- Images of Notice Posted on Structure for PNRC Hearing

Date of Publication in the Muskogee Phoenix: 5/19/24

- Affidavit of Publication

Reviewed By¹:


Sarah Winkle, Deputy Director of Community Development

5/28/24
Date


Ruben Gonzalez, Code Enforcement Officer

May 28, 2024
Date

PNRC Date:
June . 6 , 2024

¹ Review of the file will be conducted the week before the scheduled PNRC.

Date of the PNR Hearing: 6/6/24

Date of PNR Determination/UBCAB Notice Letter: 6/6/24

Certified Mailing Receipt attached to a copy of the letter(s)

Images of Notice Posted on Structure for UBCAB Hearing

PNR Agenda & Approved Minutes

Copy of Filed Blank Lien

Date of UBCAB Reflected in Determination Letter (~~Business days~~): 6/26/24

Date of Publication in the Muskogee Phoenix: ~~6/11/24~~ 6/11/24

Affidavit of Publication

Date of UBCAB Hearing: 6/26/24

UBCAB Determination Letter: _____

Certified Mailing Receipt attached to a copy of the letter

Date to Demo Structure Reflected in Determination Letter: _____

UBCAB Agenda & Approved Minutes

Reviewed By²:

Sarah Winkle, Acting Deputy Director of Community Development

Date

Ruben Gonzalez, Code Enforcement Officer

Date

Copy of Recorded Lien with Cost (after demo)

² Review of the file will be conducted the week before the scheduled UBCAB.

Final Review By:

Jody King, Director of Community Development

Signature

Date Approved

Comments:

Katrina Bodenhamer, City Attorney

Signature

Date Approved

Comments:

CITY OF
MUSKOGEE
Code Enforcement

Documentary Stamps: \$ 1275.00

Property Address: 420 N Main AND 318 N Main, Muskogee, OK 74401

Mailing Address: 701 Corsica Court, Argyre, TX 74226

GENERAL WARRANTY DEED
(Oklahoma Statutory Form)



THIS INDENTURE, made this 14th day of January, 2022, between Wesley Lewis, a single person, party of the first part, party grantor and Growers Essentials, LLC an Oklahoma limited liability company, party of the second part, party grantee.

WITNESSETH: That in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, said party grantor does, by these presents, grant, bargain, sell and convey unto said party grantee, its successors or assigns all of the following described real estate, situated in the County of Muskogee, State of Oklahoma, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said party grantor, Wesley Lewis, a single person, his heirs, executors and administrators does hereby covenant, promise and agree to and with said party grantee, at the delivery of these presents that he is lawfully seized in his own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT: Easements and building restrictions of record and special assessments not yet due and all the oil, gas and other minerals in and under the described premises which have been previously reserved or conveyed by or to others; and that party grantor will WARRANT AND FOREVER DEFEND the same unto the said party grantee, its successors or assigns against said party grantor, his heirs or assigns and all and every person or persons whomsoever lawfully claiming or to claim the same.

(General Warranty Deed - Oklahoma Statutory Form)
File No. G-111151
Guaranty Title Company, LLC
Westcor Land Title Insurance Company

RECORD & RETURN
Guaranty Title Company
1319 Classen Drive
Oklahoma City, OK 73103


IN WITNESS WHEREOF, the said party grantor, has executed or caused to be executed, this instrument the day and year first above written.



Wesley Lewis

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

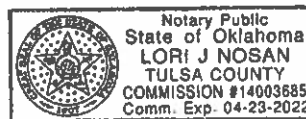
This instrument was acknowledged before me this 14th day of January, 2022, by Wesley Lewis, a single person.



Notary Public

My Commission Expires: April 23, 2022

(SEAL)



I-2022-000868 Book 4783 Pg: 228
01/26/2022 10:43 am Pg 0226-0228
Fee: \$ 22.00 Doc: \$ 1,275.00
Poly Irving - Muskogee County Clerk
State of Oklahoma

EXHIBIT A

Lots 6, 7, 8, and the North 75 feet of Lot 9, all in Block 15 in the CITY OF MUSKOGEE, County of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior June the 4th, 1900, LESS and EXCEPT a portion of Lot 6 in Block 15 of the CITY OF MUSKOGEE, State of Oklahoma, more particularly described as follows:

Beginning at the Northwest Corner of Lot 6 in Block 15 in the CITY OF MUSKOGEE, County of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior June the 4th, 1900; thence Southerly along the West line of said Lot 6 a distance of 61 feet; thence Easterly to a point on the East line of said Lot 6 to a point on the said East line, said point being 62 feet South of the Northeast Corner of said Lot 6; thence Northerly along said East line a distance of 62 feet to the Northeast Corner of said Lot 6; thence Westerly along the North line of said Lot 6 to the Point of Beginning.

(General Warranty Deed - Oklahoma Statutory Form)
File No. G-111151
Guaranty Title Company, LLC
Westcor Land Title Insurance Company

Tax Roll Inquiry

Muskogee County Treasurer

Shelly Sumpter, Treasurer

400 West Broadway, Rm 220 Muskogee, OK 74401

Phone: 918-682-0811

Fax: 918-682-8907

E-Mail: donotreply@muskogeetreasurer.org



Owner Name and Address

GROWERS ESSENTIALS, LLC
701 CORSICA COURT
ARGYLE TX 76226-0000

Taxroll Information

Tax Year : 2023
Property ID : 4610-26-015-007-1-015-14
Location : 316 N MAIN MUS
School District : 20A MUSKOGEE Mills : 102.39
Type of Tax : Real Estate
Tax ID : 135

Legal Description and Other Information:

MUSKOGEE OT S20 LOT 7 & ALL LOT 8 & N75 LOT 9 BLOCK 15

Assessed Valuations	Amount
Land	11921
Improvements	0
Net Assessed	11921

The Penalty for this tax statement is calculated through May 15, 2024. After that date, another 1.5% of the base tax will be applied. Fees can be added any time.

Tax Values	Amount
Base Tax	1,221.00
Penalty	73.26

Tax Values	Amount
Fees	0.00
Payments	0.00
Total Paid	0.00
Total Due	1,294.26

Date	Receipt	Paid With	Payment For	Amount	Paid By
No records Found!					

Property Owner

Name: GROWERS ESSENTIALS, LLC

Property Information

Physical Address: 316 N MAIN

Mailing Address: 701 CORSICA COURT
ARGYLE, TX 76226-

Subdivision: MUSKOGEE OT

Block / Lot: 0015 / 0007

Type: (CI) Comm. Impr.

S-T-R: N/A

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Extended Legal: MUSKOGEE OT S20 LOT 7 &; ALL LOT 8 &; N75 LOT 9 BLOCK 15

Market and Assessed Values:

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	\$108,371	\$108,371	\$11,921
Building:	0	0	0
Total:	\$108,371	\$108,371	\$11,921

Land:

Land Use	Size	Units
	33345.00	Square-Feet

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
1/14/2022	4783	226	W	1275.00	\$850,000	LEWIS, WESLEY	Government	ent
9/28/2018	4610	763	W	277.50	\$185,000	BRIGGS, BARBARA	Government	ent
6/16/2006	3571	164	W	247.50	\$165,000	KETCHAM, LEE	Valid	
1/1/1900	1704	265		0.00	\$0		Unval.	

Building: 1

Age/YC	Condition	Grade	Stories	Effective Age
1940	Low	3	1	118
Avg. Floor Area: 0		Common Wall: 0		
Avg. Perimeter: 286		Total Floor Area: 1080		
No. Floors: 0		Total Height: 0		
Avg. Floor Hgt: 0		Unit Multiplier: 0		
Occupancy		Heating/Cooling	Sprinkler	
Primary Distribution Warehou (100%)		No HVAC (0%)	N/A	
Secondary N/A		N/A	N/A	

Building: 2

Age/YC	Condition	Grade	Stories	Effective Age
1940	Low	4	2	118
Avg. Floor Area: 0		Common Wall: 0		
Avg. Perimeter: 84		Total Floor Area: 1620		
No. Floors: 0		Total Height: 0		
Avg. Floor Hgt: 0		Unit Multiplier: 0		
Occupancy		Heating/Cooling	Sprinkler	
Primary Office Building (100%)		No HVAC (0%)	N/A	
Secondary N/A		N/A	N/A	

Building: 3

Age/YC	Condition	Grade	Stories	Effective Age
1940	Low	4	2	118
Avg. Floor Area: 0		Common Wall: 0		
Avg. Perimeter: 98		Total Floor Area: 2040		
No. Floors: 0		Total Height: 0		
Avg. Floor Hgt: 0		Unit Multiplier: 0		
Occupancy		Heating/Cooling	Sprinkler	
Primary Distribution Warehou (100%)		No HVAC (0%)	N/A	
Secondary N/A		N/A	N/A	

Search results in Muskogee County

Your search: "grower's essential"
[Monitor](#)

5 results (0.02 seconds) [Modify search](#)

BOOK	COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	FILE IN DESCRIPTION
1	Muskogee	12/05/2023	2023-012572	Notice	004881	0235	CITY OF MUSKOGEE	GROWERS ESSENTIALS, LLC	MUSKOGEE OT B15 LT Partial MUSKOGEE OT B15 LB 1 more
1	Muskogee	10/25/2023	2023-011219	Notice	004875	0794	CITY OF MUSKOGEE	GROWERS ESSENTIALS, LLC	MUSKOGEE OT B15 LT Partial MUSKOGEE OT B15 LT Partial 2 more
1	Muskogee	11/09/2022	2022-013817	Notice	004829	0022	CITY OF MUSKOGEE	GROWERS ESSENTIALS, LLC	MUSKOGEE OT B15 LT Partial MUSKOGEE OT B15 LB 1 more
1	Muskogee	10/31/2022	2022-013505	Notice	004827	0821	CITY OF MUSKOGEE	GROWERS ESSENTIALS, LLC	MUSKOGEE OT B15 LT Partial MUSKOGEE OT B15 LB 1 more
1	Muskogee	01/26/2022	2022-000666	DEED	004783	0226-0228	LEWIS, WISLEY	GROWERS ESSENTIALS LLC	MUSKOGEE OT B15 LT MUSKOGEE OT B15 LT 2 more

DEED Search

Book 004783
Pages 0226 - 0228

Muskogee County, OK

Instrument I-2022-000868
Recorded January 26, 2022 at 10:43am

Fees & Dates

Filing Fees	\$22.00
Consideration amount	\$850,000.00
Mortgage amount	\$0.00
Document stamps	\$1,275.00
Recorded on	01/26/2022 10:43am
Instrument date	01/14/2022

Parties

- Grantor
 - LEWIS, WESLEY
- Grantee
 - GROWERS ESSENTIALS LLC

Legal Description

- [Search](#) MUSKOGEE OT B15 L6
- [Search](#) MUSKOGEE OT B15 L7
- [Search](#) MUSKOGEE OT B15 L8
- [Search](#) MUSKOGEE OT B15 L9 Partial

3 Images

[Home](#) : [Business Services](#) : [Corp Search](#) : [Corp Information](#)

Entity Summary Information

Select the buttons below to file or place an order.

To view Entity Details there will be a \$5.00 charge and you will need to click on **VIEW ENTITY DETAILS** button at the bottom of the page.

If you are ordering documents such as a "Certificate of Good Standing" or "copies" you will need to click on the **ORDER DOCUMENTS** button at the bottom of the page.

If you are filing a legal document such as a trade name, amendment, annual certificate, etc., you will need to click on **FILE A DOCUMENT** button at the bottom of the page.

GROWERS ESSENTIALS, LLC

Details

Filing Number:	3512915328
Name Type:	Legal Name
Status:	Inactive 
Corp type:	Domestic Limited Liability Company
Jurisdiction:	Oklahoma
Formation Date:	29 Jan 2021

Registered Agent Information

Name:	LARRYN WORKMAN
Effective:	2 Nov 2023
Address:	5808 MISTLETOE CT
City, State , ZipCode:	OKLAHOMA CITY OK 73142

[View Entity Detail](#)[File a Document](#)[Order Documents](#)[New Search](#)

NOTICE OF DILAPIDATION AND LIEN

STATE OF OKLAHOMA)
)
COUNTY OF MUSKOGEE)

KNOW ALL MEN BY THESE PRESENTS

That the City of Muskogee, in Muskogee County, State of Oklahoma, pursuant to a finding of the building official has determined that the following described dilapidated and has become detrimental to the health, safety, or welfare of the public and the community or that said property creates a fire hazard to other property, and that the condition of the following described property a detriment or a hazard and that the property would be benefited by the removal of such conditions and that the municipal governing body may cause the dilapidated buildings to be torn down and removed. Said property being listed on the current tax rolls in the office of the County Treasurer as being owned by:

LLC GROWERS ESSENTIALS and located at 316 N MAIN ST
 MUSKOGEE OK 74401
Land ID#: 000061482

Said property being legally described as follows, to-wit:

MUSKOGEE OT
MUSKOGEE OT
S20 LOT 7 & ALL LOT 8 & N75
LOT 9 BLOCK 15

And that pursuant to the findings of the municipal officials of the City of Muskogee, Oklahoma claims a lien on said property for the destruction and removal costs and that such costs are the personal obligation of the property owner from and after the date of filing of said notice, according to the laws of the State of Oklahoma.

Tammy L. Tracy, City Clerk

CERTIFICATE OF CITY CLERK

I, Tammy L. Tracy, the undersigned, the duly qualified and performing as the City of Muskogee, Oklahoma, do hereby certify that the above owner has to file a written notice of appeal from the order of the Building Official twenty (20) days from the receipt of the Notice/Order letter. I am required to file this Notice of Dilapidation and Lien to be recorded in the office of the County Clerk of Muskogee County for the above property.

WITNESS my hand as City Clerk and the Seal of the City of Muskogee, Oklahoma, this
June 18, 2024.

Tammy L. Tracy, City Clerk

Gonzalez, Ruben
Code Enforcement Officer

Case Number: 24-00073542

AFFIDAVIT OF PUBLICATION

County of Muskogee,
State of Oklahoma

The Muskogee Phoenix
214 Wall S
Muskogee, Ok, 74402
918-684-2858

CASE:
UBCAB

I, **Kristina Hight**, of lawful age, being duly sworn upon oath, deposes and says that I am the Classified Advisor of The Muskogee Phoenix, a daily/weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

PUBLICATIONS:

June 11, 2024

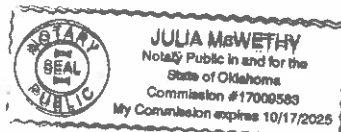
Kristina Hight
Kristina Hight

Signed and sworn to before me
On this *11th* day of *June* 2024

Julia McWethy
Julia McWethy, Notary Public

My Commission expires: 10-17-2025
Commission # 17009583

(SEAL)



Accnt: *10417*

Fee: \$ *93.05*

Published in The
Muskogee Phoenix
June 11, 2024

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided, the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

held by the Uniform Building Code Appeals Board to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property, or whether the building is abandoned.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Uniform Building Code Appeals Board on the: **June 26, 2024** at 1:30 P.M. in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee, Muskogee OK, 74401. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the

becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (916) 684-6235.

228 S. D. St.,
Muskogee OK

The North 56 of Lot 4 Block 380 in the city of Muskogee; according to the official plat thereof, Muskogee County, State of Oklahoma.

316 N. Main St.,
Muskogee OK

Lots 6, 7, 8, and the North 75 feet of Lot 9, all in Block 15 in the CITY OF MUSKOGEE, County of Muskogee, State of Oklahoma; according to the official plat thereof approved by the Secretary of the Interior June 4th, 1900, LESS and EXCEPT a portion of Lot 6 in Block 15 of the CITY OF MUSKOGEE, State of Oklahoma, more particularly described as follows:

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to a point on the East line of said Lot 6 to a point on the said East line, said point being 62 feet South of the Northeast Corner of said Lot 6; thence Northerly along said East line a distance of 62 feet to the Northeast Corner of said Lot 6; thence Westerly along the North line of said Lot 6 to the Point of Beginning.

1918 E. Okmulgee

Lot 4 in Block "Q" of MCKELLOP AMENDED ADDITION to the City Muskogee, Muskogee County, State of Oklahoma, according to the official plat thereof.

909 W. Okmulgee

E 100 N 150 LOT 3
BLOCK 168 MUSKOGEE OT]

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A hearing shall be held by the Uniform Building Code Appeals Board to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property, or whether the building is abandoned.

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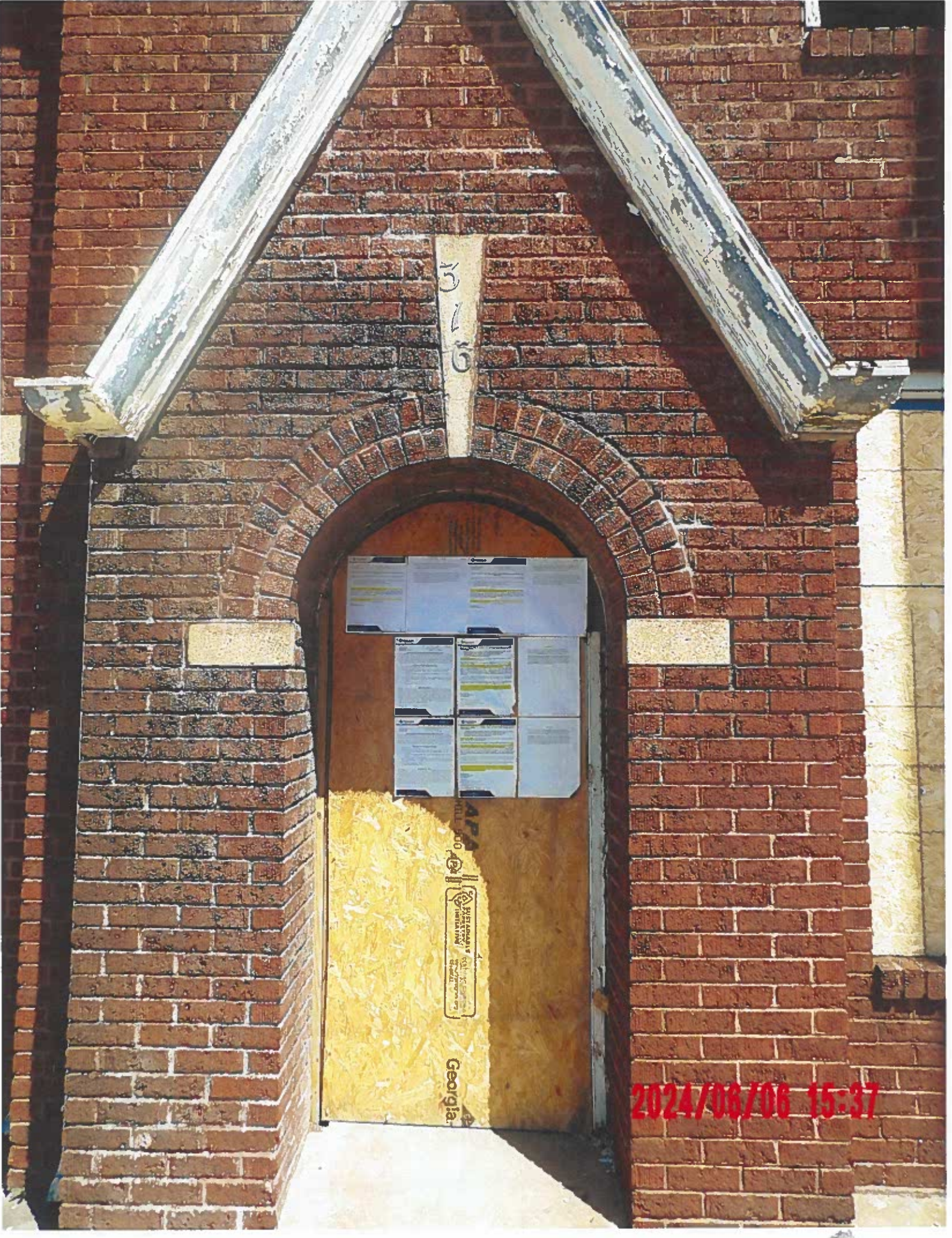
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E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT

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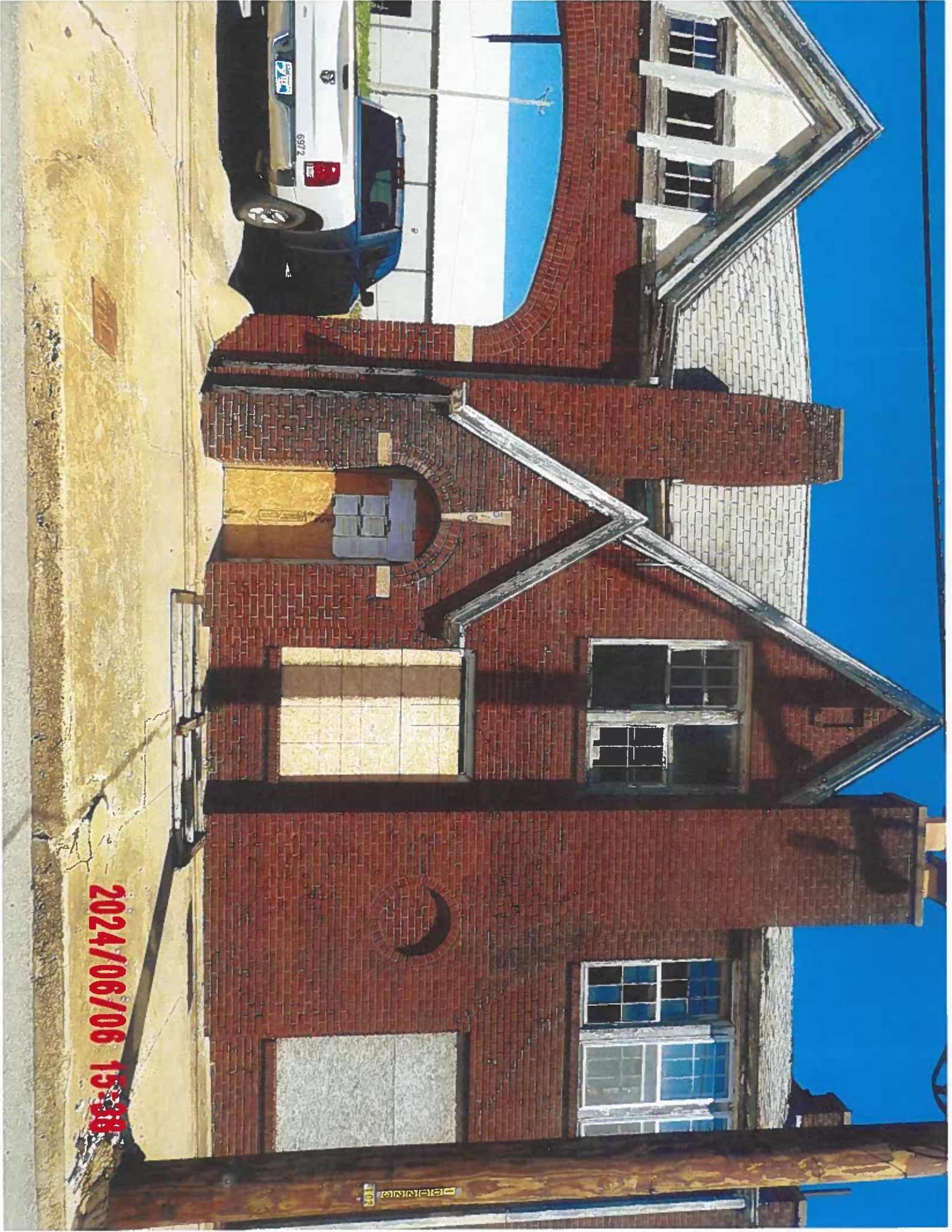
12
13

Multiple sheets of white paper with text and tables, possibly a document or report, posted on the door.

APA
100
100
SHEATHING
OSB
ORIENTED STRAND BOARD
MADE IN THE U.S.A.
1/2" x 4' x 8'

Georgia

2024/06/06 15:37



2024/06/06 15:38

MUSKOGEE
City of Muskogee
229 W. Commercial
Muskogee, OK 74401
(918) 684-6235

Case Number: 24-71542
Street Address: 218 S. Main St
Legal Description: SEE ATTACHED

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DISAPPROVED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on June 4, 2024 and determined:

- 1) Your property is disapproved 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
- 2) The property creates a fire hazard which is dangerous to other properties;
- 3) The building is abandoned or set out above.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you are interested in signing up for the program, please contact Ruben Gonzalez, Code Enforcement Supervisor for more information.

Code Enforcement Supervisor
Chief Enforcement Supervisor

www.muskogeeonline.org
phone@muskogeeonline.org

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Code Enforcement Supervisor
Chief Enforcement Supervisor

www.muskogeeonline.org
phone@muskogeeonline.org

2024/06/06 15:37

Substance Abuse Assessment
74801 to determine if
1) Whether Your Dr...

6/6/2024

Growers Essentials, LLC
701 Corsica Court
Argyle, TX 76226

Case Number: 24-73542
Street Address: 316 N Main St
Legal Description: SEE ATTACHED

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **June 6, 2024** and determined:

- 1) Your property 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
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You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on June 26, 2024 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by June 26, 2024.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. **If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come, first serves basis.** If you are interested in signing up for the program, please contact Ruben Gonzalez, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Supervisor

7020 1810 0000 2511 7621

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To: **Growers Essentials LLC**
Street and Apt. No. or PO Box No.: **701 Corsica Court**
City, State, ZIP+4: **Argyle Tx 76226**

MUSKOGEE, OK 74401
JUN 6 2024
Postmark Here
USPS

6/6/2024

Growers Essentials, LLC
701 Corsica Court
Argyle, TX 76226

Case Number: 24-73542
Street Address: 316 N Main St
Legal Description: SEE ATTACHED

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Ruben Gonzalez
Code Enforcement Supervisor

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6/6/2024

Larryn Workman
5808 Mistletoe Ct
Oklahoma City, OK 73142

Case Number: 24-73542
Street Address: 316 N Main St
Legal Description: SEE ATTACHED

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Ruben Gonzalez
Code Enforcement Supervisor

7020 1810 0000 2511 7614

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To: Larryn Workman
Street and Apt. No. (or PO Box No.): 5808 Mistletoe Ct
City, State, ZIP+4: Oklahoma City, OK 73142

MUSKOGEE
Postmark
JUN - 6 2024
USPS

6/6/2024

Larryn Workman
5808 Mistletoe Ct
Oklahoma City, OK 73142

Case Number: 24-73542
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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).

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
JUNE 6, 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. 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)

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)

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)

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)

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)

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)

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)

ADJOURN

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

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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.

Sarah Winkle motioned to recommend this item to the Uniform Building Code Appeals Board after determining that the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community. Ruben Gonzalez seconded the motion.

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

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.

Sarha Winkle motioned for this item to be presented to the Uniform Building Code Appeals Board after determining that the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community. Jeff Strickland seconded the motion.

Motion was made by Board Member Sarah Winkle, seconded by Board Member Jeff Strickland

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)

Sarah Winkle made the motion to send this item to the Uniform Building Code Appeals Board after

determining that the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community. Jeff Strickland seconded the motion.

Motion was made by Board Member Sarah Winkle, seconded by Board Member Jeff Strickland

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

Carried - Unanimously

With no further business, the meeting was adjourned.

AFFIDAVIT OF PUBLICATION

County of Muskogee, State of Oklahoma

The Muskogee Phoenix
214 Wall S
Muskogee, Ok, 74402
918-684-2858

CASE:

PNRC

I, **Kristina Hight**, of lawful age, being duly sworn upon oath, deposes and says that I am the Classified Advisor of The Muskogee Phoenix, a daily/weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

PUBLICATIONS: May 19, 2024

Kristina Hight

Kristina Hight

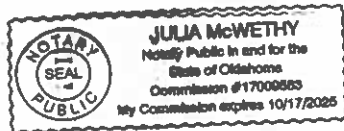
Signed and sworn to before me
On this 20 day of May 2024.

Julia McWethy

Julia McWethy, Notary Public

My Commission expires: 10-17-2025
Commission # 17009583

(SEAL)



Acct:

Fee: \$

\$107.85

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Published in The Muskogee Phoenix
May 19, 2024

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Public Nuisance Review Committee to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property.

You are hereby ordered to appear at a hearing in front of the City of Muskogee Public Nuisance Review Committee on the: 6th day of June, 2024 at 11:00AM in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to Appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the prop-

erty owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (918) 684-6235.

900 W Broadway , MUSKOGEE, OK
The East 72.8 feet of the South 150 feet of Lot 1, Block 190, in the City of Muskogee, Muskogee County, Oklahoma, together with the party wall rights of grantor as set forth in a Contract recorded in Book 2022 at Page 235 in the records of the County Clerk of Muskogee County

1021 N J St, MUSKOGEE, OK
The North 50 feet of the East 1/2 of Lot 1 in Block 417 to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

718 Callahan, MUSKOGEE, OK
— The East 72.8 feet of the North 166.5 feet of Lot 8, Block 409, in the City of Muskogee, Oklahoma, according to the official plat thereof - - -
228 S D, MUSKOGEE, OK
The North 56 of Lot 4 Block 380 in the city of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

922 S L St, MUSKOGEE, OK
Lot 1, Block 321, in the City of Muskogee, Muskogee County, State of Oklahoma.

MUSKOGEE, OK
Lots 6, 7, 8, and the North 75 feet of Lot 9, all in Block 15 in the CITY OF MUSKOGEE, County of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior June 4th, 1900, LESS and EXCEPT a portion of Lot 6 in Block 15 of the CITY OF MUSKOGEE, State of Oklahoma, more particularly described as follows:

Beginning at the Northwest Corner of Lot 6 in Block 15 in the CITY OF MUSKOGEE, County of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior June the 4th, 1900; thence Southerly along the West line of said Lot 6 a distance of 61 feet; thence Easterly to a point on the East line of said Lot 6 to a point on the said East line, said point being 62 feet South of the Northeast Corner of said Lot 6; thence Northerly along said East line a distance of 62 feet to the Northeast Corner of said Lot 6; thence Westerly along the North line of said Lot 6 to the Point of Beginning.

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The North 56 of Lot 4 Block 380 in the city of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

922 S L St, MUSKOGEE, OK

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316 N Main St, MUSKOGEE, OK

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May 14, 2024 at 4:00:30 PM
316 N Main St
Muskogee OK 74401
United States



220 W. Oklahoma
Muskogee, OK 74401
(918) 684-6735

May 14, 2024
Lorva Workshop
3000 Main St
Muskogee, OK 74401
Case Number: 24-7142
Street Address: 316 N Main St
Legal Description: NE 1/4 SEC 12

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION
The City of Muskogee identifies structural violations of the International Property Maintenance Code ("IPM/C"), as adopted by the City of Muskogee under City Codes §§11-114 and 11-115, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on May 13, 2024 by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPM/C under state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

- FINDINGS BY THE BUILDING INSPECTOR:**
- The structure has broken windows that need to be replaced *108.1.3 IPM/C
 - The structure is insecure *108.1.3 IPM/C
 - The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4 (C) is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality.
 - Current municipal regulatory costs and increased municipal police and fire protection costs, and
 - Division abatement and repairs not completed
 - Use of human habitation is unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112.4 (C) and permits and repairs must be made to make this safe and fit for habitation and occupancy *108.1.3 IPM/C
 - The structure has an exposed roof *108.1.3
 - The structure is open to the elements *108.1.3

CORRECTIVE ACTION:
Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconstructed to good working order in accordance with the respective International Codes, exterior of the property and grounds shall be cleaned and kept in a sanitary and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit snugly within the frame, capable of being opened and closed, as intended by the manufacturer. The structure shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly enclosed, shall be removed. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry or stone shall be repaired. Fire problems shall be abated.

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220 W. Oklahoma
Muskogee, OK 74401
(918) 684-6735

You are hereby directed to appear at a hearing to be held on **May 14, 2024 at 4:00 PM** before the Public Nuisance Review Committee at 220 W. Oklahoma 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 on the following:

- Whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community so to constitute a public nuisance, and/or
- If the property creates a fire hazard which is dangerous to other property.
- Whether the building is abandoned so set out above.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no person is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, you may file a petition to be heard on **May 14, 2024 at 11:00 AM** before the Public Nuisance Review Committee at 220 W. Oklahoma 3rd Floor, Muskogee, Oklahoma 74401 on the following: 1) whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community so to constitute a public nuisance, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UICAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Supervisor at (918) 684-6735. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount abatement program is available on a first come first serve basis. If you are interested in this program please contact Brian Gonzalez, Code Enforcement Supervisor at (918) 684-6735.

Brian Gonzalez
Code Enforcement Officer
City of Muskogee

- IPM/C References:**
- *108.1.3 - Dangerous Structure or Premises
 - *108.2 - Closing of Vacant Structures
 - *108.1.3 - Structure Unsafe for Human Occupancy
 - *108.1.1 - Unsafe Structure

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Muskogee, OK 74401
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City of Muskogee

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220 W. Oklahoma
Muskogee, OK 74401
(918) 684-6735

May 14, 2024
Gevens Enrichment, LLC
701 Census Court
Muskogee, OK 74401
Case Number: 24-7142
Street Address: 316 N Main St
Legal Description: NE 1/4 SEC 12

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION
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If no person is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, you may file a petition to be heard on **May 14, 2024 at 11:00 AM** before the Public Nuisance Review Committee at 220 W. Oklahoma 3rd Floor, Muskogee, Oklahoma 74401 on the following: 1) whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community so to constitute a public nuisance, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UICAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

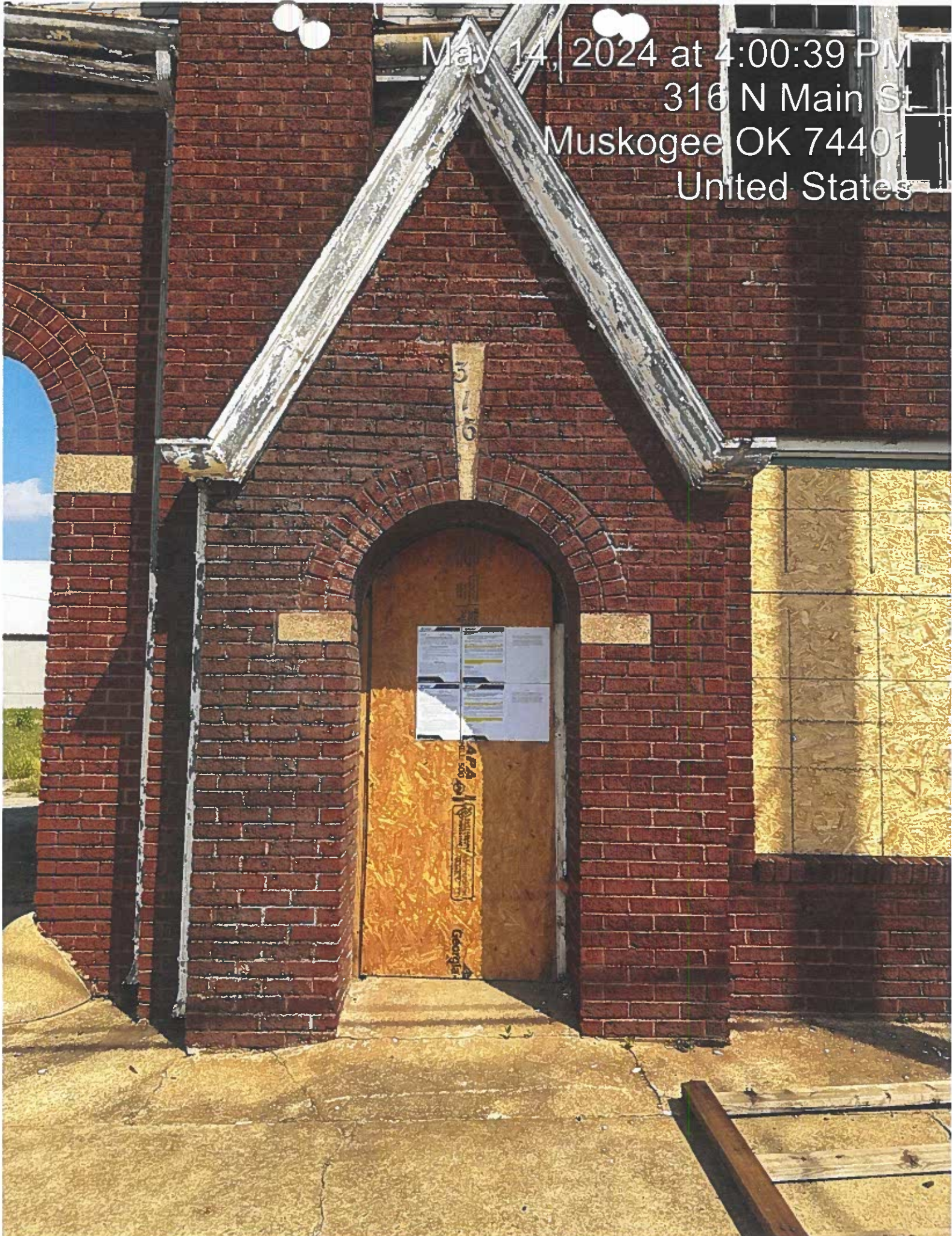
If you have any questions regarding this, you may contact the Code Enforcement Supervisor at (918) 684-6735. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount abatement program is available on a first come first serve basis. If you are interested in this program please contact Brian Gonzalez, Code Enforcement Supervisor at (918) 684-6735.

Brian Gonzalez
Code Enforcement Officer
City of Muskogee

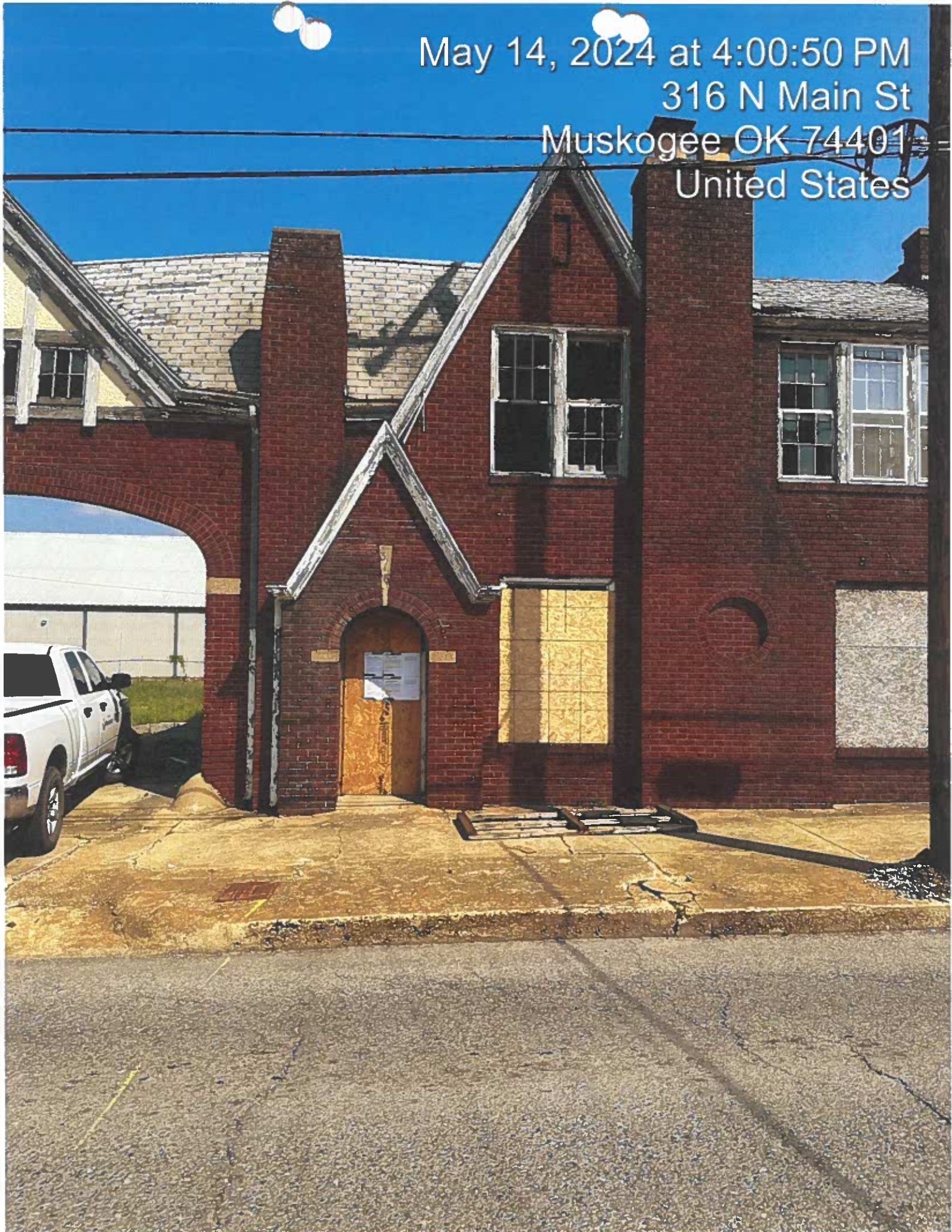
- IPM/C References:**
- *108.1.3 - Dangerous Structure or Premises
 - *108.2 - Closing of Vacant Structures
 - *108.1.3 - Structure Unsafe for Human Occupancy
 - *108.1.1 - Unsafe Structure

www.muskogeeonline.org
planning@muskogeeonline.org

May 14, 2024 at 4:00:39 PM
316 N Main St
Muskogee OK 74401
United States



May 14, 2024 at 4:00:50 PM
316 N Main St
Muskogee OK 74401
United States



May 14, 2024

Larryn Workman
5808 Mistletoe Ct
Oklahoma City, OK 73142Case Number: 24-73542
Street Address: 316 N Main St
Legal Description: SEE ATTACHED**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION**

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code (“IPMC”), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **May 13, 2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure is unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC
- The structure has an exposed roof. *108.1.5
- The structure is open to the elements. *108.1.5

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held on June 6th at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

- 1) Whether your property 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
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**Ruben Gonzalez
Code Enforcement Officer
City of Muskogee**

IPMC References

- *108.1.5 – Dangerous Structure or Premises
- *108.2 – Closing of Vacant Structures
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- *108.1.1- Unsafe Structure

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May 14, 2024

Growers Essentials, LLC
 701 Corsica Court
 Argyle, TX 76226

 Case Number: 24-73542
 Street Address: 316 N Main St
 Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **May 13, 2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

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Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and doors and windows must be replaced where necessary to ensure weather tight. Doors shall provide for the security of occupant doors shall fit reasonably well within the frame, capable of manufacturer. The interior shall be brought to good repair, structural landings, balconies and similar walking surfaces, which are not rubbish, trash and debris, including all non-working equipment masonry, stucco shall be repaired. Pest problems shall be abate

www.muskogeeonline.org
 planning@muskogeeonline.org

U.S. Postal Service™ 24-73542 CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ _____ Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ _____ <input type="checkbox"/> Return Receipt (electronic) \$ _____ <input type="checkbox"/> Certified Mail Restricted Delivery \$ _____ <input type="checkbox"/> Adult Signature Required \$ _____ <input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	
Sent To: Growers Essentials, LLC Street and Apt. No. or PO Box No.: 701 Corsica Ct. City, State, ZIP+4: Argyle, TX 76226	
PS Form 3830, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

May 14, 2024

Growers Essentials, LLC
701 Corsica Court
Argyle, TX 76226Case Number: 24-73542
Street Address: 316 N Main St
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Ruben Gonzalez
Code Enforcement Officer
City of Muskogee

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Building Inspector's Dilapidated Structure Checklist

Case Open Date: May 13, 2024

Case Number: 24-73542

Address: 316 N. Main St.

Code Officer: R. Gonzalez

Owner's Name _____

Owner Address _____

Phone: _____ Email: _____ (if known)

Structure Security

Secure Yes No

Signs of Recent Entry Yes No

What are the signs: _____

Utilities

Active Yes No

If Yes, Gas Electric Water

Construction/Status of the Structure

Number of Floors: 1

Basement Yes No

Exterior Block Brick Wood Metal Vinyl

Other: _____

Roof Shingle Metal Other: _____

Roof Exposed Yes No

Open to the Elements Yes No

Windows Broken/Open Yes No

How many windows are Open/Broken: 5

Location of Broken/Open Windows: Front + sides

Exterior Doors Secured Yes No

Hazardous Materials on Site Yes No

Conditions present that require immediate action: Roof collapsing

Potential Fire Risk Low Moderate High

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Building Inspector's Dilapidated Structure Checklist

In the opinion of the Inspector, is the structure:

Abandoned

Yes

No

Unfit for Human Habitation

Yes

No

Appear Unsafe and/or Dangerous

Yes

No

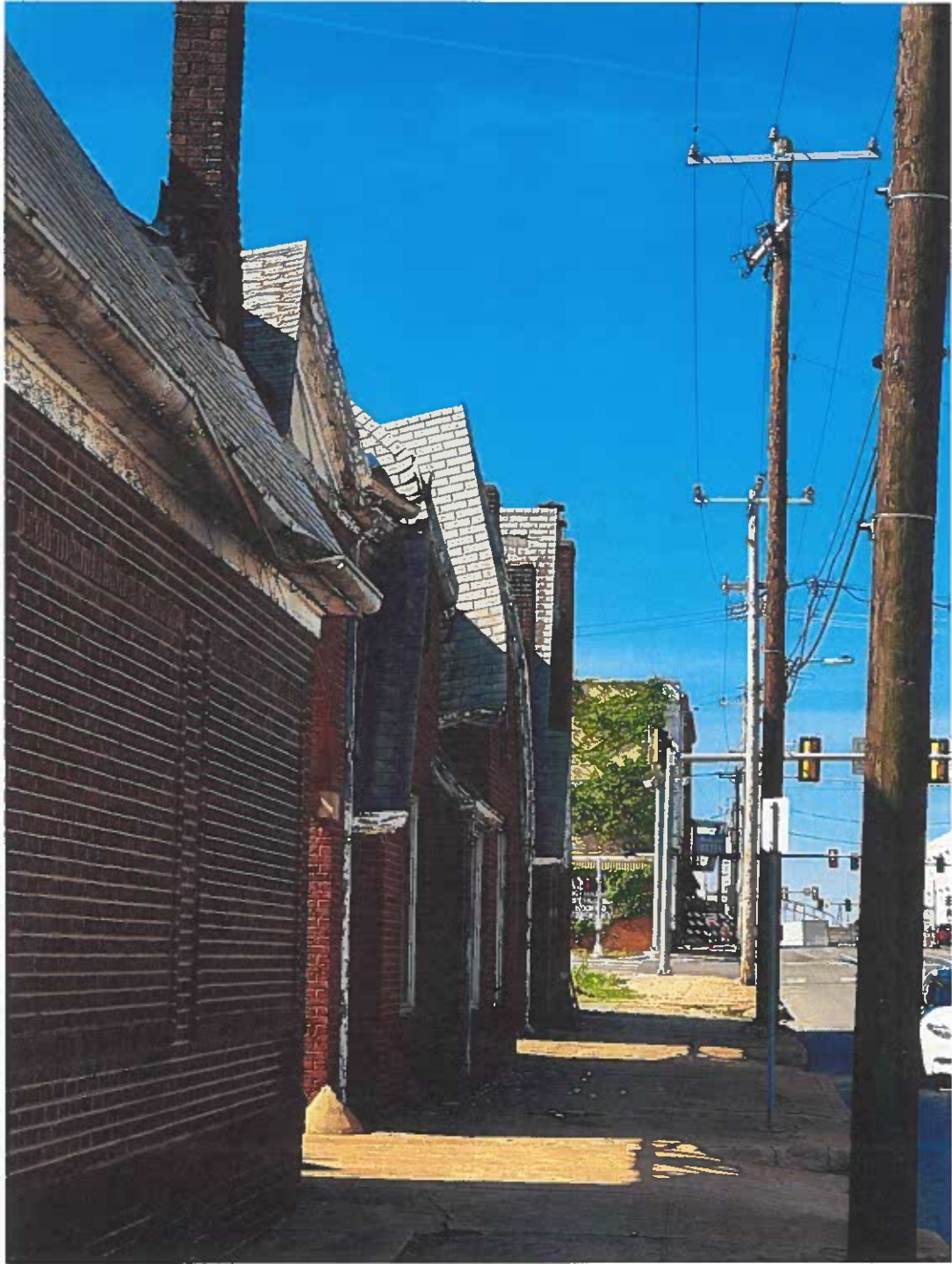
Other Notes:

Inspector's Signature: *J. Strickland*

Inspector's Name: *Jeff Strickland* Date of Inspection: *5-13-24*



CITY OF
MUSKOGEE
Permits & Inspections









Show Detailed Report

Parcel ID
4610-26-015-007-1-015-14

EPOR
510000135

Owner
GROWERS ESSENTIALS, LLC

Owner Address
101 CORSICA COURT ARGYLE TX
75206

CADMA Acronym

Parcel Address
316 N MAIN

Legal Desc

MUSKOGEE OT S20 LOT 7 & ALL
LOT 8 & N7S LOT 9 BLOCK 15

Parcel Value
100371

CALCULATED GIS AREA
1581.00
60.467:353 sq feet
0.0019 sq miles
4,858,7207 sq meters
0.0047 sq kilometers

Uniform Building Code Appeals Board Agenda

6.

Meeting Date: 06/26/2024

Initiator: Sarah Winkle, Deputy Director of Planning and Community Development

AGENDA ITEM TITLE:

Hold a public hearing on the appeal of the findings that the structure at 909 W Okmulgee is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance, and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned, or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Jody King)

BACKGROUND:

An exterior inspection of the property and structure occurred on 5/13/2024 by the City Building Inspector. These are the findings from those inspections:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure is unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
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- The structure has an exposed roof. *108.1.5
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Corrective Actions recommended in the letter sent to the property owners were:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

PNRC was held on June 6, 2024 and the findings were that the building is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance, and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned

RECOMMENDED STAFF ACTION:

Uphold the findings of the PNRC and approve the structure for demolition.

Fiscal Impact

Attachments

Complete Case File

Dilapidated Structures Checklist

Case Open Date: 5/13/24Case Number: 24-73533Address: 909 W OkmulgeeOfficer: Ruben Gonzalez

Documents Needed for Every Case

 Copy of County Treasurer's Tax Roll Based on the Property Address Copy of the County Assessor's Report Copy of the Deed Copy of Land Records to verify Property Owner(s) and Mortgage/Lien Holder(s)N/A Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)N/A Copy of the Fire Damage Report (as needed) **Waivers: (if checked at any point does not need to proceed through the process below).**Date PNRC Hearing Notice Letter to all Stakeholders: 5/21/24 Certified Mailing Receipt attached to a copy of the letter(s) Building Inspector's Report (as applicable) Images of Notice Posted on Structure for PNRC HearingDate of Publication in the Muskogee Phoenix: 5/23/24 Affidavit of Publication

Reviewed By:


Sarah Winkle, Deputy Director of Community Development5/29/24
Date
Ruben Gonzalez, Code Enforcement OfficerMay 29, 2024
Date6/10/24 PNRC

Review of the file will be conducted the week before the scheduled PNRC.

Date of the PNR Hearing: 6/10/24

Date of PNR Determination/UBCAB Notice Letter: 6/10/24

- Certified Mailing Receipt attached to a copy of the letter(s)
- Images of Notice Posted on Structure for UBCAB Hearing

PNR Agenda & Approved Minutes

Copy of Filed Blank Lien

Date of UBCAB Reflected in Determination Letter ~~6/10/24~~: 6/26/24

Date of Publication in the Muskogee Phoenix: 6/11/24

- Affidavit of Publication

Date of UBCAB Hearing: 6/26/24

UBCAB Determination Letter: _____

- Certified Mailing Receipt attached to a copy of the letter

Date to Demo Structure Reflected in Determination Letter: _____

UBCAB Agenda & Approved Minutes

Reviewed By²:

Sarah Winkle, ~~Assistant~~ Deputy Director of Community Development Date

Ruben Gonzalez, Code Enforcement Officer Date

Copy of Recorded Lien with Cost (after demo)

² Review of the file will be conducted the week before the scheduled UBCAB.

Final Review By:

Jody King, Director of Community Development

Signature

Date Approved

Comments:

Katrina Bodenhamer, City Attorney

Signature

Date Approved

Comments:



#1300
W/E
8332

P.O. Box 872 Muskogee OK 74402

I-2017-013257 Book 4566 Pg: 582
11/08/2017 3:14 pm Pg 0582-0582
Fee: \$ 13.00 Doc: \$ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

CORRECTION DEED

This is to correct legal error for Deed filed; September 15, 2017 Book 4559
Page 393

KNOW ALL MEN BY THESE PRESENT; That I, ALAN CLUCK, a single person, for and consideration for the sum of Ten Dollars(\$10.00) and other goods and consideration paid to me cash in hand by LEE NORFLEET, a single person, the receipt of which is hereby acknowledged, do hereby grant, sell, and convey unto the said LEE NORFLEET, and assigns forever, the following lands lying in the county of MUSKOGEE State of OKLAHOMA, to wit;

E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT

SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, RESTRICTIONS AND PREVIOUS MINERAL RESERVATION IF ANY. TO HAVE AND TO HOLD the same unto the said grantee(s) and unto His, Her, or Their heirs and assigns forever, with all appurtenances thereto belonging. AND I, ALAN CLUCK for and in consideration of the said sum of money. Do hereby release and relinquish unto the said grantee(s) all our rights of dower, curtesy and homestead in and to the said lands. This property is being sold where is as is with no warranties either expressed or implied. This deed is null and void if not filed within 60 days of signing.

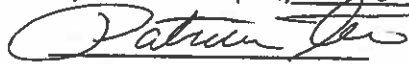
WITNESS OUR hands and seals on this 13 day of October 2017



ALAN CLUCK THIS DEED PREPARED BY ; ALAN CLUCK

BE IT REMEMBERED, That on this day came before me, the under assigned a Notary Public within and for the County aforesaid, duly commissioned and acting, Alan Cluck, to me well known as the grantor in the foregoing Deed and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

My commission expires; 12-12-2026



NOTARY PUBLIC

PATRICIA TORRES
Notary Public - Arkansas
Sebastian County
Commission # 12899455
My Commission Expires Dec 12, 2026



Tax Roll Inquiry

Muskogee County Treasurer



Shelly Sumpter, Treasurer
400 West Broadway, Rm 220 Muskogee, OK 74401
Phone: 918-682-0811
Fax: 918-682-8907
E-Mail: donotreply@muskogeetreasurer.org



Owner Name and Address

NORFLEET, LEE
PO BOX 872
MUSKOGEE OK 74402-0000

Taxroll Information

Tax Year : 2023
Property ID : 4610-26-168-003-1-142-04
Location : 909 W OKMULGEE MUS
School District : 20A MUSKOGEE **Mills : 102.39**
Type of Tax : Real Estate
Tax ID : 1923

Legal Description and Other Information:

MUSKOGEE OT E100 N150 LOT 3 BLOCK 168

Assessed Valuations	Amount	Tax Values	Amount
Land	4125	Base Tax	425.00
Improvements	28	Penalty	19.13
Net Assessed	4153	Fees	0.00
		Payments	0.00
		Total Paid	0.00
		Total Due	444.13

The Penalty for this tax statement is calculated through April 15, 2024. After that date, another 1.5% of the base tax will be applied. Fees can be added any time.

Date	Receipt	Paid With	Payment For	Amount	Paid By
No records Found!					

As of: 4/11/2024

Property Owner

Name: NORFLEET, LEE

Property Information

Physical Address: 909 W OKMULGEE

Mailing Address: PO BOX 872
MUSKOGEE, OK 74402

Subdivision: MUSKOGEE OT

Block / Lot: 0168 / 0003

Type: (CI) Comm. Impr.

S-T-R: N/A

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Extended Legal: MUSKOGEE OT E100 N150 LOT 3 BLOCK 168

Market and Assessed Values:

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	\$30,000	\$30,000	\$3,300
Building:	0	0	0
Total:	\$30,000	\$30,000	\$3,300

Land:

Land Use	Size	Units
	15000.00	Square-Feet

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
11/6/2017	4566	582	Multi Tract Sale	15.75	\$10,500	CLUCK, ALAN	Title(?)	
6/9/2014	4396	71	Leaves	0.00	\$0	LESLIE'S UNIFORM CO		
1/26/1998	2507	18	W	105.00	\$70,000	BOWMAN, NEIL	Valid	
1/1/1900	1255	593		0.00	\$0		Unval.	

Building: 1

Age/YC	Condition	Grade	Stories	Effective Age
1930	Low	3	1	132

Avg. Floor Area: 0

Common Wall: 0

Avg. Perimeter: 316

Total Floor Area: 4232

No. Floors: 0

Total Height: 0

Avg. Floor Hgt: 0

Unit Multiplier: 0

Occupancy

Heating/Cooling

Sprinkler

Primary Retail Store (100%)

Electric Wall (0%)

N/A

Secondary N/A

N/A

N/A

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Slab Porch - Covered		16			

Search results in Muskogee County

Your search: "Name: norfleet, lee, Addition: MUSKOGEE OT, Block: 168, Lot: 3" [Monitor](#)

2 results (0.94 seconds) [Modify search](#)

JURISDICTION	RECORD ID	DOCUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION
Muskogee	11/06/2017	2017-013257	Deed	004566	0582	CLUCK, ALAN	NORFLEET, LEE	MUSKOGEE OT 0168 L3 PART4
Muskogee	09/15/2017	2017-010903	Deed	004559	0393	CLUCK, ALAN	NORFLEET, LEE	MUSKOGEE OT 0168 L3 PART4

NOTICE OF DILAPIDATION AND LIEN

STATE OF OKLAHOMA)
)
COUNTY OF MUSKOGEE)

KNOW ALL MEN BY THESE PRESENTS

That the City of Muskogee, in Muskogee County, State of Oklahoma, pursuant to a finding of the building official has determined that the following described dilapidated and has become detrimental to the health, safety, or welfare of the public and the community or that said property creates a fire hazard to other property, and that the condition of the following described property a detriment or a hazard and that the property would be benefited by the removal of such conditions and that the municipal governing body may cause the dilapidated buildings to be torn down and removed. Said property being listed on the current tax rolls in the office of the County Treasurer as being owned by:

LEE NORFLEET and located at 909 W OKMULGEE AVE MUSKOGEE OK
74401
Land ID#: 000065010

Said property being legally described as follows, to-wit:

MUSKOGEE OT
E100 N150 LOT 3 BLOCK 168
MUSKOGEE OT

And that pursuant to the findings of the municipal officials of the City of Muskogee, Oklahoma claims a lien on said property for the destruction and removal costs and that such costs are the personal obligation of the property owner from and after the date of filing of said notice, according to the laws of the State of Oklahoma.

Tammy L. Tracy, City Clerk

CERTIFICATE OF CITY CLERK

I, Tammy L. Tracy, the undersigned, the duly qualified and performing as the City of Muskogee, Oklahoma, do hereby certify that the above owner has to file a written notice of appeal from the order of the Building Official twenty (20) days from the receipt of the Notice/Order letter. I am required to file this Notice of Dilapidation and Lien to be recorded in the office of the County Clerk of Muskogee County for the above property.

WITNESS my hand as City Clerk and the Seal of the City of Muskogee, Oklahoma, this
June 18, 2024.

Tammy L. Tracy, City Clerk

Gonzalez, Ruben
Code Enforcement Officer

Case Number: 24-00073533

AFFIDAVIT OF PUBLICATION

County of Muskogee,
State of Oklahoma

The Muskogee Phoenix
214 Wall S
Muskogee, Ok, 74402
918-684-2858

CASE:
UBCAB

I, **Kristina Hight**, of lawful age, being duly sworn upon oath, deposes and says that I am the Classified Advisor of The Muskogee Phoenix, a daily/weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

PUBLICATIONS:

June 11, 2024

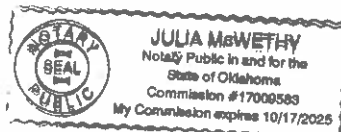
Kristina Hight
Kristina Hight

Signed and sworn to before me
On this *11th* day of *June* 2024

Julia McWethy
Julia McWethy, Notary Public

My Commission expires: 10-17-2025
Commission # 17009583

(SEAL)



Accnt: *10417*

Fee: \$ *93.05*

Published in The
Muskogee Phoenix
June 11, 2024

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided, the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

held by the Uniform Building Code Appeals Board to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property, or whether the building is abandoned.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Uniform Building Code Appeals Board on the: **June 26, 2024** at 1:30 P.M. in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee, Muskogee OK, 74401. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the

becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (916) 684-6235.

228 S. D. St.,
Muskogee OK

The North 56 of Lot 4 Block 380 in the city of Muskogee; according to the official plat thereof, Muskogee County, State of Oklahoma.

316 N. Main St.,
Muskogee OK

Lots 6, 7, 8, and the North 75 feet of Lot 9, all in Block 15 in the CITY OF MUSKOGEE, County of Muskogee, State of Oklahoma; according to the official plat thereof approved by the Secretary of the Interior June 4th, 1900, LESS and EXCEPT a portion of Lot 6 in Block 15 of the CITY OF MUSKOGEE, State of Oklahoma, more particularly described as follows:

Beginning at the Northwest Corner of Lot 6 in Block 15 in the CITY OF MUSKOGEE, County of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior June the 4th, 1900; thence Southerly along the West line of said Lot

to a point on the East line of said Lot 6 to a point on the said East line, said point being 62 feet South of the Northeast Corner of said Lot 6; thence Northerly along said East line a distance of 62 feet to the Northeast Corner of said Lot 6; thence Westerly along the North line of said Lot 6 to the Point of Beginning.

1918 E. Okmulgee

Lot 4 in Block "Q" of MCKELLOP AMENDED ADDITION to the City Muskogee, Muskogee County, State of Oklahoma, according to the official plat thereof.

909 W. Okmulgee

E 100 N 150 LOT 3
BLOCK 168 MUSKOGEE OT]

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided, the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Uniform Building Code Appeals Board to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property, or whether the building is abandoned.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Uniform Building Code Appeals Board on the: **June 26, 2024** at 1:30 P.M. in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee, Muskogee OK, 74401. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (916) 684-6235.

228 S. D. St., Muskogee OK

The North 56 of Lot 4 Block 380 in the city of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

316 N. Main St., Muskogee OK

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Beginning at the Northwest Corner of Lot 6 in Block 15 in the CITY OF MUSKOGEE, County of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior June the 4th, 1900; thence Southerly along the West line of said Lot 6 a distance of 61 feet; thence Easterly to a point on the East line of said Lot 6 to a point on the said East line, said point being 62 feet South of the Northeast Corner of said Lot 6; thence Northerly along said East line a distance of 62 feet to the Northeast Corner of said Lot 6; thence Westerly along the North line of said Lot 6 to the Point of Beginning.

1918 E. Okmulgee

Lot 4 in Block "Q" of MCKELLOP AMENDED ADDITION to the City Muskogee, Muskogee County, State of Oklahoma, according to the official plat thereof.

909 W. Okmulgee

E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT
]

6/6/2024

Lee Norfleet
PO Box 872
Muskogee, OK 74402-0000

Case Number: 24-73533
Street Address: 909 W Okmulgee
Legal Description: SEE ATTACHED

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **June 6, 2024** and determined:

- 1) Your property 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
- 2) The property creates a fire hazard which is dangerous to other property.
- 3) The building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on June 26, 2024 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by June 26, 2024.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. **If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come, first serves basis.** If you are interested in signing up for the program, please contact Ruben Gonzalez, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Supervisor

7020 1810 0000 2511 7607

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	

Sent To: **Lee Norfleet**
Street and Apt. No., or PO Box No.: **P.O. Box 872**
City, State, ZIP+4®: **Muskogee, OK 74402**

E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT



229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235

E 100 N 150 LOT 3 8LOCK 168 MUSKOGEE OT

6/6/2024

Lee Verhoff
PO Box 872
Muskogee, OK 74402-4000

Case Number: 24-71533
Street Address: 909 W Okmulgee
Legal Description: SEE ATTACHED

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on June 6, 2024 and determined:

- 1) Your property 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
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You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on June 26, 2024 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by June 26, 2024.

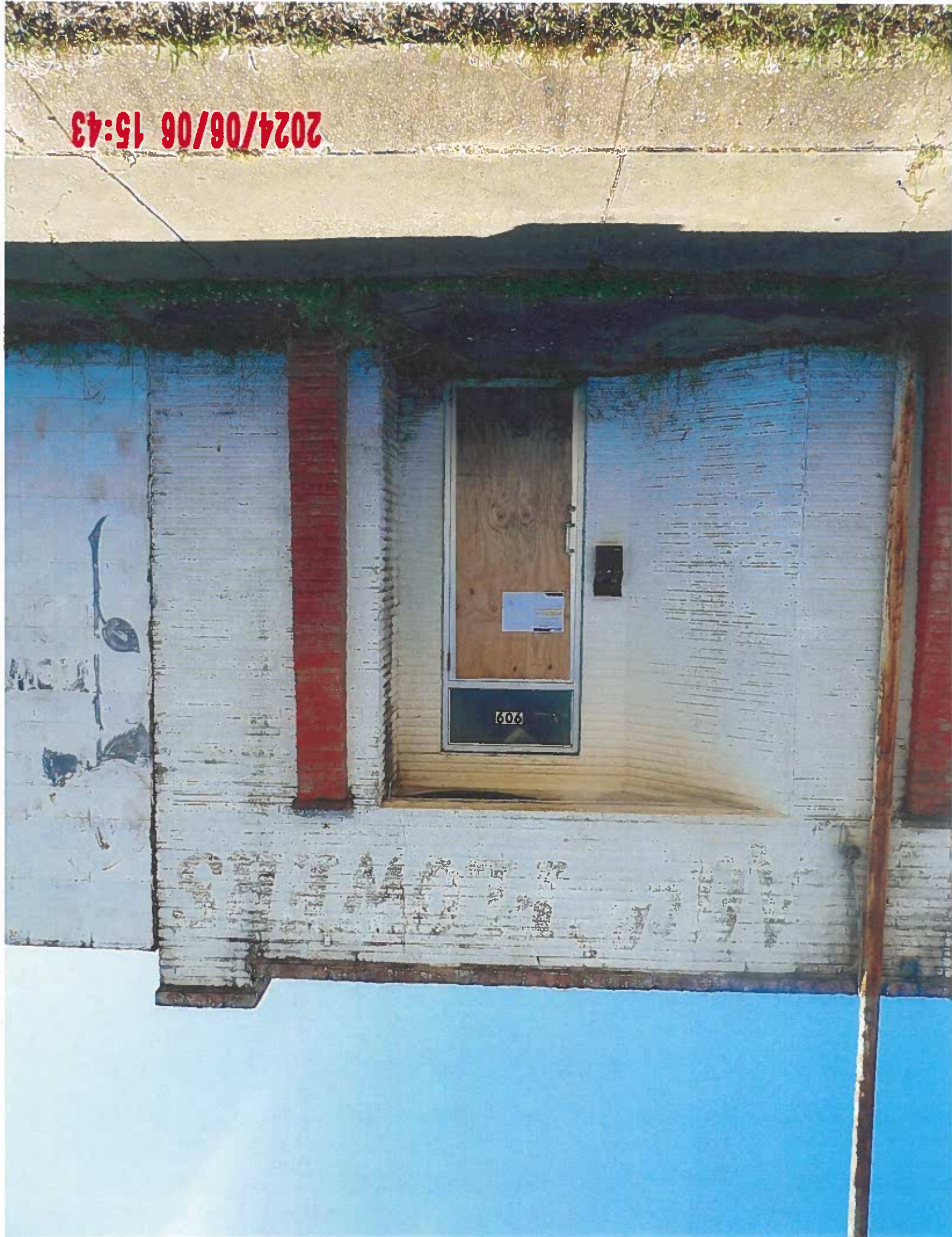
If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. **You will not have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first-come, first-served basis.** If you are interested in signing up for the program, please contact Ruben Gonzalez, Code Enforcement Supervisor for more information.

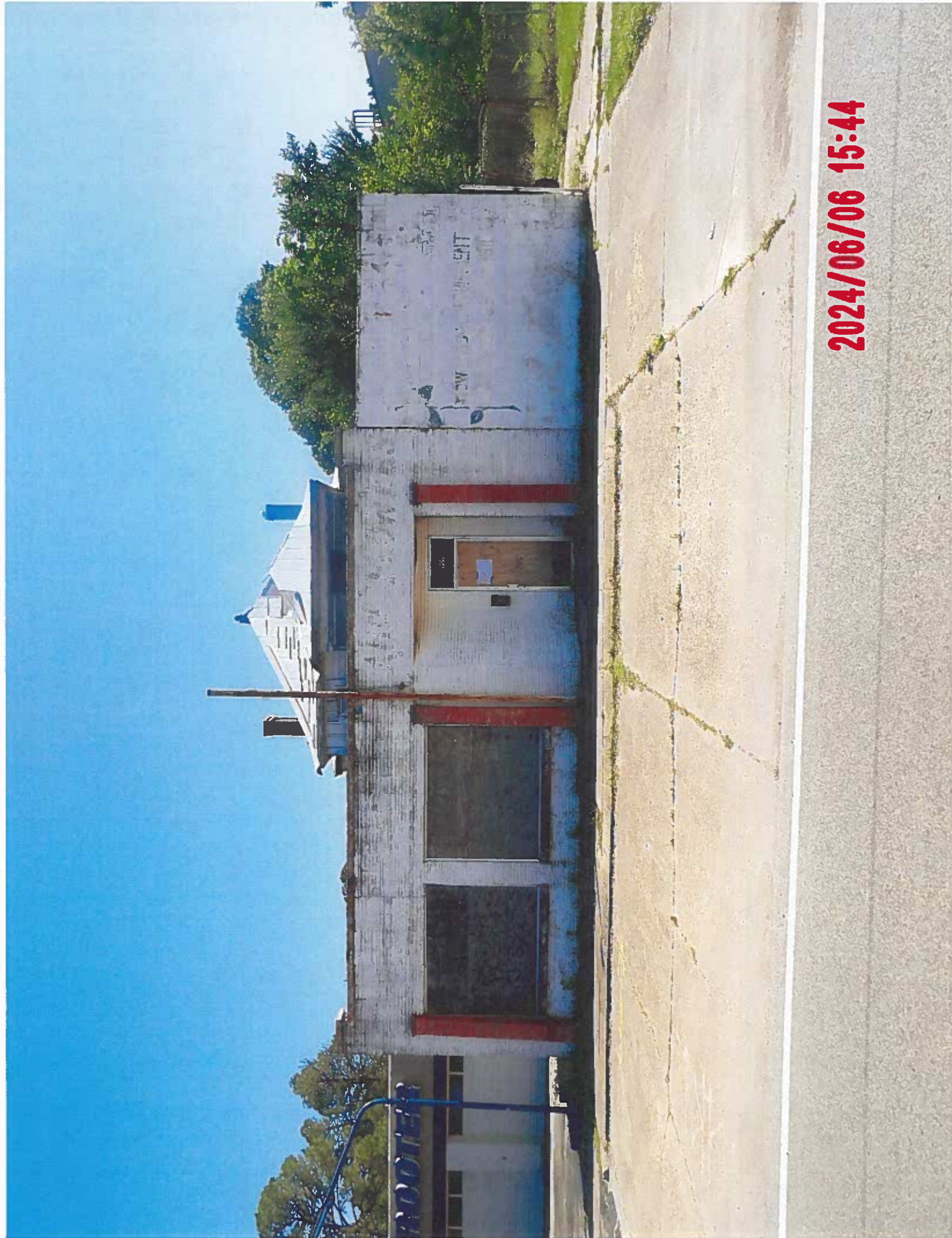
Ruben Gonzalez
Code Enforcement Supervisor

www.muskogeeonline.org
—ning@muskogeeonline.org

2024/06/06 15:43

2024/06/06 15:43





2024/06/06 15:44

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).

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
JUNE 6, 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. 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)

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)

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)

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)

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)

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)

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)

ADJOURN

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.

Sarah Winkle motioned to recommend this item to the Uniform Building Code Appeals Board after determining that the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community. Ruben Gonzalez seconded the motion.

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

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.

Sarha Winkle motioned for this item to be presented to the Uniform Building Code Appeals Board after determining that the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community. Jeff Strickland seconded the motion.

Motion was made by Board Member Sarah Winkle, seconded by Board Member Jeff Strickland

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)

Sarah Winkle made the motion to send this item to the Uniform Building Code Appeals Board after

determining that the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community. Jeff Strickland seconded the motion.

Motion was made by Board Member Sarah Winkle, seconded by Board Member Jeff Strickland

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

Carried - Unanimously

With no further business, the meeting was adjourned.

AFFIDAVIT OF PUBLICATION

County of Muskogee,
State of Oklahoma

The Muskogee Phoenix
214 Wall S
Muskogee, Ok, 74402
918-684-2858

CASE:
PNRC

I, **Kristina Hight**, of lawful age, being duly sworn upon oath, deposes and says that I am the Classified Advisor of The Muskogee Phoenix, a daily/weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

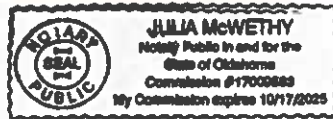
PUBLICATIONS: May 23, 2024

Kristina Hight
Kristina Hight

Signed and sworn to before me
On this 23 day of May 2024.

Julia McWethy
Julia McWethy, Notary Public
My Commission expires: 10-17-2025
Commission # 17009583

(SEAL)



Acct: 10417

Fee: \$ 63.85

Published in The
Muskogee Phoenix
May 23, 2024

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Public Nuisance Review Committee to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nuisance Review Committee on the:

6th day of June, 2024 at 11:00AM in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property.

Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to Appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the prop-

erty owner and may be collected in accordance with any of civil remedy provisions by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (918) 684-8235.

626 Geneva, MUSKOGEE, OK- Lot 6 in Lawrence Subdivision of the East 40 feet of Lot and all of Lots 5 through 7 in Block 354 to City of Muskogee, Muskogee County, State of Oklahoma.

1918 E Okmulgee, MUSKOGEE, OK- Lot 4 in Block "Q" of MCKELLOP AMENDED ADDITION to the City Muskogee, Muskogee County, State of Oklahoma, according to the official plat thereof.

909 W Okmulgee, MUSKOGEE, OK- E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Public Nuisance Review Committee to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nuisance Review Committee on the: 6th day of June, 2024 at 11:00AM in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to Appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (918) 684-6235.

626 Geneva, MUSKOGEE, OK-

Lot 6 in Lawrence Subdivision of the East 40 feet of Lot 4 and all of Lots 5 through 7 in Block 354 to City of Muskogee, Muskogee County, State of Oklahoma.

1918 E Okmulgee, MUSKOGEE, OK-

Lot 4 in Block "Q" of MCKELLOP AMENDED ADDITION to the City Muskogee, Muskogee County, State of Oklahoma, according to the official plat thereof.

909 W Okmulgee, MUSKOGEE, OK-

E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT



229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235

May 21, 2024

Lee Norfleet
PO Box 872
Muskogee, OK 74402-0000

Case Number: 24-73533
Street Address: 909 W Okmulgee
Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on 05/13/2024 by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure is unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality.
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties.
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC
- The structure has an exposed roof. *108.1.5
- The structure is open to the elements. *108.1.5

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held on **June 6th at 11:00 a.m.** before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

- 1) Whether your property 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

www.muskogeeonline.org
planning@muskogeeonline.org

E 100 W 150 LOT 3 BLOCK 168 MUSKOGEE OT



229 W Okmulgee
Muskogee, OK 74401
(918) 684-6235

- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, you are directed to appear at a hearing to be held on **JUNE 6, 2024 at 11 a.m.** before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine: 1) whether your property 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, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee's expedient demolition program, available on a first come first serve basis. If you are interested in this program please contact Ruben Gonzalez, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Officer
City of Muskogee

- IPMC References:
- *108.1.5 - Dangerous Structure or Premises
 - *108.2 - Closing of Vacant Structures
 - *108.1.3 - Structure Unfit for Human Occupancy
 - *108.1.1 - Unsafe Structure

www.muskogeeonline.org
planning@muskogeeonline.org





May 21, 2024

Lee Norfleet
PO Box 872
Muskogee, OK 74402-0000

Case Number: 24-73533
Street Address: 909 W Okmulgee
Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **05/13/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure is unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;

24-12002

COMPLETE THIS SECTION ON DELIVERY

A. Signature: *Lee Norfleet*
 B. Received by (Printed Name): *Lee Norfleet*
 C. Date of Delivery: *5-23-24*
 D. Is delivery address different from item 1? Yes No
 IF YES, enter delivery address below:

3. Service Type
 Adult Signature Restricted Delivery
 Certified Mail®
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Mail Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

1. Article Addressed to
Lee Norfleet
P.O. Box 872
Muskogee, OK 74402

2. Article Number (Transfer from service label)
 7020 1610 0000 2511 7515

PS Form 3811, July 2015 PSN 7530-02-000-9053

regulatory costs and increased municipal police and fire protection
 of real properties
 and dangerous as defined by Oklahoma Statute Title 11 Section 22-
 it be made to make this safe and fit for habitation and occupancy.

CORRECTIVE ACTION:

andoned structure. For rehabilitation, all electrical, plumbing and
 good working order
 shall be cleaned and
 they are in sound
 e repaired. Pest pro

earing to be held
 mulgee 3rd Floor, (

ted and has becom
 nity as to consti

U.S. Postal Service™ 24-73533
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and Fees
 \$

Sent To: *Lee Norfleet*
 Street and Apt. No., or PO Box No.
P.O. Box 872
 City, State, ZIP+4®
Muskogee, OK 74402

Postmark
 MUSKOGEE, OK 74401
 MAY 21 2024
 USPS

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

May 21, 2024

Lee Norfleet
PO Box 872
Muskogee, OK 74402-0000Case Number: 24-73533
Street Address: 909 W Okmulgee
Legal Description: SEE ATTACHED**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION**

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code (“IPMC”), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **05/13/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

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- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC
- The structure has an exposed roof. *108.1.5
- The structure is open to the elements. *108.1.5

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held on June 6th at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

- 1) Whether your property 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

- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, **you are directed to appear at a hearing to be held on JUNE 6, 2024 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine:** 1) whether your property 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, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Ruben Gonzalez, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Officer
City of Muskogee

IPMC References

- *108.1.5 – Dangerous Structure or Premises
- *108.2 – Closing of Vacant Structures
- *108.1.3 – Structure Unfit for Human Occupancy
- *108.1.1- Unsafe Structure

E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT

Building Inspector's Dilapidated Structure Checklist

Case Open Date: 5-13-24
Case Number: 24-73533
Address: 909 W Okmulgee
Code Officer: R. Gonzalez
Owner's Name: Lee Norfleet
Owner Address: P.O. Box 872 Muskogee, OK 74402-0000
Phone: _____ Email: _____ (if known)

Structure Security

Secure Yes No
Signs of Recent Entry Yes No
What are the signs: _____

Utilities

Active Yes No
If Yes, Gas Electric Water

Construction/Status of the Structure

Number of Floors: 2
Basement Yes No
Exterior Block Brick Wood Metal Vinyl
Other: _____
Roof Shingle Metal Other: Asphalt
Roof Exposed Yes No
Open to the Elements Yes No
Windows Broken/Open Yes No
How many windows are Open/Broken: 7
Location of Broken/Open Windows: Front & sides
Exterior Doors Secured Yes No
Hazardous Materials on Site Yes No
Conditions present that require immediate action: N/A
Potential Fire Risk Low Moderate High

Building Inspector's Dilapidated Structure Checklist

In the opinion of the Inspector, is the structure:

Abandoned

Yes

No

Unfit for Human Habitation

Yes

No

Appear Unsafe and/or Dangerous

Yes

No

Other Notes:

Inspector's Signature: _____



Inspector's Name: _____



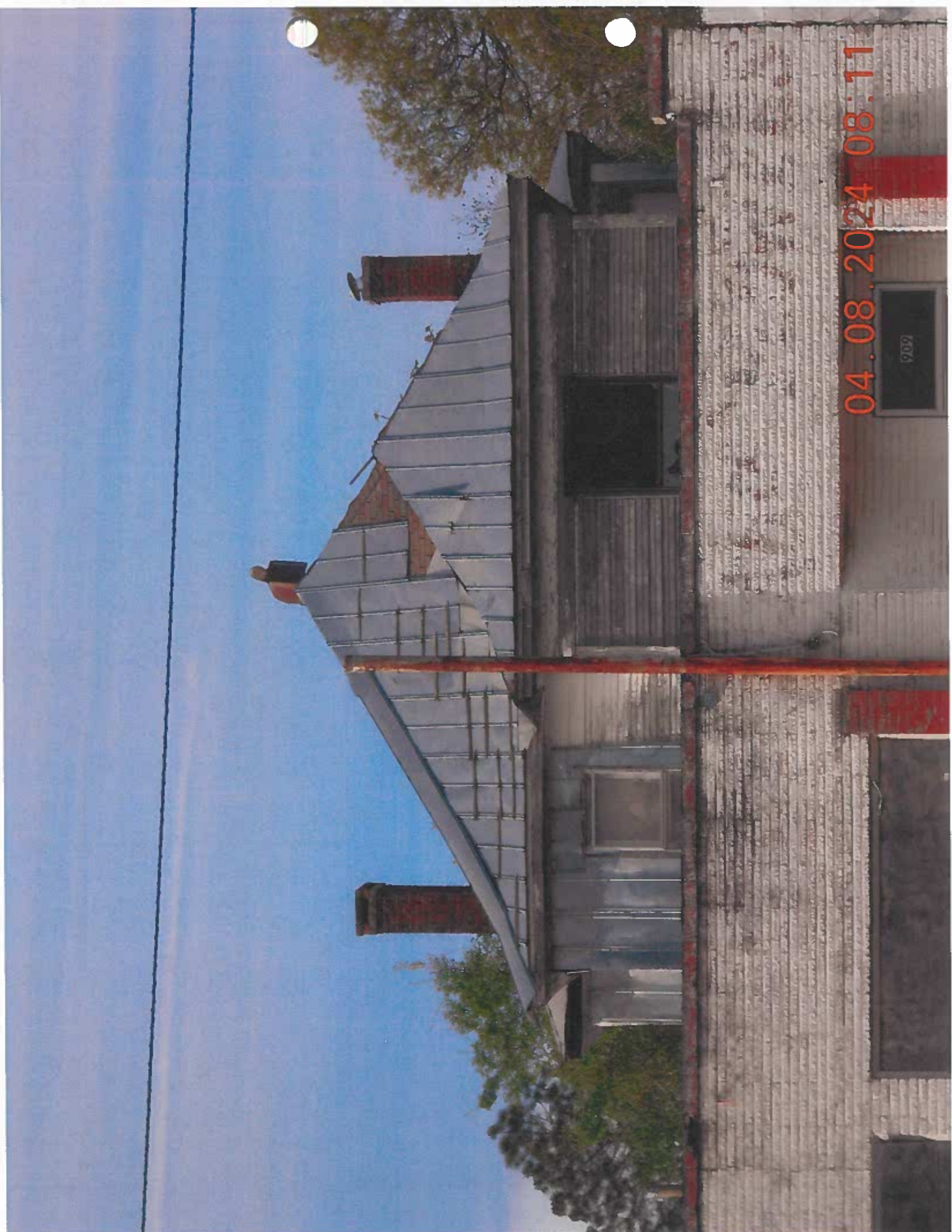
Date of Inspection: _____



CITY OF
MUSKOGEE
Permits & Inspections

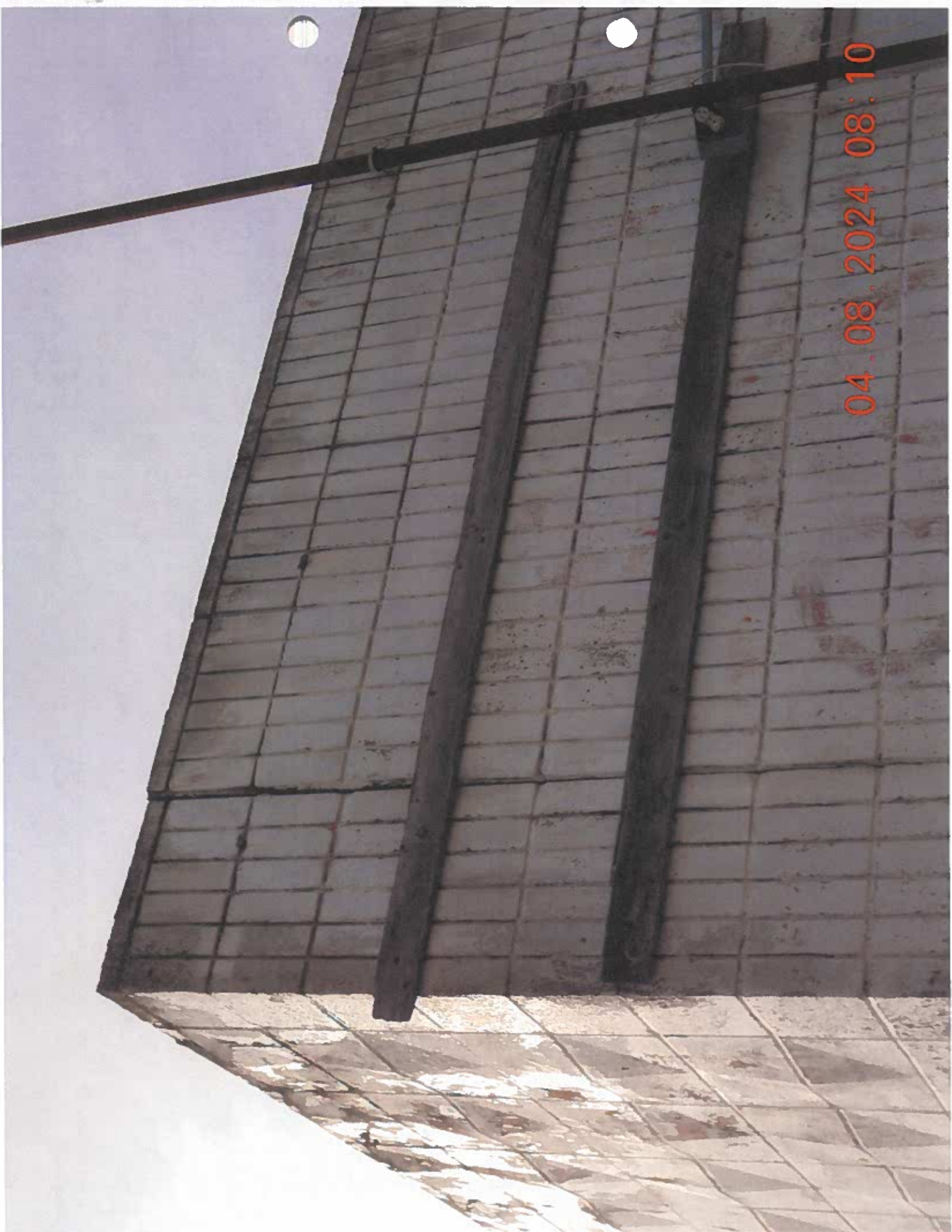


04.08.2024 08:11



04.08.2024 08:11

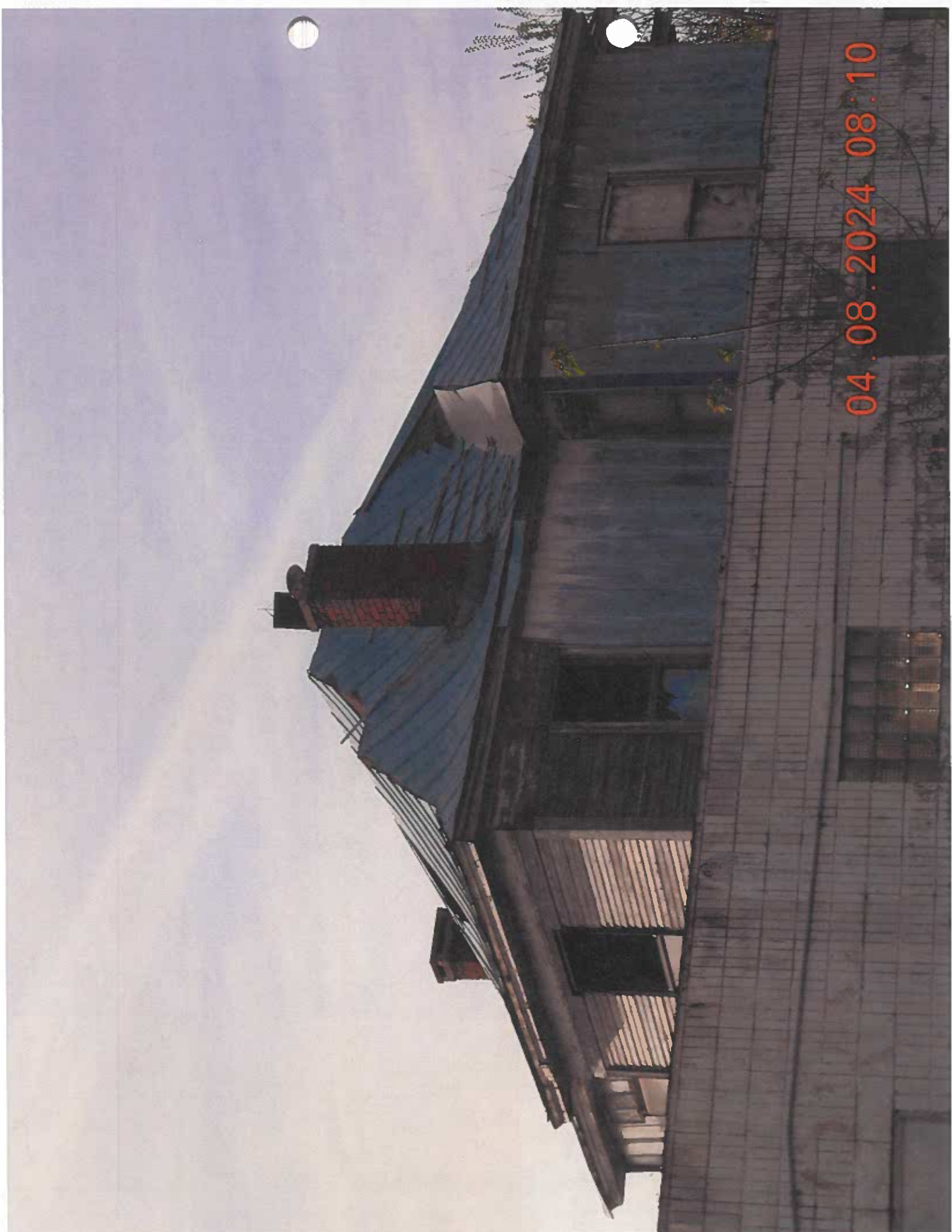
909



04.08.2024 08:10

04.08.2024 08:10





04.08.2024 08:10



04.08.2024 08:09



04 08 2024 08:09



04.08.2024 08:09

Uniform Building Code Appeals Board Agenda

7.

Meeting Date: 06/26/2024

Initiator: Sarah Winkle, Deputy Director of Planning and Community Development

AGENDA ITEM TITLE:

Hold a public hearing on the appeal of the findings that the structure at 1918 E Okmulgee is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance, and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned, or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Jody King)

BACKGROUND:

An exterior inspection of the property and structure occurred on 5/13/2024 by the City Building Inspector. These are the findings from those inspections:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure is unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
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- The structure has an exposed roof. *108.1.5
- The structure is open to the elements. *108.1.5

Corrective Actions recommended in the letter sent to the property owners were:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective Roof needs to be repaired or replaced. International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

PNRC was held on June 6, 2024 and the findings were that the building is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance, and

that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned.

RECOMMENDED STAFF ACTION:

Uphold the findings of the PNRC and approve the structure for demolition.

Fiscal Impact

Attachments

Complete Case File

Dilapidated Structures Checklist

Case Open Date: 5/13/24

Case Number: 24-73540

Address: 1918 E Okmulgee

Officer: Ruben Gonzalez

Documents Needed for Every Case

- Copy of County Treasurer's Tax Roll Based on the Property Address
- Copy of the County Assessor's Report
- Copy of the Deed
- Copy of Land Records to verify Property Owner(s) and Mortgage/Lien Holder(s)

N/A Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)

N/A Copy of the Fire Damage Report (as needed)

Waivers: (if checked at any point does not need to proceed through the process below).

Date PNR Hearing Notice Letter to all Stakeholders: 5/21/24

- Certified Mailing Receipt attached to a copy of the letter(s)
- Building Inspector's Report (as applicable)
- Images of Notice Posted on Structure for PNR Hearing

Date of Publication in the Muskogee Phoenix: 5/23/24

Affidavit of Publication

Reviewed By¹:

Sarah Winkle
Sarah Winkle, Deputy Director of Community Development

5/29/24
Date

Ruben Gonzalez
Ruben Gonzalez, Code Enforcement Officer

May 29, 2024
Date

6/6/24 PNR

¹ Review of the file will be conducted the week before the scheduled PNR.

Date of the PNR Hearing: 6/6/24

Date of PNR Determination/UBCAB Notice Letter: 6/6/24

- Certified Mailing Receipt attached to a copy of the letter(s)
- Images of Notice Posted on Structure for UBCAB Hearing

PNR Agenda & Approved Minutes

Copy of Filed Blank Lien

Date of UBCAB Reflected in Determination Letter (~~2024-06-06~~): 6/26/24

Date of Publication in the Muskogee Phoenix: June 11, 2024

- Affidavit of Publication

Date of UBCAB Hearing: June 6, 2024

UBCAB Determination Letter: _____

- Certified Mailing Receipt attached to a copy of the letter

Date to Demo Structure Reflected in Determination Letter: _____

UBCAB Agenda & Approved Minutes

Reviewed By²:

Sarah Winkle, ~~2017~~ Deputy Director of Community Development Date

 Ruben Gonzalez, Code Enforcement Officer Date

Copy of Recorded Lien with Cost (after demo)

² Review of the file will be conducted the week before the scheduled UBCAB.

Final Review By:

Jody King, Director of Community Development

Signature

Date Approved

Comments:

Katrina Bodenhamer, City Attorney

Signature

Date Approved

Comments:



I-2019-009026 Book 4651 Pg: 388
08/19/2019 10:18 am Pg 0388-0389
Fee: \$ 15.00 Doc: \$ 9.00
Diarra Cope - Muskogee County Clerk
State of Oklahoma

Doc Stamps: 9.00
Property Address: 1918 E. Okmulgee Ave, Muskogee, OK 74403
Mail Taxes To: 2608 W Kenosha St. #330, Broken Arrow, OK 74012

State of Oklahoma
Muskogee County 9.00
Documentary Stamps \$

GENERAL WARRANTY DEED (Oklahoma Statutory Form)

THIS INDENTURE: Made this August 12, 2019, between **Khristopher Rowan aka Kristopher Rowan, a single person**, party of the first part, hereinafter called party grantor, and **Gods Ninja, LLC** party of the second part, hereinafter called party grantee.

WITNESSETH, That in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, said party grantor does, by these presents, grant, bargain, sell and convey unto said party grantee, their heirs and assigns, all of the following described real estate, situated in the County of Muskogee, State of Oklahoma, to wit:

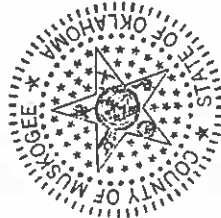
Lot 4 in Block "Q" of MCKELLOP AMENDED ADDITION to the City of Muskogee, Muskogee County, State of Oklahoma, according to the official plat thereof.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

AND said party grantor, their heirs, successors, grantees, executors and administrators does hereby covenant, promise and agree to and with said party grantee, at the delivery of these presents that they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, **EXCEPT**: Easements and building restrictions of record and special assessments not yet due; and that parties grantor will

WARRANT AND FOREVER DEFEND the same unto the said party grantee, their heirs and assigns, against said party grantor, their heirs or assigns and all and every person or persons whomsoever lawfully claiming or to claim the same.

Return To Title Insurance Producer
Integrity Title & Closing, LLC
9815 E. 81st Street - Tulsa, OK 74133
File# 19-03096
Agent for American Eagle Title Insurance Co.



l-2019-009026 Book 4651 Pg: 389
08/19/2019 10:18 am Pg 0388-0389
Fee: \$ 15.00 Doc: \$ 9.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

IN WITNESS WHEREOF, the said party grantor, have hereunto set their hand the day and year above written.



Christopher Rowan aka Kristopher Rowan

Acknowledgement

STATE OF Oklahoma

County OF Tulsa

I, Vince Troutman, a Notary Public for the County of Tulsa and State of Oklahoma, do hereby certify that Khristopher Rowan aka Kristopher Rowan, a single person personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

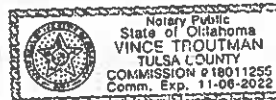
Witness my hand and official seal, this the 12th of August, 2019.



Notary Public

My Commission Expires: November 6, 2022

(SEAL)



Tax Roll Inquiry

Muskogee County Treasurer

Shelly Sumpter, Treasurer

400 West Broadway, Rm 220 Muskogee, OK 74401

Phone: 918-682-0811

Fax: 918-682-8907

E-Mail: donotreply@muskogeetreasurer.org



20230014972

Owner Name and Address

GODS NINJA LLC

2608 W KENOSHA ST #330

BROKEN ARROW OK 74012-0000

Taxroll Information

Tax Year : 2023

Property ID : 4100-36-00Q-004-1-037-21

Location : 1918 E OKMULGEE MUS

School District : 20A MUSKOGEE Mills : 102.39

Type of Tax : Real Estate

Tax ID : 14972

Legal Description and Other Information:

MCKELLOPS AP LOT 4 BLOCK Q

Assessed Valuations	Amount
Land	413
Improvements	1337
Net Assessed	1750

Tax Values	Amount
Base Tax	179.00
Penalty	0.00
Fees	0.00

Tax Values	Amount
Payments	179.00
Total Paid	179.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/03/2024	36045	Other	Taxes	179.00	Sarah Anguino (WEB CC)

As of: 5/8/2024

Property Owner

Name: GODS NINJA LLC

Mailing Address: 2608 W KENOSHA ST #330
BROKEN ARROW, OK 74012

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Extended Legal: MCKELLOPS AP LOT 4 BLOCK Q

Property Information

Physical Address: 1918 E OKMULGEE

Subdivision: MCKELLOPS AP

Block / Lot: 000Q / 0004

S-T-R: N/A

Market and Assessed Values:

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	\$8,750	\$8,750	\$963
Building:	0	0	0
Total:	\$8,750	\$8,750	\$963

Land:

Land Use	Size	Units
	7000.00	Square-Feet

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
8/19/2019	4651	388	W	9.00	\$6,000	ROWAN, KRISTOPHER	F	
7/24/2019	4648	57	D	0.00	\$0	ROWAN, JERRY W		
4/15/2008	3829	481	A	0.00	\$0	CARPENTER, FAYE D ETAL		
2/12/2007	3669	101	Q	0.00	\$0	CARPENTER, FAY D		
2/12/2007	3669	100	Q	0.00	\$0	CARPENTER, FAY D ETAL		
9/30/2003	3160	255	W	0.00	\$0	CARPENTER, FAY D		
10/1/1992	2166	201	Q	0.00	\$0	CARPENTER, FAY D ETA	Unval.	
5/1/1988	1954	202	W	24.00	\$16,000	HEARRELL, LOLA L	Valid	

Not a Legal Document.

Subject to terms and conditions.

www.actdatascout.com



Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Veneer, Masonry	1,228	3	1950	74	Low	2

Exterior Wall: Veneer, Masonry

Heat / Cool: ElecBase

Plumbing: Full: 1

Roof Cover: Composition Shingle

Year

Remodeled:

Fireplace: N/A

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Yard Shed - Metal		80		A	
Patio - Covered		240			

BOOK	COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	QUANTITY	GRANTOR	TOTAL DESCRIPTION
1	Muskogee	10/25/2023	2023-011303	Notice	004876	0045	CITY OF MUSKOGEE	GOODS MINJIA LLC	MCKELLOPS AMENDED BO L4
1	Muskogee	07/18/2023	2023-007166	Deed	004862	0038 - 0039	GOODS MINJIA LLC	GARCIA, VICTOR HUGO GAYTON GAYTON GARCIA, VICTOR HUGO GAYTON, VICTOR HUGO GARCIA, VICTOR HUGO	MUSKOGEE OT B61 L25 Partial KENDALL PLACE B151 L16 2 more
1	Muskogee	03/08/2023	2023-002289	Notice	004844	0567	CITY OF MUSKOGEE	GOODS MINJIA LLC	MCKELLOPS AMENDED BO L4
1	Muskogee	10/17/2019	2019-011865	Deed	004659	0661 - 0663	RAINER EDDIE	GOODS MINJIA LLC	MUSKOGEE OT B61 L25 Partial
1	Muskogee	09/12/2019	2019-010007	Deed	004654	0441	HESS PAUL G TRIPLETT, CHERYL R	GOODS MINJIA LLC	KENDALL PLACE B151 L16 KENDALL PLACE B151 L17 2 more
1	Muskogee	08/19/2019	2019-099026	Deed	004651	0388 - 0389	ROWAN KRISTOPHER ROWAN KRISTOPHER	GOODS MINJIA LLC	MCKELLOPS AMENDED BO L4

[Home](#) : [Business Services](#) : [Corp Search](#) : [Corp Information](#)

Entity Summary Information

Select the buttons below to file or place an order.

To view Entity Details there will be a \$5.00 charge and you will need to click on **VIEW ENTITY DETAILS** button at the bottom of the page.

If you are ordering documents such as a "Certificate of Good Standing" or "copies" you will need to click on the **ORDER DOCUMENTS** button at the bottom of the page.

If you are filing a legal document such as a trade name, amendment, annual certificate, etc., you will need to click on **FILE A DOCUMENT** button at the bottom of the page.

GODS NINJA, LLC

Details

Filing Number: 3512747274
Name Type: Legal Name
Status: In Existence 
Corp type: Domestic Limited Liability Company
Jurisdiction: Oklahoma
Formation Date: 15 Apr 2019

Registered Agent Information

Name: ANDERSON REGISTERED AGENTS
Effective: 15 Apr 2019
Address: 3030 NW EXPRESSWAY, SUITE 200-166
City, State, ZipCode: OKLAHOMA CITY OK 73112

[View Entity Detail](#)[File a Document](#)[Order Documents](#)[New Search](#)

NOTICE OF DILAPIDATION AND LIEN

STATE OF OKLAHOMA)
)
COUNTY OF MUSKOGEE)

KNOW ALL MEN BY THESE PRESENTS

That the City of Muskogee, in Muskogee County, State of Oklahoma, pursuant to a finding of the building official has determined that the following described dilapidated and has become detrimental to the health, safety, or welfare of the public and the community or that said property creates a fire hazard to other property, and that the condition of the following described property a detriment or a hazard and that the property would be benefited by the removal of such conditions and that the municipal governing body may cause the dilapidated buildings to be torn down and removed. Said property being listed on the current tax rolls in the office of the County Treasurer as being owned by:

GODS NINJA LLC and located at 1918 E OKMULGEE AVE MUSKOGEE OK
74401
Land ID#: 000090392

Said property being legally described as follows, to-wit:

MCKELLOPS AP
MCKELLOPS AP
LOT 4 BLOCK Q

And that pursuant to the findings of the municipal officials of the City of Muskogee, Oklahoma claims a lien on said property for the destruction and removal costs and that such costs are the personal obligation of the property owner from and after the date of filing of said notice, according to the laws of the State of Oklahoma.

Tammy L. Tracy, City Clerk

CERTIFICATE OF CITY CLERK

I, Tammy L. Tracy, the undersigned, the duly qualified and performing as the City of Muskogee, Oklahoma, do hereby certify that the above owner has to file a written notice of appeal from the order of the Building Official twenty (20) days from the receipt of the Notice/Order letter. I am required to file this Notice of Dilapidation and Lien to be recorded in the office of the County Clerk of Muskogee County for the above property.

WITNESS my hand as City Clerk and the Seal of the City of Muskogee, Oklahoma, this
June 18, 2024.

Tammy L. Tracy, City Clerk

Gonzalez, Ruben
Code Enforcement Officer

Case Number: 24-00073540

AFFIDAVIT OF PUBLICATION

County of Muskogee,
State of Oklahoma

The Muskogee Phoenix
214 Wall S
Muskogee, Ok, 74402
918-684-2858

CASE:
UBCAB

I, **Kristina Hight**, of lawful age, being duly sworn upon oath, deposes and says that I am the Classified Advisor of The Muskogee Phoenix, a daily/weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

PUBLICATIONS:

June 11, 2024

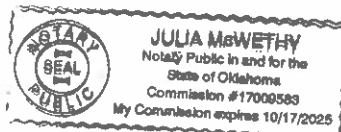
Kristina Hight
Kristina Hight

Signed and sworn to before me
On this *11th* day of *June* 2024

Julia McWethy
Julia McWethy, Notary Public

My Commission expires: 10-17-2025
Commission # 17009583

(SEAL)



Accnt: *10417*

Fee: \$ *93.05*

Published in The
Muskogee Phoenix
June 11, 2024

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided, the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

held by the Uniform Building Code Appeals Board to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property, or whether the building is abandoned.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Uniform Building Code Appeals Board on the: **June 26, 2024** at 1:30 P.M. in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee, Muskogee OK, 74401. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the

becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (916) 684-6235.

228 S. D. St.,
Muskogee OK

The North 56 of Lot 4 Block 380 in the city of Muskogee; according to the official plat thereof, Muskogee County, State of Oklahoma.

316 N. Main St.,
Muskogee OK

Lots 6, 7, 8, and the North 75 feet of Lot 9, all in Block 15 in the CITY OF MUSKOGEE, County of Muskogee, State of Oklahoma; according to the official plat thereof approved by the Secretary of the Interior June 4th, 1900, LESS and EXCEPT a portion of Lot 6 in Block 15 of the CITY OF MUSKOGEE, State of Oklahoma, more particularly described as follows:

Beginning at the Northwest Corner of Lot 6 in Block 15 in the CITY OF MUSKOGEE, County of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior June the 4th, 1900; thence Southerly along the West line of said Lot

to a point on the East line of said Lot 6 to a point on the said East line, said point being 62 feet South of the Northeast Corner of said Lot 6; thence Northerly along said East line a distance of 62 feet to the Northeast Corner of said Lot 6; thence Westerly along the North line of said Lot 6 to the Point of Beginning.

1918 E. Okmulgee

Lot 4 in Block "Q" of MCKELLOP AMENDED ADDITION to the City Muskogee, Muskogee County, State of Oklahoma, according to the official plat thereof.

909 W. Okmulgee

E 100 N 150 LOT 3
BLOCK 168 MUSKOGEE OT]

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A hearing shall be held by the Uniform Building Code Appeals Board to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property, or whether the building is abandoned.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Uniform Building Code Appeals Board on the: **June 26, 2024** at 1:30 P.M. in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee, Muskogee OK, 74401. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

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909 W. Okmulgee

E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT

]



229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235

6/6/2024

Anderson Registered Agents
3630 NW Expressway Ste 200-166
Oklahoma City, OK 73112

Case Number: 24-73540
Street Address: 1918 E Okmulgee
Legal Description: SEE ATTACHED

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on June 6, 2024 and determined:

- 1) Your property 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
- 2) The property creates a fire hazard which is dangerous to other property.
- 3) The building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeal Board to be heard on June 26, 2024 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by June 26, 2024.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come, first serve basis. If you are interested in signing up for the program, please contact Ruben Gonzalez, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Supervisor

www.muskogeeonline.org
planning@muskogeeonline.org

Lot 4 in Block "Q" of MCKELLOP AMENDED ADDITION to the City Muskogee, Muskogee County, State of Oklahoma, according to the official plat thereof.



229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235

6/6/2024

God's Ninja, LLC
2608 W Kewasha St #330
Broken Arrow, OK 74812

Case Number: 24-73540
Street Address: 1918 E Okmulgee
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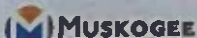
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Ruben Gonzalez
Code Enforcement Supervisor

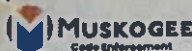
www.muskogeeonline.org
planning@muskogeeonline.org

Lot 4 in Block "Q" of MCKELLOP AMENDED ADDITION to the City Muskogee, Muskogee County, State of Oklahoma, according to the official plat thereof.

2024/06/06 15:18



229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235

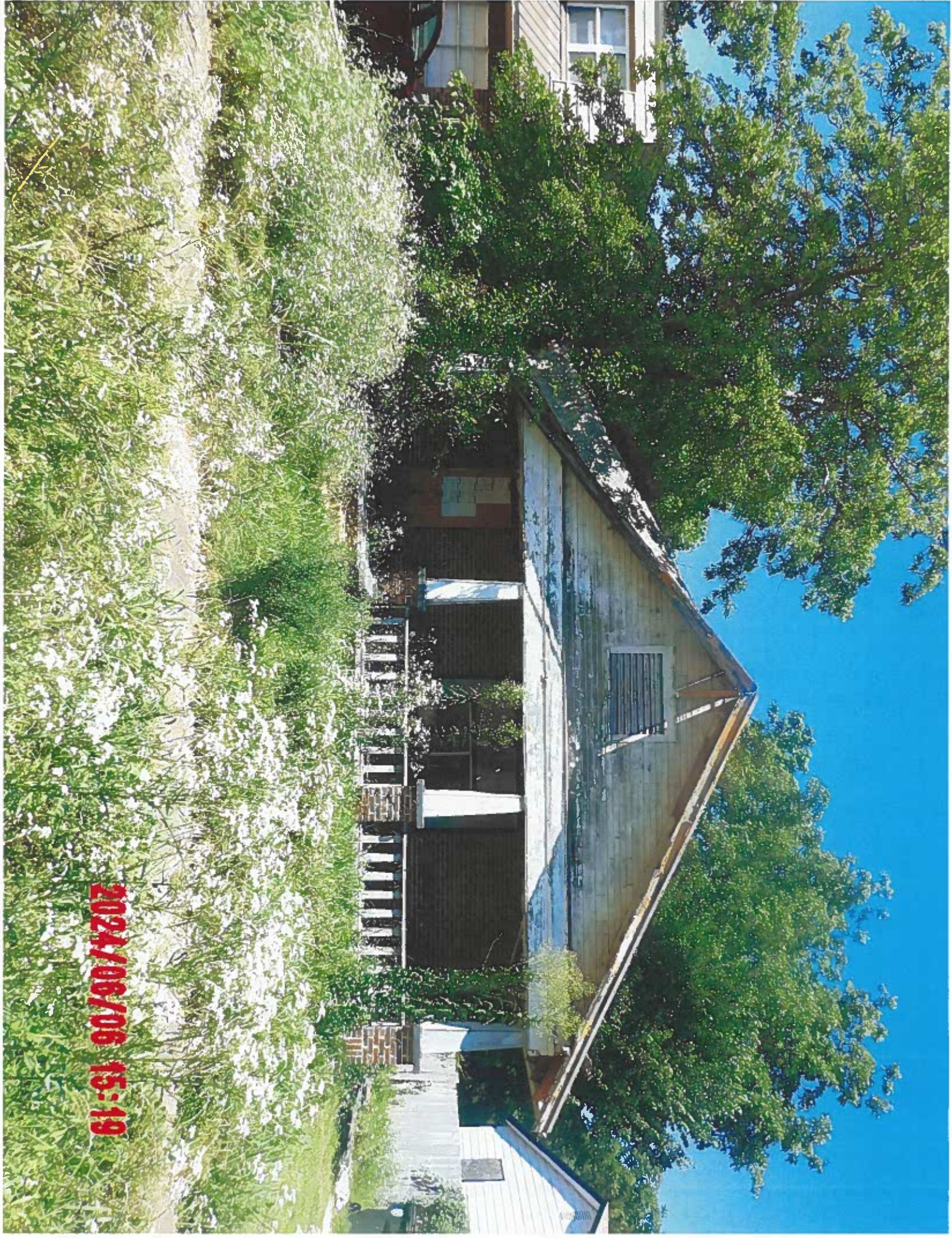


229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235



2024/06/06 15:19

2022/06/06 15:19



6/6/2024

Anderson Registered Agents
3030 NW Expressway Ste 200-166
Oklahoma City, OK 73112

Case Number: 24-73540
Street Address: 1918 E Okmulgee
Legal Description: SEE ATTACHED

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Ruben Gonzalez
Code Enforcement Supervisor

7020 1810 0000 2511 7591

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To: Anderson Registered Agents
3030 NW Expressway Ste 200-166
Oklahoma City, OK 73112

Signature and Apt. No. or PO Box No.
City, State, ZIP+4®

MUSKOGEE OK 74401
Postmark
6-6-2024
USPS

Lot 4 in Block "Q" of MCKELLOP AMENDED ADDITION to the City Muskogee, Muskogee County, State of Oklahoma, according to the official plat thereof.

6/6/2024

God's Ninja, LLC
2608 W Kenosha St #330
Broken Arrow, OK 74012

Case Number: 24-73540
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Ruben Gonzalez
Code Enforcement Supervisor

<p>SENDER: COMPLETE THIS SECTION</p> <p>Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>Article Addressed to: God's Ninja, LLC 2608 W Kenosha St Broken Arrow, OK 330 74012</p> <p>9590 9402 8277 3094 8571 27</p> <p>Article Number (Transfer from service label) 7020 1810 0000 2511 7645</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature X <i>[Signature]</i></p> <p>B. Received by (Printed Name) _____ C. Date <i>6/6/24</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> If YES, enter delivery address below: _____</p> <p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Priority Mail <input type="checkbox"/> Registered Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	<p>U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only</p> <p>For delivery information, visit our website at www.usps.com®.</p> <p align="center">OFFICIAL USE</p> <p>Certified Mail Fee \$ _____ Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ _____ <input type="checkbox"/> Return Receipt (electronic) \$ _____ <input type="checkbox"/> Certified Mail Restricted Delivery \$ _____ <input type="checkbox"/> Adult Signature Required \$ _____ <input type="checkbox"/> Adult Signature Restricted Delivery \$ _____ Postage \$ _____ Total Postage and Fees \$ _____</p> <p>Sent To <i>God's Ninja, LLC</i> Street and Apt. No., or PO Box No. <i>2608 W Kenosha St 330</i> City, State, ZIP+4® <i>Broken Arrow OK 74012</i></p> <p align="center">MUSKOGEE, OK 74401 JUN - 6 2024 Postmark Here</p>
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Lot 4 in Block "Q" of MCKELLOP AMENDED ADDITION to the City Muskogee, Muskogee County, State of Oklahoma, according to the official plat thereof.

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).

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
JUNE 6, 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. 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)

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)

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)

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)

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)

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)

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)

ADJOURN

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.

Sarah Winkle motioned to recommend this item to the Uniform Building Code Appeals Board after determining that the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community. Ruben Gonzalez seconded the motion.

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

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.

Sarha Winkle motioned for this item to be presented to the Uniform Building Code Appeals Board after determining that the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community. Jeff Strickland seconded the motion.

Motion was made by Board Member Sarah Winkle, seconded by Board Member Jeff Strickland

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)

Sarah Winkle made the motion to send this item to the Uniform Building Code Appeals Board after

determining that the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community. Jeff Strickland seconded the motion.

Motion was made by Board Member Sarah Winkle, seconded by Board Member Jeff Strickland

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

Carried - Unanimously

With no further business, the meeting was adjourned.

AFFIDAVIT OF PUBLICATION

County of Muskogee,
State of Oklahoma

The Muskogee Phoenix
214 Wall S
Muskogee, Ok, 74402
918-684-2858

CASE:
PNRC

I, **Kristina Hight**, of lawful age, being duly sworn upon oath, deposes and says that I am the Classified Advisor of The Muskogee Phoenix, a daily/weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

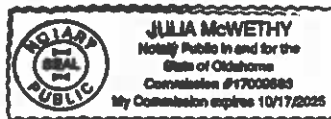
PUBLICATIONS: May 23, 2024

Kristina Hight
Kristina Hight

Signed and sworn to before me
On this 23 day of May 2024.

Julia McWethy
Julia McWethy, Notary Public
My Commission expires: 10-17-2025
Commission # 17009583

(SEAL)



Acct: 10417

Fee: \$ 63.85

Published in The
Muskogee Phoenix
May 23, 2024

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Public Nuisance Review Committee to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nuisance Review Committee on the: **8th day of June, 2024 at 11:00AM** In the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the prop-

erty owner and may be collected in accordance with any of civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (918) 684-6235.

626 Geneva, MUSKOGEE, OK-
Lot 6 In Lawrence Subdivision of the East 40 feet of Lot and all of Lots 5 through 7 in Block 354 to City of Muskogee, Muskogee County, State of Oklahoma.

1918 E Okmulgee, MUSKOGEE, OK-
Lot 4 in Block "Q" of MCKELLOP AMENDED ADDITION to the City Muskogee, Muskogee County, State of Oklahoma, according to the official plat thereof.

909 W Okmulgee, MUSKOGEE, OK-
E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT

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E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT



FLYER CONTENT (Text is illegible due to image quality)







May 21, 2024

Anderson Registered Agents
3030 NW Expressway Ste 200-166
Oklahoma City, OK 73112

Case Number: 24-73540
Street Address: 1918 E Okmulgee
Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code (“IPMC”), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **May 13, 2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure is unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC
- The structure has an exposed roof. *108.1.5
- The structure is open to the elements. *108.1.5

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. mechanical systems must be reconnected in good working order be repaired or replaced. International Codes; exterior of the property sanitary, and safe condition. Windows must be replaced where good repair, and weather tight. Interior doors shall fit reasonably and closed, as intended by the manufacturer. The interior shall be in a sanitary condition. Stairs, landings, balconies and similar work shall be secured. Accumulated rubbish, trash and debris, including Any fractures in concrete, masonry, stucco shall be repaired. Per

You are hereby directed to appear at a hearing to be held Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, 74401 to determine:

U.S. Postal Service™ 24-73540 CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®	
OFFICIAL USE	
Certified Mail Fee \$ _____ Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ _____ <input type="checkbox"/> Return Receipt (electronic) \$ _____ <input type="checkbox"/> Certified Mail Restricted Delivery \$ _____ <input type="checkbox"/> Adult Signature Required \$ _____ <input type="checkbox"/> Adult Signature Restricted Delivery \$ _____ Postage \$ _____ Total Postage and Fees \$ _____	
Sent To Anderson Registered Agents Street and Apt. No., or P.O. Box No. 3030 NW Expressway Ste 200-166 City, State, ZIP+4® Oklahoma City, OK 73112	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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CORRECTIVE ACTION:

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You are hereby directed to appear at a hearing to be held on June 6th at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

- 1) Whether your property 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
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, **you are directed to appear at a hearing to be held on June 6, 2024 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine:** 1) whether your property 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, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Ruben Gonzalez, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Officer
City of Muskogee

IPMC References

- *108.1.5 – Dangerous Structure or Premises
- *108.2 – Closing of Vacant Structures
- *108.1.3 – Structure Unfit for Human Occupancy
- *108.1.1- Unsafe Structure

Lot 4 in Block "Q" of MCKELLOP AMENDED ADDITION to the City Muskogee, Muskogee County, State of Oklahoma, according to the official plat thereof.

May 21, 2024

God's Ninja, LLC
2608 W Kenosha St #330
Broken Arrow, OK 74012

Case Number: 24-73540
Street Address: 1918 E Okmulgee
Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

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CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order. Exterior of the property must be repaired or replaced. International Codes; exterior of the property must be in good repair, and weather tight. Interior doors shall fit reasonably and closed, as intended by the manufacturer. The interior shall be in a sanitary condition. Stairs, landings, balconies and similar work shall be secured. Accumulated rubbish, trash and debris, including any fractures in concrete, masonry, stucco shall be repaired. Per

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7020 1010 0000 2511 7522

U.S. Postal Service™ 24-73540
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail, Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To: God's Ninja
Street and Apt. No., or PO Box No.: 2608 W Kenosha St #330
City, State, ZIP+4: Broken Arrow, OK 74012

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

74401
MAY 21 2024
USPS

May 21, 2024

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Broken Arrow, OK 74012Case Number: 24-73540
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You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Ruben Gonzalez, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Officer
City of Muskogee

IPMC References

- *108.1.5 – Dangerous Structure or Premises
- *108.2 – Closing of Vacant Structures
- *108.1.3 – Structure Unfit for Human Occupancy
- *108.1.1- Unsafe Structure

Lot 4 in Block "Q" of MCKELLOP AMENDED ADDITION to the City Muskogee, Muskogee County, State of Oklahoma, according to the official plat thereof.

Building Inspector's Dilapidated Structure Checklist

Case Open Date: May 13, 2024

Case Number: 24-73540

Address: 1918 E Okmulgee

Code Officer: R. Gonzalez

Owner's Name: Gods Ninja, LLC

Owner Address: _____

Phone: _____ Email: _____ (if known)

Structure Security

Secure Yes No

Signs of Recent Entry Yes No

What are the signs: _____

Utilities

Active Yes No

If Yes, Gas Electric Water

Construction/Status of the Structure

Number of Floors: 1

Basement Yes No

Exterior Block Brick Wood Metal Vinyl

Other: _____

Roof Shingle Metal Other: _____

Roof Exposed Yes No

Open to the Elements Yes No

Windows Broken/Open Yes No

How many windows are Open/Broken: 7

Location of Broken/Open Windows: Sides & Back

Exterior Doors Secured Yes No

Hazardous Materials on Site Yes No

Conditions present that require immediate action: N/A

Potential Fire Risk Low Moderate High

Building Inspector's Dilapidated Structure Checklist

In the opinion of the Inspector, is the structure:

Abandoned

Yes

No

Unfit for Human Habitation

Yes

No

Appear Unsafe and/or Dangerous

Yes

No

Other Notes:

Inspector's Signature: _____

Jeff Strickland

Inspector's Name: _____

Jeff Strickland

Date of Inspection: _____

5-19-24



CITY OF
MUSKOGEE
Permits & Inspections

Uniform Building Code Appeals Board Agenda

8.

Meeting Date: 06/26/2024

Initiator: Sarah Winkle, Deputy Director of Planning and Community Development

AGENDA ITEM TITLE:

Hold a public hearing on the appeal of the findings that the structure at 228 S D St is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the building is abandoned, or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Jody King)

BACKGROUND:

An exterior inspection of the property and structure occurred on **May 1, 2024** by the City Fire Marshall & on **May 13, 2024** by the City of Muskogee Building Inspector. These are the findings from those inspections:

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure doors are open and not secured and will need to be secured. *108.1.5 IPMC
- The structure is:
 - Detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC

FINDINGS BY THE FIRE MARSHALL:

- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC
- Unsafe structure found to be dangerous to the life, health, property, or safety of the public or the occupants due to not having minimum safeguards to protect or warn occupants in the event of fire due to obstructed fire escape stairways, structurally compromised 2nd story porch, & opened junction boxes with electrical wires exposed to the elements. *108.1.1 IPMC
- 2018 IFC 111.2: Fire Official in charge of an incident shall be authorized to order the immediate evacuation of any occupied building deemed unsafe where such building has hazardous conditions that present imminent danger to building occupants.
- 2018 IFC 1104.16.7: Fire escape stairways shall be kept clear & unobstructed at all times.
- 2018 IFC 906.2: Portable fire extinguishers not present.
- 2018 IFC 1013.1: Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel shall not be obstructed.
- 2018 IFC 315.3.2: Combustible materials shall not be stored in exits or enclosures for stairways and ramps.

- 2018 IFC 604.6: Open junction boxes and open wiring splices.
- 2018 IFC1010.1: Apartment doors and egress doors not operating properly or properly maintained,
- 2018 IFC 304.1: Waste accumulation throughout the inside and outside of building.
- 2018 IFC 308.1.4: Use of open flame cooking device indoors.

Corrective Actions recommended in the letter sent to the property owners were:

Rehabilitate or demolish the dilapidated structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Removal of all trash, debris, and waste from within the interior and exterior of the building. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated. Second floor balcony /porch needs to be repaired or removed. All stairways need to be repaired and any obstructions shall be removed. Fire extinguishers need to be in every apartment readily available for use in case of emergency. Exit signs need to be in proper working order. Removal of combustible material and debris from exits and egress points. Electrical system shall be brought up to code standards by an authorized electrician. Removal of open flame cooking devices from within the building and on the 2nd floor balcony.

PNRC was held on June 6, 2024 and the findings were that the building is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the building is abandoned.

RECOMMENDED STAFF ACTION:

Uphold the findings of the PNRC and approve the structure for demolition.

Fiscal Impact

Attachments

Complete Case File

Dilapidated Structures Checklist

Case Open Date: May 2, 2024

Case Number: 24-73519

Address: 228 S D St.

Officer: Ruben Gonzalez

Documents Needed for Every Case

- Copy of County Treasurer's Tax Roll Based on the Property Address
- Copy of the County Assessor's Report
- Copy of the Deed
- Copy of Land Records to verify Property Owner(s) and Mortgage/Lien Holder(s)
- Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)
- Copy of the Fire Damage Report (as needed)

Waivers: (if checked at any point does not need to proceed through the process below).

Date PNR Hearing Notice Letter to all Stakeholders: 5/14/24

- Certified Mailing Receipt attached to a copy of the letter(s)
- Building Inspector's Report (as applicable)
- Images of Notice Posted on Structure for PNR Hearing

Date of Publication in the Muskogee Phoenix: 5/19/24

- Affidavit of Publication

Reviewed By¹:

Sarah Winkle
Sarah Winkle, Deputy Director of Community Development

5/28/24
Date

Ruben Gonzalez
Ruben Gonzalez, Code Enforcement Officer

May 28, 2024
Date

PNRC
6/6/24

¹ Review of the file will be conducted the week before the scheduled PNR.

Date of the PNRC Hearing: 6/10/24

Date of PNRC Determination/UBCAB Notice Letter: 6/10/24

Certified Mailing Receipt attached to a copy of the letter(s)

Images of Notice Posted on Structure for UBCAB Hearing

PNRC Agenda & Approved Minutes

Copy of Filed Blank Lien

Date of UBCAB Reflected in Determination Letter (~~2024-06-10~~): 6/26/24

Date of Publication in the Muskogee Phoenix: 6/11/24

Affidavit of Publication

Date of UBCAB Hearing: 6/26/24

UBCAB Determination Letter: _____

Certified Mailing Receipt attached to a copy of the letter

Date to Demo Structure Reflected in Determination Letter: _____

UBCAB Agenda & Approved Minutes

Reviewed By²:

Sarah Winkle, Acting Deputy Director of Community Development Date

Ruben Gonzalez, Code Enforcement Officer Date

Copy of Recorded Lien with Cost (after demo)

² Review of the file will be conducted the week before the scheduled UBCAB.

Final Review By:

Jody King, Director of Community Development

Signature

Date Approved

Comments:



Katrina Bodenhamer, City Attorney

Signature

Date Approved

Comments:

CITY OF MUSKOGEE
Code Enforcement

I-2023-008789 Book 4868 Pg 151
08/30/2023 12:54pm Pg 0151-0151
Fee: \$18.00 Doc: \$0.00
POLLY IRVING - Muskogee County Clerk
State of OK

-----[Space Above This Line for Recording Data]-----

Mailing Address: 228 S "D" St Apt #4, Muskogee, OK 74403
Property Address: 228 S "D" St, Muskogee, OK 74403

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Jacquelyn Ann Edwards, a single person**, party of the first part, in consideration of the sum of TEN DOLLARS AND 00 CENTS and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto, **Benjamin Paul Saunders, a single person** the following described real property and premises situate in Muskogee County, State of Oklahoma, to-wit:

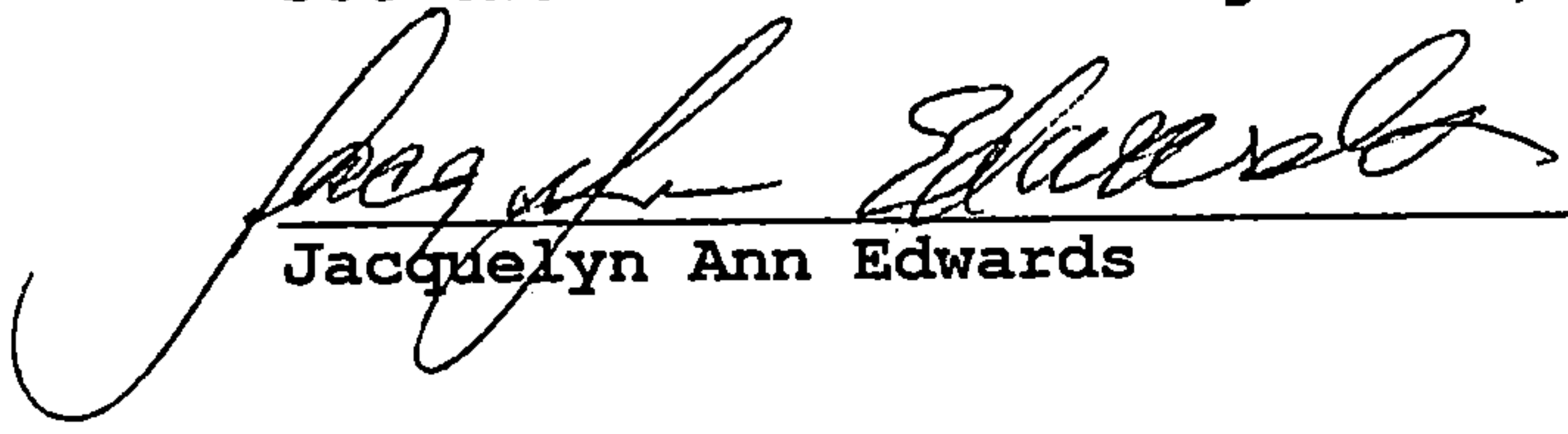
The North 56 of Lot 4 Block 380 in the city of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

Above legal description provided by Grantor. The accuracy and sufficiency of which are not verified by the preparer. No title opinion requested or provided.

together with all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, so that neither the said party of the first part or any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said parties of the first part have hereunto set their hands this **August 30, 2023**.



Jacquelyn Ann Edwards

STATE OF OKLAHOMA
COUNTY OF Muskogee

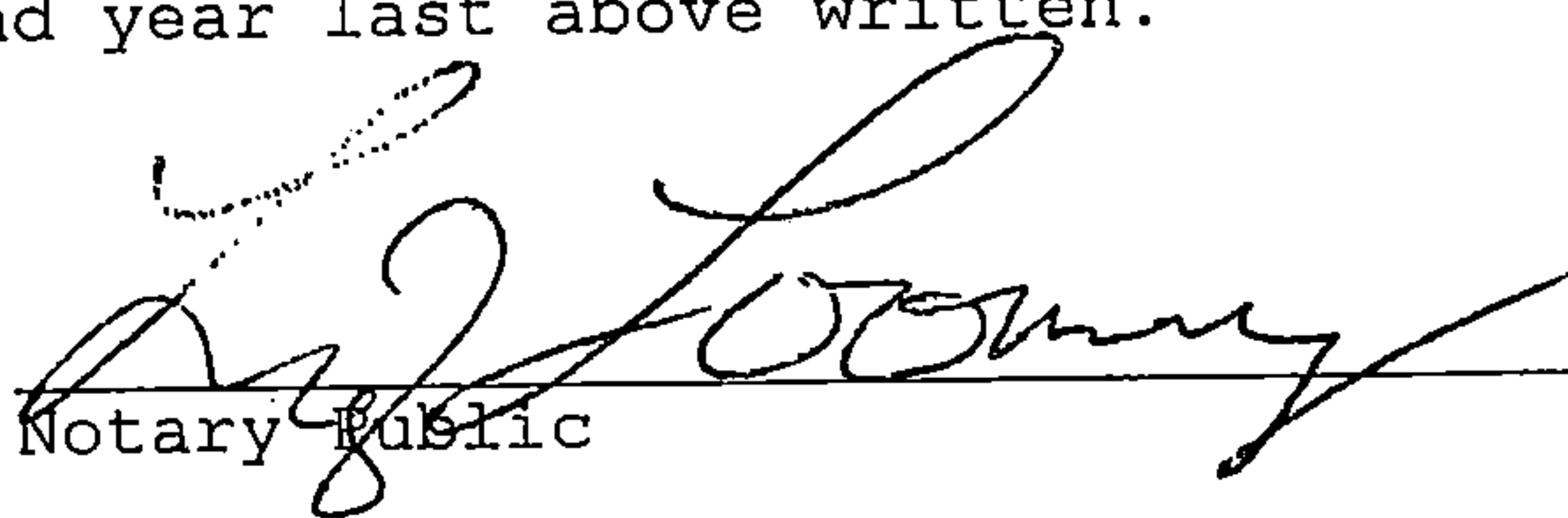
INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

SS:

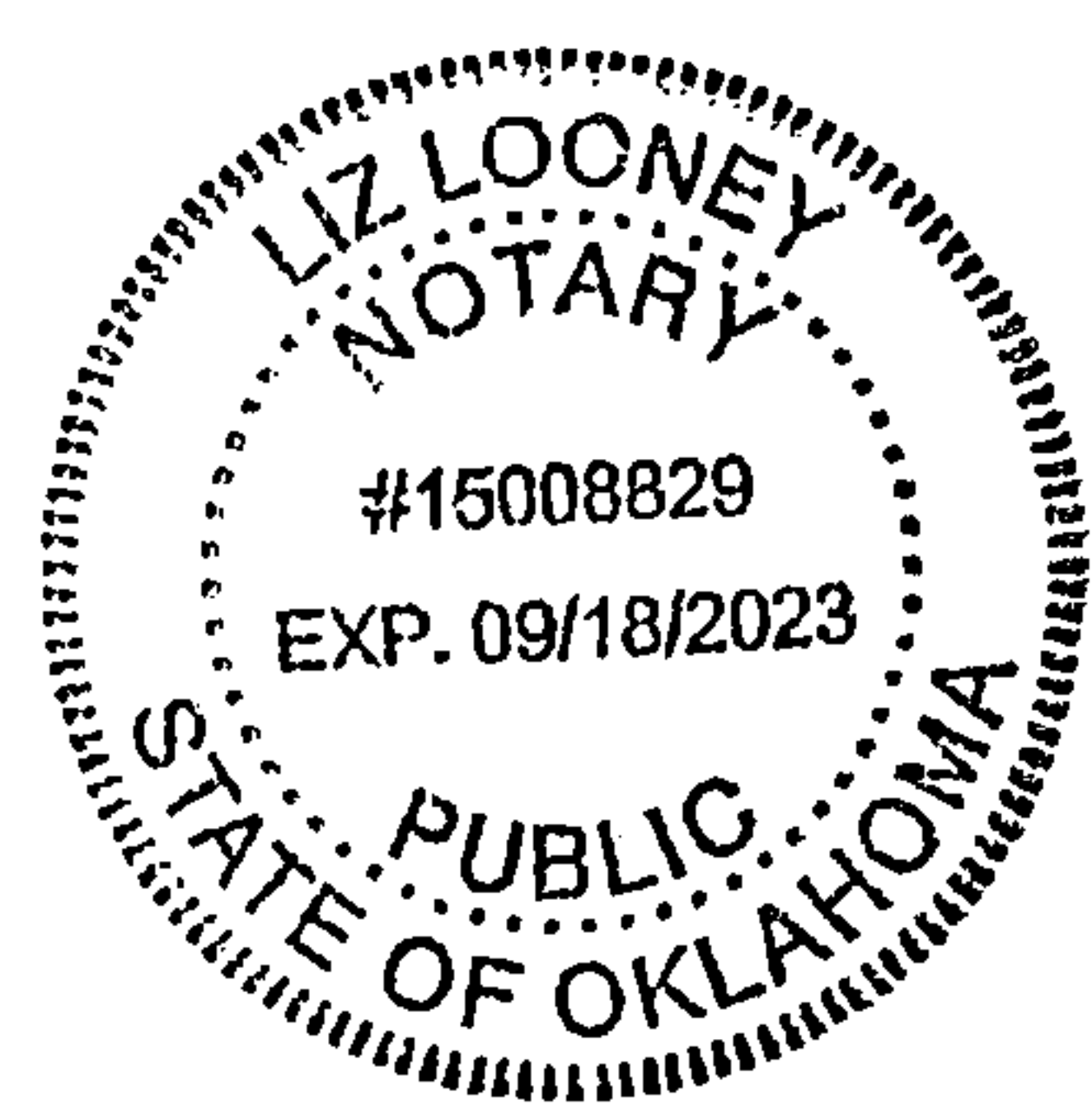
Before me, the undersigned, a Notary Public in and for said County and State on this 30th day of August, 2023, personally **appeared Jacquelyn Ann Edwards, a single person** to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires:



Notary Public



Documentary Stamp Tax
Exemption No. _____
Title 68 o.s. § 3201 or 3202
Date 08/30/23 Purchase Price 0
Claimant Signature Saunders



1-2023-008790 Book 4808 Pg 152
08/30/2023 12:54pm Pg 0152-0153
Fee: \$20.00 Doc: \$0.00
POLLY IRVING - Muskogee County Clerk
State of OK

INSURER'S ENDORSEMENT
I hereby certify that I received \$ 1.00
and issued receipt No. 387 therefor
In payment of mortgage tax on the within
Mortgage, dated the 30th day of
August, 2023
Muskogee County Treasurer
By [Signature], Deputy

MORTGAGE OF REAL ESTATE

THIS Indenture made this August 30th, 2023, between Jacquelyn Ann Edwards, a single person, party of the first part and Benjamin Paul Saunders, a single person, party of the second part,

WITNESSETH, that said first parties in consideration of the sum of

TEN THOUSAND DOLLARS and 00 CENTS DOLLARS (\$4,960.00),

the receipt of which is hereby acknowledge, do by these presents, grant, bargain, sell and convey unto said second parties, their heirs and assigns, all the following described real estate, situated in Cherokee, State of Oklahoma, to-wit:

The North 56 of Lot 4 in Block 380 in the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

Above legal description provided by Grantor. The accuracy and sufficiency of which are not verified by the preparer. No title opinion requested or provided.

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining forever.

THIS CONVEYANCE is intended as a mortgage to secure the payment of \$4,960.00 due and payable by August 30, 2024.

SAID FIRST PARTY, hereby covenant that she is the owner in fee simple of said premises and that she is free and clear of all encumbrances; that she has good right and authority to convey and encumber the same, and warrant and will defend the same against lawful claims of all persons whomsoever.

SAID FIRST PARTIES further expressly agree that in case of foreclosure of this mortgage, and as often as any proceedings shall be taken to foreclose that same as herein provided, the mortgagor will pay all other statutory fees, said fees to be due and payable upon the filing of the petition for foreclosure and the same shall be a further charge and lien upon said premises described in this mortgage, and the amount thereof shall be recovered in said foreclosure suit and included in any judgment or decree rendered in any action as aforesaid, and collected, and the lien thereof enforced in the same manner as the principal debt hereby secured.

NOW, if said party shall pay or cause to be paid to said second party, their heirs and assigns, said sums in the above-described note mentioned, together with interest thereon according to the terms and tenor of said note and shall make and maintain such insurance a pay such taxes and assessments, then these presents shall be wholly discharged and void, otherwise remain in full force and effect. If such are not paid before delinquent, the mortgagee may affect such insurance or pay such taxes and assessments and shall be allowed interest thereof at the rate of ten percent per annum until paid, and this mortgage shall stand as security for all such payments. And if said sum or sums of money or any part thereof is not paid when due or if such insurance is not affected and maintained, or any taxes or assessments are not paid before delinquent, the holder of said note and this mortgage may elect to declare the whole sum or sums and interest due and payable at once and proceed to collect said debt, including attorney's fees, and to foreclose this mortgage and shall be entitled to possession.

SAID FIRST PARTIES waive notice of election to declare the whole debt due as above state and appraisalment waive or not at the option of the second parties.

IN WITNESS WHEREOF, the said first parties have hereunto set their hands the day and year first above written.


Benjamin Paul Saunders

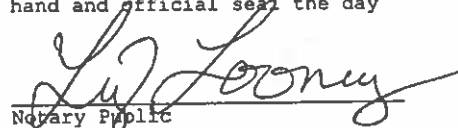
08/30/2023

State of Oklahoma)
County of Muskogee) SS:

Before me, a Notary Public, in and for said county and state, on this August 30th, 2023, personally appeared Benjamin Paul Saunders, to me known to be the identical persons who executed the within and foregoing instrument, acknowledge to me that he did execute the same as his free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.




Notary Public

I-2023-008790 Book 4868 Pg 153
08/30/2023 12:54pm Pg 0162-0153
Fee: \$20.00 Doc: \$0.00
POLLY IRVING - Muskogee County Clerk
State of OK



Tax Roll Inquiry

Muskogee County Treasurer

Shelly Sumpter, Treasurer

400 West Broadway, Rm 220 Muskogee, OK 74401

Phone: 918-682-0811

Fax: 918-682-8907

E-Mail: donotreply@muskogeetreasurer.org



Owner Name and Address

SAUNDERS, BENJAMIN PAUL
228 S D ST APT 4
MUSKOGEE1 OK 74403-0000

Taxroll Information

Tax Year : 2023
Property ID : 4610-26-380-004-1-136-10
Location : 228 S D MUS
School District : 20A MUSKOGEE Mills : 102.39
Type of Tax : Real Estate
Tax ID : 4395

Legal Description and Other Information:

MUSKOGEE OT N56 LOT 4 BLOCK 380

Assessed Valuations	Amount
Land	224
Improvements	852
Net Assessed	1076

The Penalty for this tax statement is calculated through May 15, 2024. After that date, another 1.5% of the base tax will be applied. Fees can be added any time.

Tax Values	Amount
Base Tax	110.00
Penalty	6.60

Tax Values	Amount
Fees	0.00
Payments	0.00
Total Paid	0.00
Total Due	116.60

Date	Receipt	Paid With	Payment For	Amount	Paid By
No records Found!					



Property Owner

Name: SAUNDERS, BENJAMIN PAUL

Property Information

Physical Address: 228 S D

Mailing Address: 228 S D ST APT 4
MUSKOGEE1, OK 74403

Subdivision: MUSKOGEE OT

Block / Lot: 0380 / 0004

Type: (RI) Res. Improv.

S-T-R: N/A

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Extended Legal: MUSKOGEE OT N56 LOT 4 BLOCK 380

Market and Assessed Values:

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	\$4,536	\$4,536	\$499
Building:	47,485	47,485	5,223
Total:	\$52,021	\$52,021	\$5,722

Land:

Land Use	Size	Units
	9072.00	Square-Feet



As of: 5/1/2024

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
8/30/2023	4868	151	Q	0.00	\$0	EDWARDS, JACQUELYN ANN	N	
12/28/2020	4723	551	Q	0.00	\$0	DE BARDELEBEN, KATHLEEN		
5/1/2018	4589	826	W	12.00	\$8,000	AFFORDABLE REALTY LLC	B	
5/1/2017	4539	709	W	0.00	\$0	NFIW VENTURES LLC		
4/25/2017	4539	20	W	15.00	\$10,000	THE ROSE OF SHARON CHURCH ASSN	FinInst	
9/5/2008	3881	236	W	0.00	\$0	THOMAS, CHESTER		
9/8/2006	3607	1	W	25.50	\$17,000	FEDERAL NATIONAL MORT ASSOC	Title(?)	
3/29/2006	3538	196	Succession	0.00	\$0	JOICE, JIMMY D	Relative	
10/31/2002	3022	405	W	82.50	\$55,000	JOICE, RICKEY L & VALERIE L	Valid	
12/3/1999	2688	450	W	46.50	\$31,000	PREWITT, RICK & JANET	Valid	
1/1/1992	2123	24	W	0.00	\$0	HUNNICUTT, MARGARET	Unval.	
5/1/1991	2089	154	Judgement	0.00	\$0	HUNNICUTT, ART & MAR	Unval.	



Photos



Map:



NOTICE OF DILAPIDATION AND LIEN

STATE OF OKLAHOMA)
)
COUNTY OF MUSKOGEE)

KNOW ALL MEN BY THESE PRESENTS

That the City of Muskogee, in Muskogee County, State of Oklahoma, pursuant to a finding of the building official has determined that the following described dilapidated and has become detrimental to the health, safety, or welfare of the public and the community or that said property creates a fire hazard to other property, and that the condition of the following described property a detriment or a hazard and that the property would be benefited by the removal of such conditions and that the municipal governing body may cause the dilapidated buildings to be torn down and removed. Said property being listed on the current tax rolls in the office of the County Treasurer as being owned by:

BENJAMIN PAUL SAUNDERS and located at 228 S D ST MUSKOGEE OK
74401
Land ID#: 000069888

Said property being legally described as follows, to-wit:

MUSKOGEE OT
N56 LOT 4 BLOCK 380
MUSKOGEE OT

And that pursuant to the findings of the municipal officials of the City of Muskogee, Oklahoma claims a lien on said property for the destruction and removal costs and that such costs are the personal obligation of the property owner from and after the date of filing of said notice, according to the laws of the State of Oklahoma.

Tammy L. Tracy, City Clerk

CERTIFICATE OF CITY CLERK

I, Tammy L. Tracy, the undersigned, the duly qualified and performing as the City of Muskogee, Oklahoma, do hereby certify that the above owner has to file a written notice of appeal from the order of the Building Official twenty (20) days from the receipt of the Notice/Order letter. I am required to file this Notice of Dilapidation and Lien to be recorded in the office of the County Clerk of Muskogee County for the above property.

WITNESS my hand as City Clerk and the Seal of the City of Muskogee, Oklahoma, this
June 18, 2024.

Tammy L. Tracy, City Clerk

Gonzalez, Ruben
Code Enforcement Officer

Case Number: 24-00073519

AFFIDAVIT OF PUBLICATION

County of Muskogee,
State of Oklahoma

The Muskogee Phoenix

214 Wall S
Muskogee, Ok, 74402
918-684-2858

CASE:

UBCAB

I, **Kristina Hight**, of lawful age, being duly sworn upon oath, deposes and says that I am the Classified Advisor of The Muskogee Phoenix, a daily/weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

PUBLICATIONS: June 11, 2024

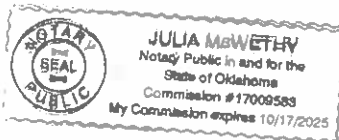
Kristina Hight
Kristina Hight

Signed and sworn to before me
On this 11th day of June 2024

Julia McWethy
Julia McWethy, Notary Public

My Commission expires: 10-17-2025
Commission # 17009583

(SEAL)



Acct: 10417

Fee: \$ 93.05

Published in The
Muskogee Phoenix
June 11, 2024

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided, the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

held by the Uniform Building Code Appeals Board to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property, or whether the building is abandoned.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Uniform Building Code Appeals Board on the: **June 26, 2024** at 1:30 P.M. in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee, Muskogee OK, 74401. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the

becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (916) 684-6235.

228 S. D. St.,
Muskogee OK

The North 56 of Lot 4 Block 380 in the city of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

316 N. Main St.,
Muskogee OK

Lots 6, 7, 8, and the North 75 feet of Lot 9, all in Block 15 in the CITY OF MUSKOGEE, County of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior June 4th, 1900, LESS and EXCEPT a portion of Lot 6 in Block 15 of the CITY OF MUSKOGEE, State of Oklahoma, more particularly described as follows:

Beginning at the Northwest Corner of Lot 6 in Block 15 in the CITY OF MUSKOGEE, County of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior June the 4th, 1900; thence Southerly along the West line of said Lot

to a point on the East line of said Lot 6 to a point on the said East line, said point being 62 feet South of the Northeast Corner of said Lot 6; thence Northerly along said East line a distance 62 feet to the Northeast Corner of said Lot 6; thence Westerly along the North line of said Lot 6 to the Point of Beginning.

1918 E. Okmulgee

Lot 4 in Block "Q" of MCKELLOP AMENDED ADDITION to the City Muskogee, Muskogee County, State of Oklahoma, according to the official plat thereof.

909 W. Okmulgee

E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT]

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided, the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Uniform Building Code Appeals Board to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property, or whether the building is abandoned.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Uniform Building Code Appeals Board on the: **June 26, 2024** at 1:30 P.M. in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee, Muskogee OK, 74401. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (916) 684-6235.

228 S. D. St., Muskogee OK

The North 56 of Lot 4 Block 380 in the city of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

316 N. Main St., Muskogee OK

Lots 6, 7, 8, and the North 75 feet of Lot 9, all in Block 15 in the CITY OF MUSKOGEE, County of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior June 4th, 1900, LESS and EXCEPT a portion of Lot 6 in Block 15 of the CITY OF MUSKOGEE, State of Oklahoma, more particularly described as follows:

Beginning at the Northwest Corner of Lot 6 in Block 15 in the CITY OF MUSKOGEE, County of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior June the 4th, 1900; thence Southerly along the West line of said Lot 6 a distance of 61 feet; thence Easterly to a point on the East line of said Lot 6 to a point on the said East line, said point being 62 feet South of the Northeast Corner of said Lot 6; thence Northerly along said East line a distance of 62 feet to the Northeast Corner of said Lot 6; thence Westerly along the North line of said Lot 6 to the Point of Beginning.

1918 E. Okmulgee

Lot 4 in Block "Q" of MCKELLOP AMENDED ADDITION to the City Muskogee, Muskogee County, State of Oklahoma, according to the official plat thereof.

909 W. Okmulgee

E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT
]

Benjamin Paul Saunders
228 S D St Apt 4
Muskogee, OK 74403-0000

Case Number: 24-73519
Street Address: 228 S D St
Legal Description: SEE ATTACHED

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on June 6, 2024 and determined:

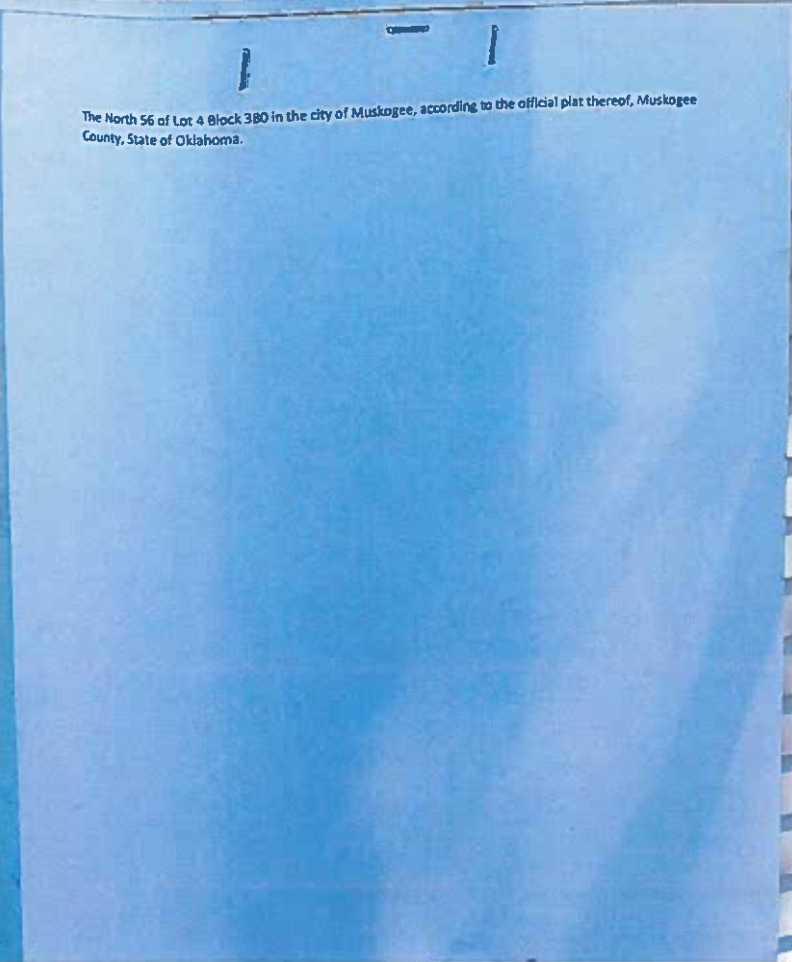
- 1) Your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
- 2) The property creates a fire hazard which is dangerous to other property.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on June 26, 2024 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by June 26, 2024.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come, first serves basis. If you are interested in signing up for the program, please contact Ruben Gonzalez, Code Enforcement Supervisor for more information.

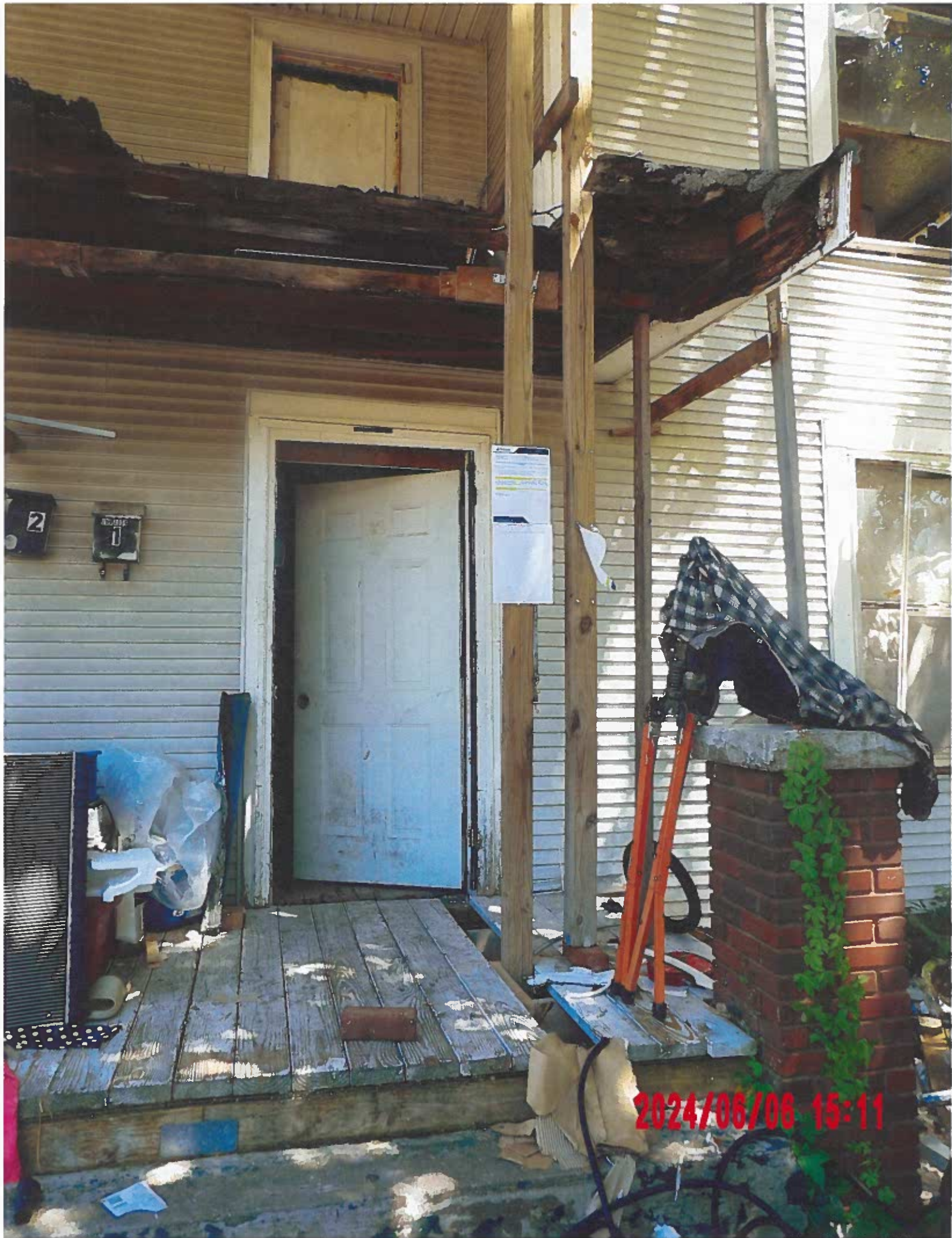
Ruben Gonzalez
Code Enforcement Supervisor

www.muskogeeonline.org
planning@muskogeeonline.org



The North 56 of Lot 4 Block 380 in the city of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

2024/06/06 15:11





2024/06/06 15:11

6/6/2024

Benjamin Paul Saunders
228 S D St Apt 4
Muskogee, OK 74403-0000

Case Number: 24-73519
Street Address: 228 S D St
Legal Description: SEE ATTACHED

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on June 6, 2024 and determined:

- 1) Your property 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
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Ruben Gonzalez
Code Enforcement Supervisor

www.muskogeeonline.org
planning@muskogeeonline.org

The North 56 of Lot 4 Block 380 in the city of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

2024/06/06 15:08

...online.org
...online.org

The North West 4 Block 180 in the city of Muskogee, according to the official plat thereof, Muskogee
County, State of Oklahoma

2024/06/06 15:08

6/6/2024

(310) 684-6235

Benjamin Paul Saunders
228 S D St Apt 4
Muskogee, OK 74403-0000

Case Number: 24-73519
Street Address: 228 S D St
Legal Description: SEE ATTACHED

**DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED
STRUCTURE**

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on June 6, 2024 and determined:

- 1) Your property 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
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Ruben Gonzalez
Code Enforcement Supervisor

www.muskogeeonline.org
planning@muskogeeonline.org

The North 56 of Lot 4 Block 280 in the city of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

2024/06/06 15:08

6/6/2024

Benjamin Paul Saunders
228 S D St Apt 4
Muskogee, OK 74403-0000

Case Number: 24-73519
Street Address: 228 S D St
Legal Description: SEE ATTACHED

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **June 6, 2024** and determined:

- 1) Your property 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
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Ruben Gonzalez
Code Enforcement Supervisor

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	
Benjamin Paul Saunders	
Street and Apt. No., or PO Box No.	
228 S D St APT. 4	
City, State, ZIP+4®	
Muskogee OK 74403	

Postmark: MUSKOGEE, OK 74401 JUN - 6 2024 USPS

7020 1810 0000 2511 7638

The North 56 of Lot 4 Block 380 in the city of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

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).

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
JUNE 6, 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. 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)

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)

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)

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)

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)

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)

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)

ADJOURN

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.

Sarah Winkle motioned to recommend this item to the Uniform Building Code Appeals Board after determining that the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community. Ruben Gonzalez seconded the motion.

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

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.

Sarha Winkle motioned for this item to be presented to the Uniform Building Code Appeals Board after determining that the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community. Jeff Strickland seconded the motion.

Motion was made by Board Member Sarah Winkle, seconded by Board Member Jeff Strickland

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)

Sarah Winkle made the motion to send this item to the Uniform Building Code Appeals Board after

determining that the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community. Jeff Strickland seconded the motion.

Motion was made by Board Member Sarah Winkle, seconded by Board Member Jeff Strickland

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

Carried - Unanimously

With no further business, the meeting was adjourned.

AFFIDAVIT OF PUBLICATION

County of Muskogee,
State of Oklahoma

The Muskogee Phoenix
214 Wall S
Muskogee, Ok, 74402
918-684-2858

CASE:

PNRC

I, **Kristina Hight**, of lawful age, being duly sworn upon oath, deposes and says that I am the Classified Advisor of The Muskogee Phoenix, a daily/weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

PUBLICATIONS: May 19, 2024

Kristina Hight

Kristina Hight

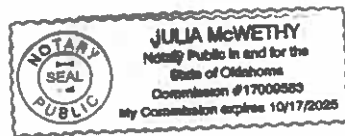
Signed and sworn to before me
On this 20 day of May 2024.

Julia McWethy

Julia McWethy, Notary Public

My Commission expires: 10-17-2025
Commission # 17009583

(SEAL)



Acct:

Fee: \$

\$107.85

1647
Beginning along the North line of said Lot 6 to the Point of Beginning.

Beginning at the Northwest Corner of Lot 6 in Block 15 in the CITY OF MUSKOGEE, County of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior June the 4th, 1900; thence Southerly along the West line of said Lot 6 a distance of 61 feet; thence Easterly to a point on the East line of said Lot 6 to a point on the said East line, said point being 62 feet South of the Northeast Corner of said Lot 6; thence Northerly along said East line a distance of 82 feet to the Northeast Corner of said Lot 6; thence Westerly along the North line of said Lot 6 to the Point of Beginning.

Published in The Muskogee Phoenix May 19, 2024

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Public Nuisance Review Committee to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property.

You are hereby ordered to appear at hearing in front of the City of Muskogee Public Nuisance Review Committee on the: 6th day of June, 2024 at 11:00AM in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to Appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the prop-

be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (918) 684-8235.

900 W Broadway , MUSKOGEE, OK-
The East 72.8 feet of the South 150 feet of Lot 1, Block 190, in the City of Muskogee, Muskogee County, Oklahoma, together with the party wall rights of grantor as set forth in a Contract recorded in Book 2022 at Page 235 in the records of the County Clerk of Muskogee County

1021 N J St, MUSKOGEE, OK
The North 50 feet of the East 1/2 of Lot 1 in Block 417 to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

718 Callahan, MUSKOGEE, OK
— The East 72.8 feet of the North 166.5 feet of Lot 8, Block 409, in the City of Muskogee, Oklahoma, according to the official plat thereof - - -
228 S D, MUSKOGEE, OK
The North 58 of Lot 4 Block 380 in the city of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

922 S L St, MUSKOGEE, OK
Lot 1, Block 321, in the City of Muskogee, Muskogee County, State of Oklahoma.

MUSKOGEE, OK
Lots 6, 7, 8, and the North 75 feet of Lot 9, all in Block 15 in the CITY OF MUSKOGEE, County of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior June 4th, 1900, LESS and EXCEPT a portion of Lot 6 in Block 15 of the CITY OF MUSKOGEE; State of Oklahoma, more particularly described as follows:

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

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1021 N J St, MUSKOGEE, OK

The North 50 feet of the East ½ of Lot 1 in Block 417 to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

718 Callahan, MUSKOGEE, OK

--The East 72.8 feet of the North 166.5 feet of Lot 8, Block 409, in the City of Muskogee, Oklahoma, according to the official plat thereof - - -

228 S D, MUSKOGEE, OK

The North 56 of Lot 4 Block 380 in the city of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

922 S L St, MUSKOGEE, OK

Lot 1, Block 321, in the City of Muskogee, Muskogee County, State of Oklahoma.

316 N Main St, MUSKOGEE, OK

Lots 6, 7, 8, and the North 75 feet of Lot 9, all in Block 15 in the CITY OF MUSKOGEE, County of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior June 4th, 1900, LESS and EXCEPT a portion of Lot 6 in Block 15 of the CITY OF MUSKOGEE, State of Oklahoma, more particularly described as follows:

Beginning at the Northwest Corner of Lot 6 in Block 15 in the CITY OF MUSKOGEE, County of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior June the 4th, 1900; thence Southerly along the West line of said Lot 6 a distance of 61 feet; thence Easterly to a point on the East line of said Lot 6 to a point on the said East line, said point being 62 feet South of the Northeast Corner of said Lot 6; thence Northerly along said East line a distance of 62 feet to the Northeast Corner of said Lot 6; thence Westerly along the North line of said Lot 6 to the Point of Beginning.

5/14/24, 3:39 PM
228 S D St
Muskogee OK 74403



228 W. Okmulgee
Muskogee, OK 74401
(918) 684-6735

May 14, 2024

Benjamin Paul Saunders
228 S D St Apt 4
Muskogee, OK 74403-0000

Case Number: 24-71519
Street Address: 228 S D St
Legal Description: SEE ATTACHMENT

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §§ 184 and §§ 185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C). This violation constitutes a public nuisance and must be abated. An interior & exterior inspection of the property and structure you own at the aforementioned address occurred on May 1, 2024 by the City Fire Marshall & on May 13, 2024 by the City of Muskogee Building Inspector. Below are the findings of the Fire Marshall and Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

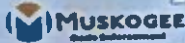
FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced *108 1.5 IPMC
- The structure doors are open and not secured and will need to be secured *108 1.5 IPMC
- The structure is
 - Detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Detracts abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy *108 1.5 IPMC

FINDINGS BY THE FIRE MARSHALL:

- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy *108 1.3 IPMC
- Unsafe structure found to be dangerous to the life, health, property, or safety of the public or the occupants due to not having minimum safeguards to protect or warn occupants in the event of fire due to obstructed fire escape stairways, structurally compromised 2nd story porch, & opened junction boxes with electrical wires exposed to the elements. *108 1.3 IPMC
- 2018 IFC 111.2 Fire Official in charge of an incident shall be authorized to order the immediate evacuation of any occupied building deemed unsafe where such building has hazardous conditions that present imminent danger to building occupants.
- 2018 IFC 1104 16.7 Fire escape stairways shall be kept clear & unobstructed at all times.
- 2018 IFC 906 2. Portable fire extinguishers not present
- 2018 IFC 1013 1 Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel shall not be obstructed.
- 2018 IFC 315 3.2 Combustible materials shall not be stored in egress or enclosures for stairways and ramps.
- 2018 IFC 604 6. Open junction boxes and open wiring splices.

www.muskogeeonline.org
planning@muskogeeonline.org



228 W. Okmulgee
Muskogee, OK 74401
(918) 684-6735

- 2018 IFC 1010 1. Apartment doors and egress doors not operating properly or property maintained.
- 2018 IFC 304 1. Waste accumulation throughout the inside and outside of building
- 2018 IFC 308 1.4. Use of open flame cooking device indoors

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes. Exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors must provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Removal of all trash, debris, and waste from within the interior and exterior of the building. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated. Second floor balcony / porch needs to be repaired or removed. All stairways need to be repaired and any obstructions shall be removed. Fire extinguishers need to be in every apartment readily available for use in case of emergency. Exit signs need to be in proper working order. Removal of combustible material and debris from exits and egress points. Electrical system shall be brought up to code standards by an authorized electrician. Removal of open flame cooking devices from within the building and on the 2nd floor balcony

You are hereby directed to appear at a hearing to be held on June 11, 2024 at 11:00 a.m. before the Public Nuisance Review Committee at 228 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

- Whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community so as to constitute a public nuisance, and/or
- If the property creates a fire hazard which is dangerous to other property.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, you are directed to appear at a hearing to be held on June 11, 2024 at 11:00 a.m. before the Public Nuisance Review Committee at 228 W. Okmulgee 3rd Floor, Muskogee, Oklahoma 74401 to determine: 1) whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community so as to constitute a public nuisance, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

www.muskogeeonline.org
planning@muskogeeonline.org



228 W. Okmulgee
Muskogee, OK 74401
(918) 684-6735

ALL COSTS ASSOCIATED WITH DEMOLITION AND REMOVAL WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6735. If you wish to have the structure voluntarily abated by the City of Muskogee a Public Nuisance Review Committee hearing is available on a first come, first serve basis. If you are interested in the program please contact the Code Enforcement Department for more information.

Ruben Gonzalez
Code Enforcement Officer
City of Muskogee

- IPMC References
- *108 1.5 - Dangerous Structure or Premises/Doors Unsecured/Windows Broken
 - *108 1.3 - Structure Unfit for Human Occupancy

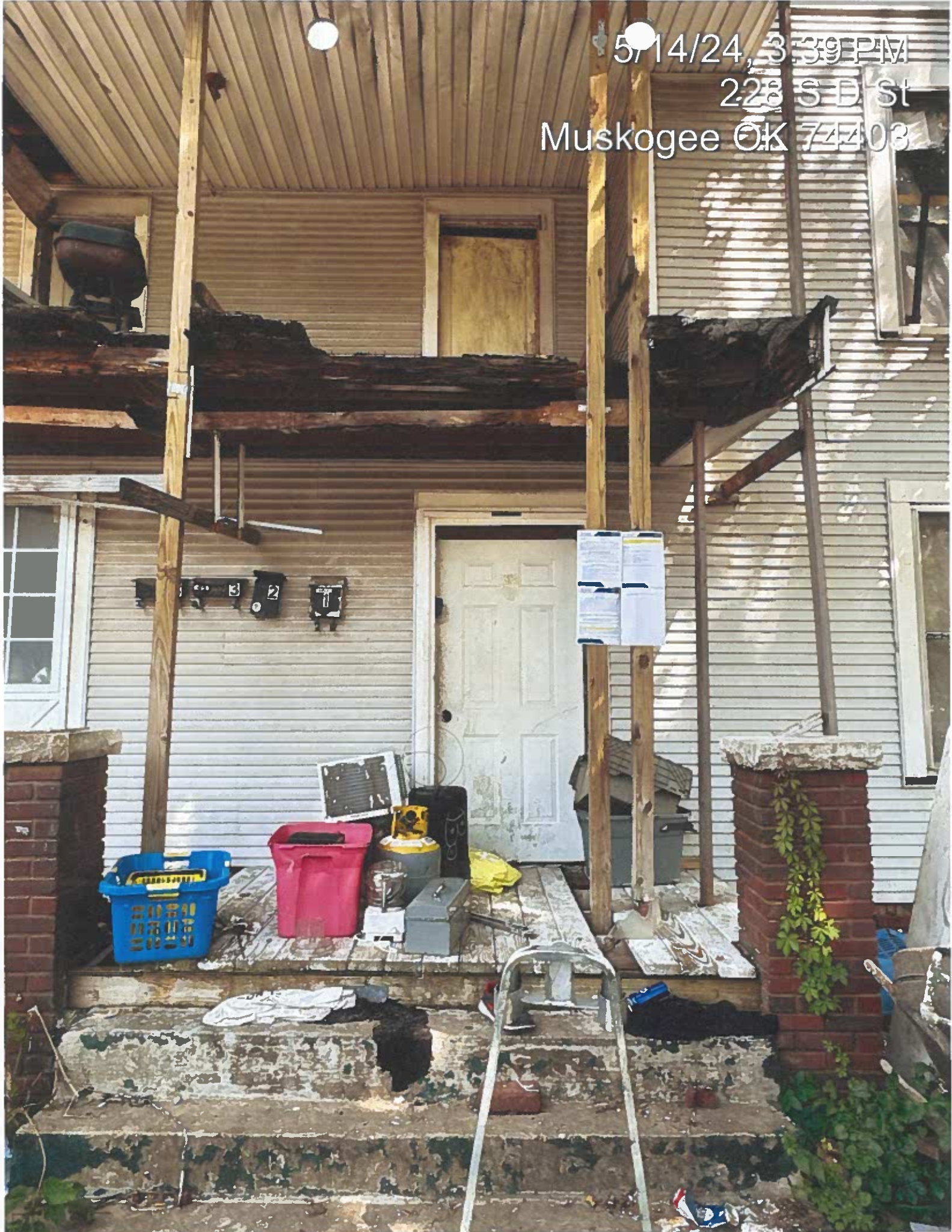
- IFC References
- *2018 IFC 111.2 Immediate evacuation due to unsafe structure
 - *2018 IFC 1104 16.7 Fire escape stairways
 - *2018 IFC 906 2 Fire extinguishers
 - *2018 IFC 1013.1 Marked exit and egress points
 - *2018 IFC 315.3.2 Combustible material storage
 - *2018 IFC 604 6 Electrical junction box and electrical wiring standards
 - *2018 IFC 1010 1 Doors and egress doors standards
 - *2018 IFC 304 1 Waste accumulation
 - *2018 308 1.4 Use of open flame devices indoors

- Oklahoma Statute Title References
- * Unfit for human habitation / unsafe and dangerous Oklahoma Statute Title 11 Section 22-112(C)

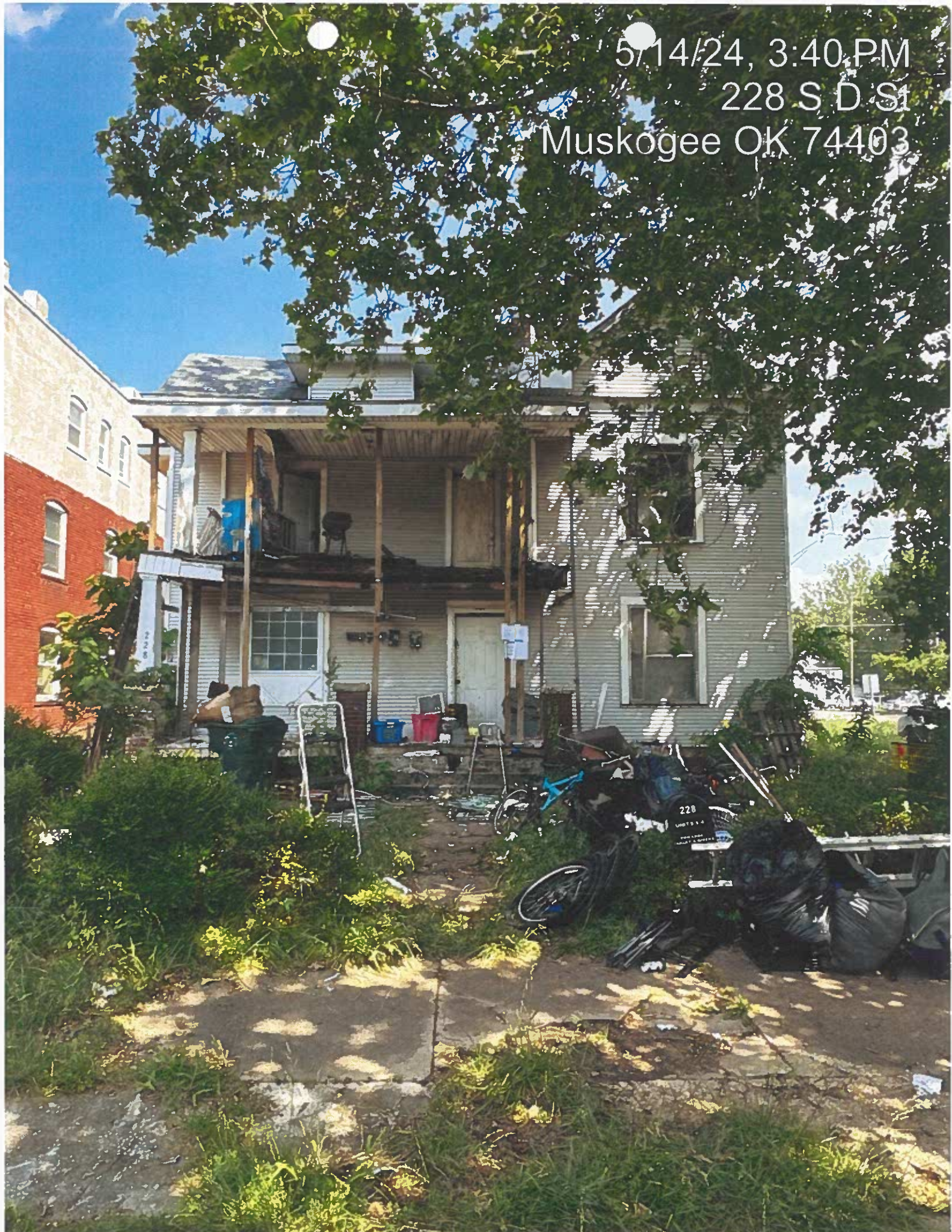
www.muskogeeonline.org
planning@muskogeeonline.org

The East 72.8 feet of the North 166.5 feet of Lot 8, Block 409, in the City of Muskogee, Oklahoma, according to the official plat thereof.

5/14/24, 3:39 PM
228 S D St
Muskogee OK 74403



5/14/24, 3:40 PM
228 S D St
Muskogee OK 74403



May 14, 2024

Benjamin Paul Saunders
228 S D St Apt 4
Muskogee, OK 74403-0000

Case Number: 24-73519
Street Address: 228 S D St
Legal Description: SEE ATTACHED

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C). This violation constitutes a public nuisance and must be abated. An interior & exterior inspection of the property and structure you own at the aforementioned address occurred on **May 1, 2024** by the City Fire Marshall & on **May 13, 2024** by the City of Muskogee Building Inspector. Below are the findings of the Fire Marshall and Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure doors are open and not secured and will need to be secured. *108.1.5 IPMC
- The structure is:
 - Detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
 B. Received by (Printed Name) C. Date of Delivery
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type Priority Mail Express® Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

7020 1810 0000 2511 3845
 PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.
 2. Print your name and address on the reverse so that we can return the card to you.
 3. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
 Benjamin Paul Saunders
 228 S D St Apt. 4
 Muskogee, OK 74403

9590 9402 5218 9122 9209 75
 Article Number (Transfer from service label)

real properties and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) must be made to make this safe and fit for habitation and occupancy.

ORDER BY THE FIRE MARSHALL:

and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) must be made to make this safe and fit for habitation and occupancy.

as to the life, health, property, or safety of the public or the occupants must be made to protect or warn occupants in the event of fire due to obstructed egress. This violation constitutes a public nuisance and must be abated. This violation is a Class 1.1 IPMC.

age of an incident shall be deemed unsafe when occupants are always shall be kept clear of the path of egress travel. Occupants shall not be stored in areas and open wiring shall be repaired.

U.S. Postal Service™ 24-73519
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To
 Benjamin Paul Saunders
 Street and Apt. No., PO Box No.
 228 S D St Apt 4
 City, State, ZIP+4®
 Muskogee, OK, 74403

Postmark Here
 MAY 14 2024
 MUSKOGEE, OK 74401

May 14, 2024

Benjamin Paul Saunders
228 S D St Apt 4
Muskogee, OK 74403-0000Case Number: 24-73519
Street Address: 228 S D St
Legal Description: SEE ATTACHED**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION**

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code (“IPMC”), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C). This violation constitutes a public nuisance and must be abated. An interior & exterior inspection of the property and structure you own at the aforementioned address occurred on **May 1, 2024** by the City Fire Marshall & on **May 13, 2024** by the City of Muskogee Building Inspector. Below are the findings of the Fire Marshall and Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure doors are open and not secured and will need to be secured. *108.1.5 IPMC
- The structure is:
 - Detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC

FINDINGS BY THE FIRE MARSHALL:

- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC
- Unsafe structure found to be dangerous to the life, health, property, or safety of the public or the occupants due to not having minimum safeguards to protect or warn occupants in the event of fire due to obstructed fire escape stairways, structurally compromised 2nd story porch, & opened junction boxes with electrical wires exposed to the elements. *108.1.1 IPMC
- 2018 IFC 111.2: Fire Official in charge of an incident shall be authorized to order the immediate evacuation of any occupied building deemed unsafe where such building has hazardous conditions that present imminent danger to building occupants.
- 2018 IFC 1104.16.7: Fire escape stairways shall be kept clear & unobstructed at all times.
- 2018 IFC 906.2: Portable fire extinguishers not present.
- 2018 IFC 1013.1: Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel shall not be obstructed.
- 2018 IFC 315.3.2: Combustible materials shall not be stored in exits or enclosures for stairways and ramps.
- 2018 IFC 604.6: Open junction boxes and open wiring splices.

- 2018 IFC1010.1: Apartment doors and egress doors not operating properly or properly maintained,
- 2018 IFC 304.1: Waste accumulation throughout the inside and outside of building.
- 2018 IFC 308.1.4: Use of open flame cooking device indoors.

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Removal of all trash, debris, and waste from within the interior and exterior of the building. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated. Second floor balcony /porch needs to be repaired or removed. All stairways need to be repaired and any obstructions shall be removed. Fire extinguishers need to be in every apartment readily available for use in case of emergency. Exit signs need to be in proper working order. Removal of combustible material and debris from exits and egress points. Electrical system shall be brought up to code standards by an authorized electrician.. Removal of open flame cooking devices from within the building and on the 2nd floor balcony.

You are hereby directed to appear at a hearing to be held on June 6th at 11:00 a.m. before the **Public Nuisance Review Committee** at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

- 1) Whether your property 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
- 2) If the property creates a fire hazard which is dangerous to other property.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, **you are directed to appear at a hearing to be held on June 6, 2024 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine:** 1) whether your property 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, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Ruben Gonzalez, Code Enforcement Supervisor for more information.

Ruben Gonzalez
Code Enforcement Officer
City of Muskogee

IPMC References

- *108.1.5 – Dangerous Structure or Premises/Doors Unsecured/Windows Broken
- *108.1.3 – Structure Unfit for Human Occupancy

IFC References

- *2018 IFC 111.2 Immediate evacuation due to unsafe structure
- *2018 IFC 1104.16.7 Fire escape stairways
- *2018 IFC 906.2 Fire extinguishers
- *2018 IFC 1013.1 Marked exit and egress points
- *2018 IFC 315.3.2 Combustible material storage
- *2018 IFC 604.6 Electrical junction box and electrical wiring standards
- *2018 IFC 1010.1 Doors and egress doors standards
- *2018 IFC 304.1 Waste accumulation
- *2018 308.1.4 Use of open flame devices indoors

Oklahoma Statute Title References

- * Unfit for human habitation / unsafe and dangerous Oklahoma Statute Title 11 Section 22-112(C)

The North 56 of Lot 4 Block 380 in the city of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

Building Inspector's Dilapidated Structure Checklist

Case Open Date: 5-2-24

Case Number: 24-73519

Address: 228 S D St.

Code Officer: R. Gonzalez

Owner's Name _____

Owner Address _____

Phone: _____ Email: _____ (if known)

Structure Security

Secure Yes No

Signs of Recent Entry Yes No

What are the signs: Trash

Utilities

Active Yes No

If Yes, Gas Electric Water

Construction/Status of the Structure

Number of Floors: 2

Basement Yes No

Exterior Block Brick Wood Metal Vinyl

Other: _____

Roof Shingle Metal Other: _____

Roof Exposed Yes No

Open to the Elements Yes No

Windows Broken/Open Yes No

How many windows are Open/Broken: 9

Location of Broken/Open Windows: 4 sides

Exterior Doors Secured Yes No

Hazardous Materials on Site Yes No

Conditions present that require immediate action: Secure Doors

Potential Fire Risk Low Moderate High

Building Inspector's Dilapidated Structure Checklist

In the opinion of the Inspector, is the structure:

Abandoned

Yes

No

Unfit for Human Habitation

Yes

No

Appear Unsafe and/or Dangerous

Yes

No

Other Notes:

*Two Pit bulls
Appears to be stealing Electric*

Inspector's Signature: _____

Jeff Strickland

Inspector's Name: _____

Jeff Strickland

Date of Inspection: _____

5-13-24



CITY OF
MUSKOGEE
Permits & Inspections

Violations-

2018 IFC 111.2 The fire code official or the fire department official in charge of an incident shall be authorized to order the immediate evacuation of any occupied building deemed unsafe where such building has hazardous conditions that present imminent danger to building occupants. Persons so notified shall immediately leave the structure or premises and shall not enter or re-enter until authorized to do so by the fire code official or the fire department official in charge of the incident. – The second-floor porch on the west side is structurally compromised and partially collapsed. Its collapse will block the main egress point from the structure. The secondary egress stairway on the east side of the building is not properly maintained and is unsafe for use. There is exposed wiring or other electrical hazards throughout the building. One electrical service meter supplies electricity to multiple apartments via extension cords and other non-code-compliant wiring.

2018 IFC 1104.16.7 Fire escape stairways shall be kept clear and unobstructed at all times and shall be maintained in good working order. –East second floor exit stairway is not properly maintained.

2018 IFC 906.2 Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10. - Fire extinguishers on the property are missing or not properly maintained.

2018 IFC 1013.1 Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that any point in an exit access corridor or exit passageway is within 100 feet (30 480 mm) or the listed viewing distance of the sign, whichever is less, from the nearest visible exit sign. - Exit signs are not operating properly or missing.

2018 IFC 315.3.2 Combustible materials shall not be stored in exits or enclosures for stairways and ramps. Combustible items and debris are blocking egress from the east stairway.

2018 IFC 604.6 Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. – There is exposed wiring or other electrical hazards throughout the building. One electrical service meter supplies electricity to multiple apartments via extension cords and other non-code-compliant wiring.

2018 IFC 1010.1 Doors. Means of egress doors shall meet the requirements of this section. Doors serving a means of egress system shall meet the requirements of this section and Section 1022.2. Doors provided for egress purposes in numbers greater than required by this code shall meet the requirements of this section. – Apartment doors and egress doors not operating properly or properly maintained.

2018 IFC 304.1 Waste accumulation prohibited. Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises. - Large amounts of combustible waste and debris have accumulated inside and around the building.

2018 IFC 308.1.4 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction. – Open flame cooking device stored on second floor balcony.

X Aaron Mayhugh 5-2-21
Aaron Mayhugh
Fire Marshal
Muskogee Fire Department
918-684-6252

Received:

X [Signature]
Building Owner or representative.

Date: _____



City of Muskogee
Muskogee Fire Department
505 Columbus Street
Muskogee Oklahoma 74401
(918) 684-6252

NOTICE OF UNSAFE BUILDING

228 South D Street
C/O Benjamin Paul Saunders
228 South D Street Apt. 4
Muskogee OK 74403

Mr. Saunders,

This letter will serve as notice of the unsafe building conditions and fire code violations at your 228 South D Street Apartments. An inspection of your facility on May 1, 2024, revealed the violations listed below.

Unsafe building conditions and fire code violations threaten human life and create a fire hazard. Due to these conditions, the Muskogee Fire Department Fire Marshal's office deems your building unsafe. As a result, you are ordered to evacuate the building of all residents and occupants within 24 hours of receipt of this notice.

Violations-

2018 IFC 111.2 The fire code official or the fire department official in charge of an incident shall be authorized to order the immediate evacuation of any occupied building deemed unsafe where such building has hazardous conditions that present imminent danger to building occupants. Persons so notified shall immediately leave the structure or premises and shall not enter or re-enter until authorized to do so by the fire code official or the fire department official in charge of the incident. – The second-floor porch on the west side is structurally compromised and partially collapsed. Its collapse will block the main egress point from the structure. The secondary egress stairway on the east side of the building is not properly maintained and is unsafe for use. There is exposed wiring or other electrical hazards throughout the building. One electrical service meter supplies electricity to multiple apartments via extension cords and other non-code-compliant wiring.

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2018 IFC 308.1.4 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction. – Open flame cooking device stored on second floor balcony.

X Aaron Mayhugh 5-2-24
Aaron Mayhugh
Fire Marshal
Muskogee Fire Department
918-684-6252

Received:

X _____
Building Owner or representative.

Date: _____



City of Muskogee
Muskogee Fire Department
505 Columbus Street
Muskogee Oklahoma 74401
(918) 684-6252

NOTICE OF UNSAFE BUILDING

228 South D Street
C/O Benjamin Paul Saunders
228 South D Street Apt. 4
Muskogee OK 74403

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Per A. Mayhugh this was
served to Bldg. Owner &
posted on prop. 5/2/24



2
2
8

4 3 2 1

228
UNITS 1-4
EDWARDS
OAKLEY & RIVERS

04.30.2024 08:13



2
2
8

4 3 2 1

04.30.2024 08:15



NO TRESPASSING

04.30.2024 08:15



04.30.2024 08:16



04.30.2024 08:28



04.30.2024 08:28



04.30.2024 08:29



04.30.2024 08:29