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).

(Public Comment during Public Hearing or Agenda item comment)

Council Rules of Decorum limit citizen comments on agenda items and public hearings to five (5) minutes and general comments for non-agenda items to three (3) minutes. Any person desiring to address the Committee during such period is required to sign in with the City Clerk prior to the meeting between 5:00 p.m. and 5:15 p.m. on the third floor of City Hall or anytime between 8:00 a.m. and 5:00 p.m. in the Office of the City Clerk. They shall provide their name and specify the agenda item they wish to address. Remarks shall be directed to the matter being considered and the speaker is allowed to speak only one time. If written materials are to be submitted, twelve (12) copies should be made available, and may not be returned.

AGENDA
PUBLIC WORKS COMMITTEE
SEPTEMBER 8, 2025

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 - 5:30 P.M., 3RD FLOOR, COUNCIL CHAMBERS, MUNICIPAL BUILDING, 229 W. OKMULGEE, MUSKOGEE, OKLAHOMA

1. Consider approval of Public Works Committee Minutes of August 11, 2025, or take other necessary action.

2. Hold a Public Hearing and consider approval of the Re-Plat for the Highway 69 Outlet Inc., Omega Walmart Addition development, consisting of 1.78 acres, or take other necessary action. (Sarah Winkle)

3. Consider approval to authorize the acceptance of real property, reverting property from Judy Hoffman to the City of Muskogee, or take other necessary action. (Katrina Bodenhamer)

4. Discuss the operations and maintenance, state of affairs, and partnerships with the City to support youth baseball and softball at Hatbox Sports Complex, and take other necessary action. (Councilor Jaime Stout, Vice Mayor Derrick Reed, and Councilor Melody Cranford)

RECOGNIZE CITIZENS WISHING TO SPEAK TO CHAIRMAN AND COMMITTEE MEMBERS.

Council Rules of Decorum limit citizen comments to three (3) minutes. Any person desiring to speak is required to sign-in with the City Clerk, provide their name and the particular issue they wish to address. Under Oklahoma law, the Committee Members are prohibited from discussing or taking any action on items not on today's agenda. If written materials are to be submitted to the Committee, twelve (12) copies should be made available, and may not be returned.

Public Works Committee **1.**

Meeting Date: 09/08/2025
Initiator: Jennifer Sharp, Admin II
Department: City Clerk
Staff Information Source:

Information

AGENDA ITEM TITLE:

Consider approval of Public Works Committee Minutes of August 11, 2025, or take other necessary action.

BACKGROUND:

RECOMMENDED ACTION:

Fiscal Impact

Attachments

08112025 pwmin

MINUTES

OF THE PUBLIC WORKS COMMITTEE
OF THE CITY OF MUSKOGEE, OKLAHOMA
MET IN REGULAR SESSION
IN COUNCIL CHAMBERS OF CITY HALL
AUGUST 11, 2025

The Public Works Committee of the City of Muskogee, Oklahoma, met in Regular Sessions at 5:30 p.m., August 11, 2025, in Council Chambers, Municipal Building, 229 W. Okmulgee Ave., Muskogee, Oklahoma.

Present: Derrick Reed, Vice Mayor; Jaime Stout, Committee Member; Tracy Hoos, Chair; Shirley Hilton-Flanary, Committee Member; Melody Cranford, Committee Member; Dan Hall, Vice Chair; Tom Martindale, Committee Member; Mike Brawley, Committee Member

Absent: Patrick Cale, Mayor

Staff Present: Kendal Francis, City Manager; Katrina Bodenhamer, City Attorney; Tammy L. Tracy, City Clerk; Avery Rigney, Assistant Public Works Director; Sarah Winkle, Planning Director; Kenna Terrell, Deputy City Clerk; Keri Spencer, Assistant City Attorney; Chad Farmer, Deputy Police Chief; Jeff Reeves, Project Manager

1. Consider approval of Public Works Committee Minutes of July 14, 2025, or take other necessary action.

Motion was made by Committee Member Mike Brawley, seconded by Committee Member Melody Cranford to approve Public Works Committee Minutes of July 14, 2025.

AYE: Vice Mayor Derrick Reed, Committee Member Jaime Stout, Chair Tracy Hoos, Committee Member Shirley Hilton-Flanary, Committee Member Melody Cranford, Vice Chair Dan Hall, Committee Member Tom Martindale, Committee Member Mike Brawley

Carried - Unanimously

2. (No Action) Hold a Public Hearing and take action on the approval of Resolution No. 3039, for the adoption of the City of Muskogee Comprehensive Plan & Future Land Use Map Update, with the provision for the plan to be revised and updated as needed, or take other necessary action. (Sarah Winkle)

**Note: A complete copy of the Comprehensive Plan & Future Land Use Map can be found on the City of Muskogee Website.

Chair Tracy Hoos opened the Public Hearing.

Planning Director Sarah Winkle presented the City of Muskogee Comprehensive Plan & Future Land Use Map Update with a PowerPoint Presentation.

Mike Gragg spoke about health and safety issues being a priority for the Council.

Mark Hughes spoke about tiny homes and affordable housing.

Pete Caraway expressed his concerns about future housing.

Chair Tracy Hoos closed the Public Hearing.

Discussion followed.

3. Hold a Public Hearing and consider approval of the Preliminary and Final Plat for the Harris Village Subdivision, located on East Harris Road, consisting of 2.316 acres, to the City of Muskogee City Council, or take other necessary action. (Sarah Winkle)

Chair Tracy Hoos opened the Public Hearing.

Planning Director Sarah Winkle stated the property owner, Cale Properties, Inc., intends to build ten (10) lots for single-family residences.

Chair Tracy Hoos closed the Public Hearing.

Motion was made by Committee Member Tom Martindale, seconded by Vice Mayor Derrick Reed to approve of the Preliminary and Final Plat for the Harris Village Subdivision, located on East Harris Road, consisting of 2.316 acres, to the City of Muskogee City Council.

AYE: Vice Mayor Derrick Reed, Committee Member Jaime Stout, Chair Tracy Hoos, Committee Member Shirley Hilton-Flanary, Committee Member Melody Cranford, Committee Member Tom Martindale, Committee Member Mike Brawley

NAY: Vice Chair Dan Hall

Carried

4. Hold a Public Hearing and consider approval of Ordinance No. 4269-A, to rezone property located on East Harris Road, within Section Northwest 18, Township 15 North, Range 19 East, from A-1 Agricultural, to a Planned Unit Development (PUD) for the Harris Village Subdivision, and if approved, authorize Staff to update the Official Zoning Map of the City, or take other necessary action. (Sarah Winkle)

Chair Tracy Hoos opened the Public Hearing.

Planning Director Sarah Winkle stated this rezone from A-1, Agricultural, to a PUD will reduce the restrictions on the residential lot sizes, and encourage energy efficient design.

Mason Cale spoke about his purpose for the PUD.

Chair Tracy Hoos closed the Public Hearing.

Motion was made by Vice Mayor Derrick Reed, seconded by Committee Member Shirley Hilton-Flanary to approve Ordinance No. 4269-A, to rezone property located on East Harris Road, within Section Northwest 18, Township 15 North, Range 19 East, from A-1 Agricultural, to a Planned Unit Development (PUD) for the Harris Village Subdivision, and if approved, authorize Staff to update the Official Zoning Map of the City.

AYE: Vice Mayor Derrick Reed, Committee Member Jaime Stout, Chair Tracy Hoos, Committee Member Shirley Hilton-Flanary, Committee Member Melody Cranford, Vice Chair Dan Hall, Committee Member Tom Martindale, Committee Member Mike Brawley

Carried - Unanimously

5. (No Action) Receive a presentation from Zarrya Gordon from the Youth Action for Health Leadership Program (YAHL) at Muskogee High School detailing the program's work with CounterAct Tobacco, or take other necessary action. (Councilor Melody Cranford)

Muskogee High School Student Zarrya Gordon from the Youth Action for Health Leadership Program shared information about CounterAct Tobacco and the dangers of tobacco in the lives of our community.

6. Consider approval of the purchase of one (1) 550 Jet Vac, 1000 CFM, 4" Bauer, No Boom, from Contractor Solutions, in the total amount of $98,468.00, per Sourcewell Contract #101221, or take other necessary action. (Mike Stewart)

Motion was made by Vice Chair Dan Hall, seconded by Committee Member Shirley Hilton-Flanary to approve of the purchase of one (1) 550 Jet Vac, 1000 CFM, 4" Bauer, No Boom, from Contractor Solutions, in the total amount of $98,468.00, per Sourcewell Contract #101221.

AYE: Vice Mayor Derrick Reed, Committee Member Jaime Stout, Chair Tracy Hoos, Committee Member Shirley Hilton-Flanary, Committee Member Melody Cranford, Vice Chair Dan Hall, Committee Member Tom Martindale, Committee Member Mike Brawley

Carried - Unanimously

7. Consider approval of an honorary street name for "Rougher Road", designating the area located on East Shawnee Road, extending from North York Street to North Country Club Road, as "Rougher Road," or take other necessary action. (Mike Stewart)

Assistant Public Works Director Avery Rigney explained this request was made by Terri Brossett, Sponsor of MHS Student Leadership Council. The purpose of the honorary street naming would be in recognition of the Muskogee High School student body, faculty, alumni, and mascot. Mr Rigney stated there has also been a request to waive the $200.00 fee.

Motion was made by Committee Member Jaime Stout, seconded by Committee Member Shirley Hilton-Flanary to approve an honorary street name for "Rougher Road", designating the area located on East Shawnee Road, extending from North York Street to North Country Club Road, as "Rougher Road," and waiving the $200.00 fee.

AYE: Vice Mayor Derrick Reed, Committee Member Jaime Stout, Chair Tracy Hoos, Committee Member Shirley Hilton-Flanary, Committee Member Melody Cranford, Vice Chair Dan Hall, Committee Member Tom Martindale, Committee Member Mike Brawley

Carried - Unanimously

8. Consider approval of the reappointment of Coni Wetz to the Historic Preservation Commission, serving a full three (3) year term, beginning September 1, 2025, and ending August 31, 2028, or take other necessary action. (Councilor Mike Brawley)

Motion was made by Committee Member Mike Brawley, seconded by Committee Member Melody Cranford to approve the reappointment of Coni Wetz to the Historic Preservation Commission, serving a full three (3) year term, beginning September 1, 2025, and ending August 31, 2028.

AYE: Vice Mayor Derrick Reed, Committee Member Jaime Stout, Chair Tracy Hoos, Committee Member Shirley Hilton-Flanary, Committee Member Melody Cranford, Vice Chair Dan Hall, Committee Member Tom Martindale, Committee Member Mike Brawley

Carried - Unanimously

9. Consider the approval of the reappointment of Latisha Dawkins to the Martin Luther King Community Trust Authority, to serve a second five (5) year term beginning August 1, 2025, and ending on July 31, 2030, or take other necessary action. (Councilor Shirley Hilton-Flanary)

Motion was made by Committee Member Shirley Hilton-Flanary, seconded by Committee Member Tom Martindale to approve the reappointment of Latisha Dawkins to the Martin Luther King Community Trust Authority, to serve a second five (5) year term beginning August 1, 2025, and ending on July 31, 2030.

AYE: Committee Member Jaime Stout, Chair Tracy Hoos, Committee Member Shirley Hilton-Flanary, Committee Member Melody Cranford, Vice Chair Dan Hall, Committee Member Tom Martindale, Committee Member Mike Brawley

Other: Vice Mayor Derrick Reed (ABSTAIN)

Carried

10. Consider approval of the reappointment of Patrick Herriman to the Urban Renewal Authority, to serve a full three (3) year term, beginning September 1, 2025, and ending August 31, 2028, or take other necessary action. (Councilor Shirley Hilton-Flanary)

Motion was made by Committee Member Shirley Hilton-Flanary, seconded by Committee Member Jaime Stout to approve the reappointment of Patrick Herriman to the Urban Renewal Authority, to serve a full three (3) year term, beginning September 1, 2025, and ending August 31, 2028.

AYE: Vice Mayor Derrick Reed, Committee Member Jaime Stout, Chair Tracy Hoos, Committee Member Shirley Hilton-Flanary, Committee Member Melody Cranford, Vice Chair Dan Hall, Committee Member Tom Martindale, Committee Member Mike Brawley

Carried - Unanimously

11. Consider approval of the appointment of Linda Stowers to the Planning and Zoning Commission, filling the expired term of Judith Hoffman, beginning August 1, 2025, and ending July 31, 2028, or take other necessary action. (Councilor Melody Cranford)

Motion was made by Committee Member Melody Cranford, seconded by Committee Member Jaime Stout to approve the appointment of Linda Stowers to the Planning and Zoning Commission, filling the expired term of Judith Hoffman, beginning August 1, 2025, and ending July 31, 2028.

AYE: Vice Mayor Derrick Reed, Committee Member Jaime Stout, Chair Tracy Hoos, Committee Member Shirley Hilton-Flanary, Committee Member Melody Cranford, Vice Chair Dan Hall, Committee Member Tom Martindale, Committee Member Mike Brawley

Carried - Unanimously

12. Consider approval of the appointment of C.B. Abel to the Muskogee City-County Port Authority and Muskogee City-County Trust Port Authority, to serve a four (4) year term beginning September 1, 2025, and ending August 31, 2028, filling the expiring term of Rowdy Fewel, or take other necessary action. (Mayor W. Patrick Cale)

Motion was made by Committee Member Mike Brawley, seconded by Committee Member Shirley Hilton-Flanary to approve the appointment of C.B. Abel to the Muskogee City-County Port Authority and Muskogee City-County Trust Port Authority, to serve a four (4) year term beginning September 1, 2025, and ending August 31, 2028, filling the expiring term of Rowdy Fewel.

AYE: Vice Mayor Derrick Reed, Committee Member Jaime Stout, Chair Tracy Hoos, Committee Member Shirley Hilton-Flanary, Committee Member Melody Cranford, Committee Member Tom Martindale, Committee Member Mike Brawley

NAY: Vice Chair Dan Hall

Carried

13. Consider approval of the reappointment of Fred Hogle to the Muskogee City-County Port Authority and Muskogee City-County Trust Port Authority, to serve a four (4) year term beginning September 1, 2025, and ending August 31, 2028, or take other necessary action. (Mayor W. Patrick Cale)

Motion was made by Committee Member Shirley Hilton-Flanary, seconded by Committee Member Mike Brawley to approve the reappointment of Fred Hogle to the Muskogee City-County Port Authority and Muskogee City-County Trust Port Authority, to serve a four (4) year term beginning September 1, 2025, and ending August 31, 2028.

AYE: Vice Mayor Derrick Reed, Committee Member Jaime Stout, Chair Tracy Hoos, Committee Member Shirley Hilton-Flanary, Committee Member Melody Cranford, Vice Chair Dan Hall, Committee Member Tom Martindale, Committee Member Mike Brawley

Carried - Unanimously

RECOGNIZE CITIZENS WISHING TO SPEAK TO CHAIRMAN AND COMMITTEE MEMBERS.

Council Rules of Decorum limit citizen comments to three (3) minutes. Any person desiring to speak is required to sign-in with the City Clerk, provide their name, address, and the particular issue they wish to address. Under Oklahoma law, the Council Members are prohibited from discussing or taking any action on items not on today's agenda. If written materials are to be submitted to the Council twelve (12) copies should be made available, and may not be returned.

There being no further business, the meeting was adjourned.

CHAIR TRACY HOOS
PUBLIC WORKS COMMITTEE

pwmin
TT

Public Works Committee **2.**

Meeting Date: 09/08/2025

Initiator: Sarah Winkle, Director of Planning and Community Development

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Information

AGENDA ITEM TITLE:

Hold a Public Hearing and consider approval of the Re-Plat for the Highway 69 Outlet Inc., Omega Walmart Addition development, consisting of 1.78 acres, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

OUTLOT "D"

A TRACT OF LAND LOCATED IN WAL-MART TRACT NO.1 IN THE OMEGA WAL-MART CENTER, AND ADDITION TO THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF;RECORDED IN BOOK 2018 ON PAGE 318, MUSKOGEE COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;
A PART OF THE SW/4 OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 19 EAST OF THE I.B.&M., MUSKOGEE COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF THE NORTH FRONTAGE ROAD ALONG U.S. HIGHWAY #62 AND THE EASTERLY
RIGHT-OF-WAY OF OKLAHOMA HIGHWAY #16; THENCE S 47°25'37" EA DISTANCE OF 18.87 FEET; THENCE S 77°25'37" EA DISTANCE OF 150.00 FEET; THENCE S 52°56'05" EA DISTANCE OF 398.00 FEET; THENCE S 77°25'37" EA DISTANCE OF 150.45 FEET TO THE POINT OF BEGINNING; THENCE N 01°37'14" WA DISTANCE OF 228.35 FEET; THENCE N 90°00'00" EA DISTANCE OF 147.86 FEET; THENCE S 01 °38'43" EA DISTANCE OF 261.58 FEET; THENCE N 77°25'37" WA DISTANCE OF 152.57 FEET TO THE POINT OF BEGINNING THE POINT OF BEGINNING,

OUTLOT "E"

A TRACT OF LAND LOCATED IN DEVELOPERS TRACT NO.2 AND WAL-MART TRACT NO.1 IN THE OMEGA WAL-MART CENTER, AND ADDITION TO THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF;RECORDED IN BOOK 2018 ON PAGE 318, MUSKOGEE COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;
A PART OF THE SW/4 OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 19 EAST OF THE I.B.&M., MUSKOGEE COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF THE NORTH FRONTAGE ROAD ALONG U.S. HIGHWAY #62 AND THE EASTERLY
RIGHT-OF-WAY OF OKLAHOMA HIGHWAY #16; THENCE S 47°25'37" EA DISTANCE OF 18.87 FEET; THENCE S 77°25'37" EA DISTANCE OF 150.00 FEET; THENCE S 52°56'05" EA DISTANCE OF 319.58 FEET TO THE POINT OF BEGINNING; THENCE N 01°38'11" WA DISTANCE OF 148.32 FEET; THENCE N 90°00'00" EA DISTANCE OF 207.10 FEET; THENCE S 01°37'14" EA DISTANCE OF 228.35 FEET; THENCE N 77°25'37" WA DISTANCE OF 150.45 FEET; THENCE N 52°56'05" WA DISTANCE OF 78.42 FEET TO THE POINT OF BEGINNING

BACKGROUND:

The application was submitted by David Swezey on behalf of Highway 69 Outlet Inc., and indicated the property is being re-platted in preparation to sell the lots off for commercial development.

This went to the Subdivision Review Committee on Friday, August 29, 2025, and was approved with the condition that the sanitary sewer easement be re-located on the final plat.

The Planning Commission meeting was held on Tuesday, September 2, 2025, and approval of the plat was recommended.

RECOMMENDED STAFF ACTION:

Approve the re- plat.

Fiscal Impact

Attachments

Survey Plat

Map

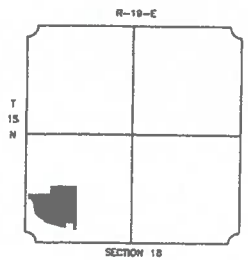
Final Plat

FINAL PLAT

HIGHWAY 69 OUTLET

A REPLAT OF TRACTS 1 & 2 OF OMEGA WALMART ADDITION

A PART OF THE SW/4 OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 19 EAST OF THE I.B.&M., MUSKOGEE COUNTY, STATE OF OKLAHOMA



LOCATION MAP
NOT TO SCALE

SYMBOL LEGEND

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

Owners Certificate

State of Oklahoma }
County of Muskogee } SS

KNOW ALL MEN BY THESE PRESENTS, that Highway 69 Outlet, Inc., an Oklahoma corporation, and not to themselves in common, certify that I am the Owner of and the Person(s) hereby own right, title or interest to the following described tract of land, to-wit:

TRACTS 1 & 2 OF OMEGA WAL-MART ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

Before me, the undersigned, a notary public in and for the County of Muskogee, State of Oklahoma, personally appeared Highway 69 Outlet Inc. to me known to be the identical person(s) who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purposes therein and set forth.

WITNESS my hand and seal this _____day of _____ 2025.

Notary Public _____ My commission expires _____

CERTIFICATION OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, that I Lynn Coffman, a resident of Muskogee County, State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and platted into a lot the above described property and that the plat is a true and correct representation thereof, I further certify that the plat meets the minimum standards for the practice of land surveying in the State of Oklahoma.

WITNESS my hand and seal this 18th day of July 2025

Lynn Coffman
OKLAHOMA L.S. 1121

WITNESS my hand and seal this _____day of _____ 2025.

Notary Public _____

My Commission expires _____

TREASURER'S CERTIFICATE

I hereby certify that as to all real estate involved in the Plat of Highway 69 Outlet, all taxes have been paid for the 2024 and collected by the current tax roll and that there are no taxes due for previous years, and security has been provided for 2025 taxes not yet certified to me.

COUNTY TREASURER

CERTIFICATE OF COUNTY CLERK

This Plat of Highway 69 Outlet, has been filed in the office of the County Clerk, Muskogee County, State of Oklahoma, this _____day of _____ 2025 in Book _____ Page_____

County Clerk_____ Date_____

APPROVED: City of Muskogee

Date _____

Mayor of Muskogee _____

City Clerk of Muskogee _____

I, _____, owner, developer, contractor, or authorized agent, hereby agree that no transfer of deeds or building permits will be transacted until all streets and utility improvements have been completed and accepted by the city or appropriate financial guarantees as required by section 70-5010 have been submitted and accepted.

COFFMAN SURVEYING
218 EASTSIDE BLVD.
MUSKOGEE, OK 74403
(918)-682-6144
L.S.1121

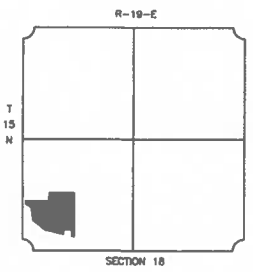
OFF-SITE MONUMENTS	
N-4	CITY OF MUSKOGEE MON.
N 291,179.425	
E 2,761,443.693	
V-3	CITY OF MUSKOGEE MON.
N 291,694.466	
E 2,757,628.576	

FINAL PLAT

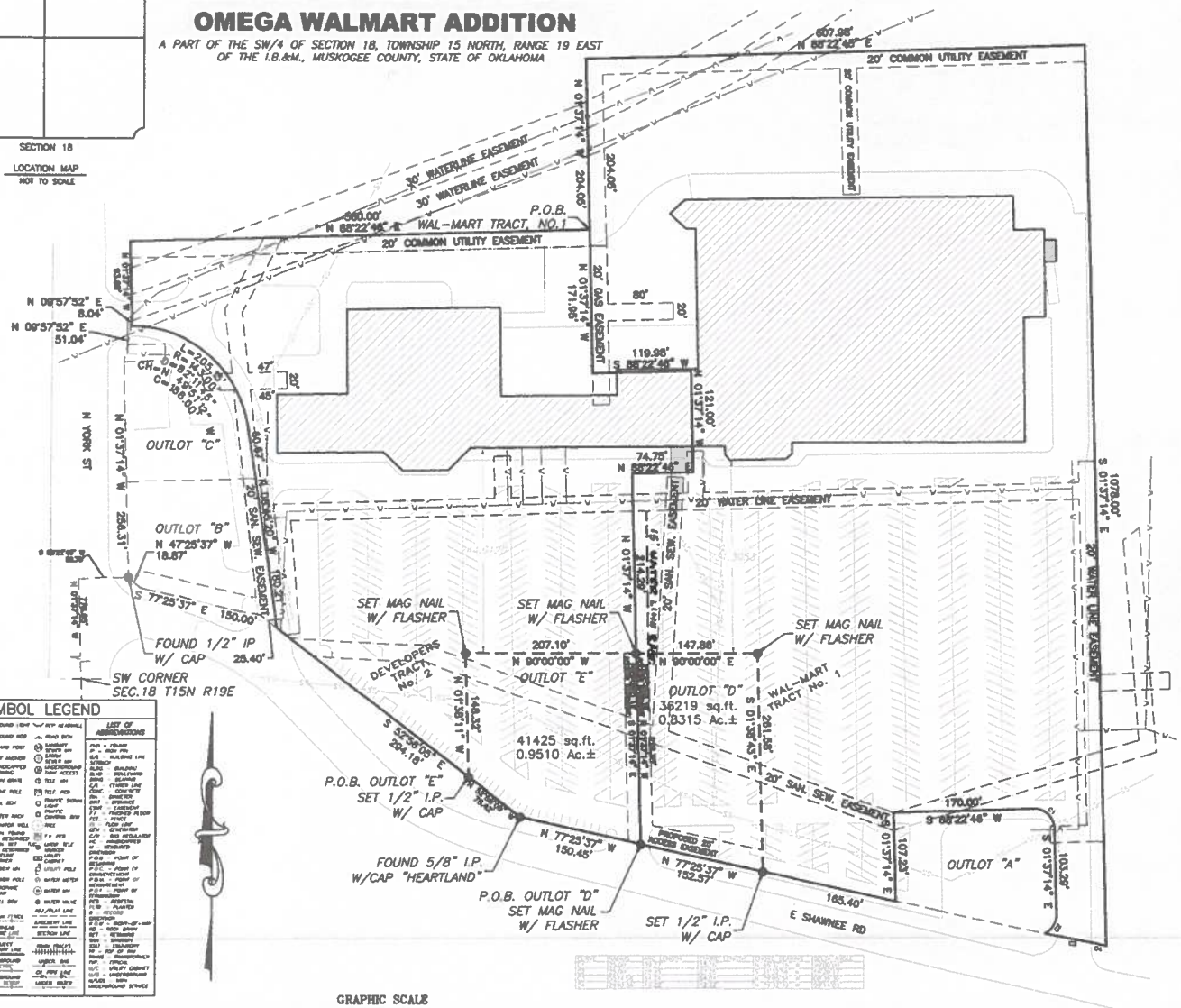
HIGHWAY 69 OUTLET

A REPLAT OF TRACTS 1 & 2 OF OMEGA WALMART ADDITION

A PART OF THE SW/4 OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 19 EAST OF THE I.B.&M., MUSKOGEE COUNTY, STATE OF OKLAHOMA



LOCATION MAP
NOT TO SCALE



SYMBOL LEGEND

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

ALL LOT CORNERS MONUMENTED WITH 1/2" IRON PINS WITH CAPS
BEARINGS ARE BASED ON THE CITY OF MUSKOGEE HORIZONTAL CONTROL NETWORK. SITE MAINTAINS PRIVATE VIEW SYSTEM
NAD 83 (1921) OKLAHOMA STATE PLANE COORDINATE SYSTEM - NORTH ZONE
ZONING: C-2

Owners Certificate

State of Oklahoma }
County of Muskogee } SS

KNOW ALL MEN BY THESE PRESENT, that Highway 69 Outlet Inc., as joint tenants and not as tenants in common, certify that I am the Owner of and the Person(s) having any right, title or interest to the following described tract of land, to-wit:

TRACTS 1 & 2 OF OMEGA WAL-MART ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

Before me, the undersigned, a notary public in and for the County of Muskogee, State of Oklahoma, personally appeared Highway 69 Outlet Inc, to me known to be the identical person(s) who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purposes therein set forth.

WITNESS my hand and seal this _____ day of _____ 2025.

_____ My commission expires _____
Notary Public

CERTIFICATION OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, that I Lynn Coffman, a registered Muskogee County, State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and platted into a lot the above described property and that this plat is a true and correct representation thereof, I further certify that this plat meets the minimum standards for the practice of land surveying in the State of Oklahoma.

WITNESS my hand and seal this 18th day of July 2025

LYNN COFFMAN L.S. 1121

WITNESS my hand and seal this _____ day of _____ 2025.

_____ My Commission expires _____
Notary Public

TREASURER'S CERTIFICATE

I hereby certify that as to all real estate included in the Plat of Highway 69 Outlet, all taxes have been paid for the 2024 and collected by the current tax roll and that there are no taxes due for previous years, and assessed taxes provided for 2025 taxes not as yet certified to me.

_____
COUNTY TREASURER

CERTIFICATE OF COUNTY CLERK

This Plat of Highway 69 Outlet, has been filed in the office of the County Clerk, Muskogee County, State of Oklahoma, this _____ day of _____ 2025 in Book _____ Page _____

_____ Date _____
County Clerk

APPROVED City of Muskogee

Date _____

Mayor of Muskogee _____

City Clerk of Muskogee _____

I _____, owner, developer, contractor, or architect, hereby agree that no transfer of deeds or building permits will be transacted until all streets and utility improvements have been completed and accepted by the city or appropriate financial guarantees as required by section 70-3010 have been submitted and accepted.

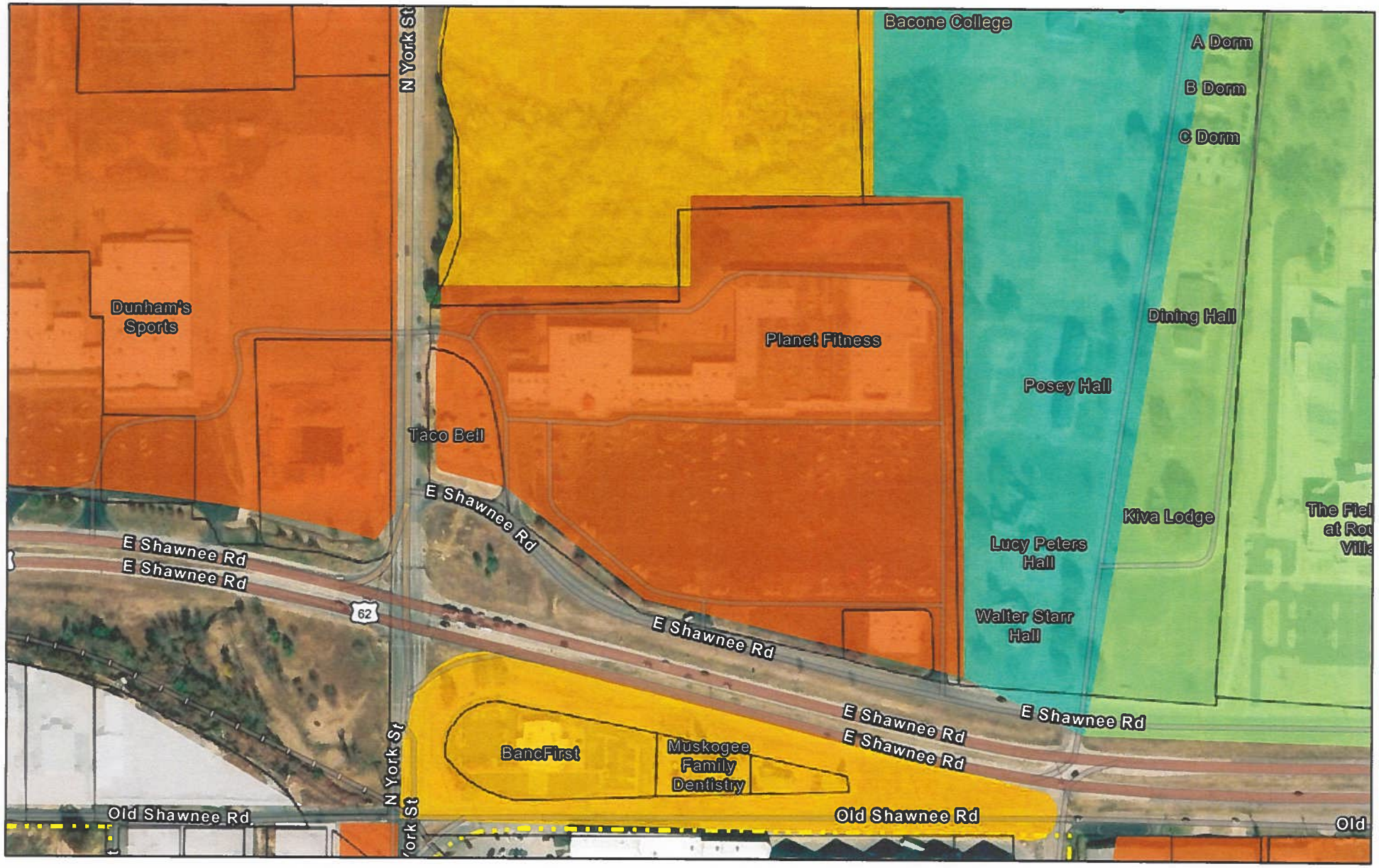
COFFMAN SURVEYING
218 EASTSIDE BLVD.
MUSKOGEE, OK 74403
(918)-682-6144
L.S.1121

OFF-SITE MONUMENTS

H-4
CITY OF MUSKOGEE MON.
N 291,679.425
E 2,761,443.895

V-5
CITY OF MUSKOGEE MON.
N 290,694.466
E 2,757,638.574

City of Muskogee Zoning Map



8/14/2025

Zoning Districts
- A
- C-1
- C-2
- I-1
- PP
- Muskogee City Limits

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
1.2m Resolution Metadata

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

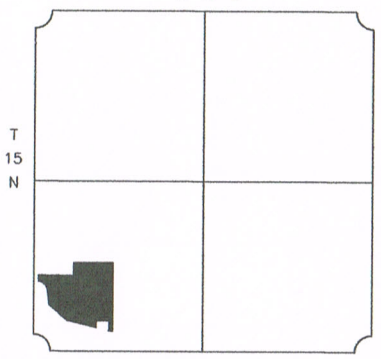
Maxar, Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

FINAL PLAT

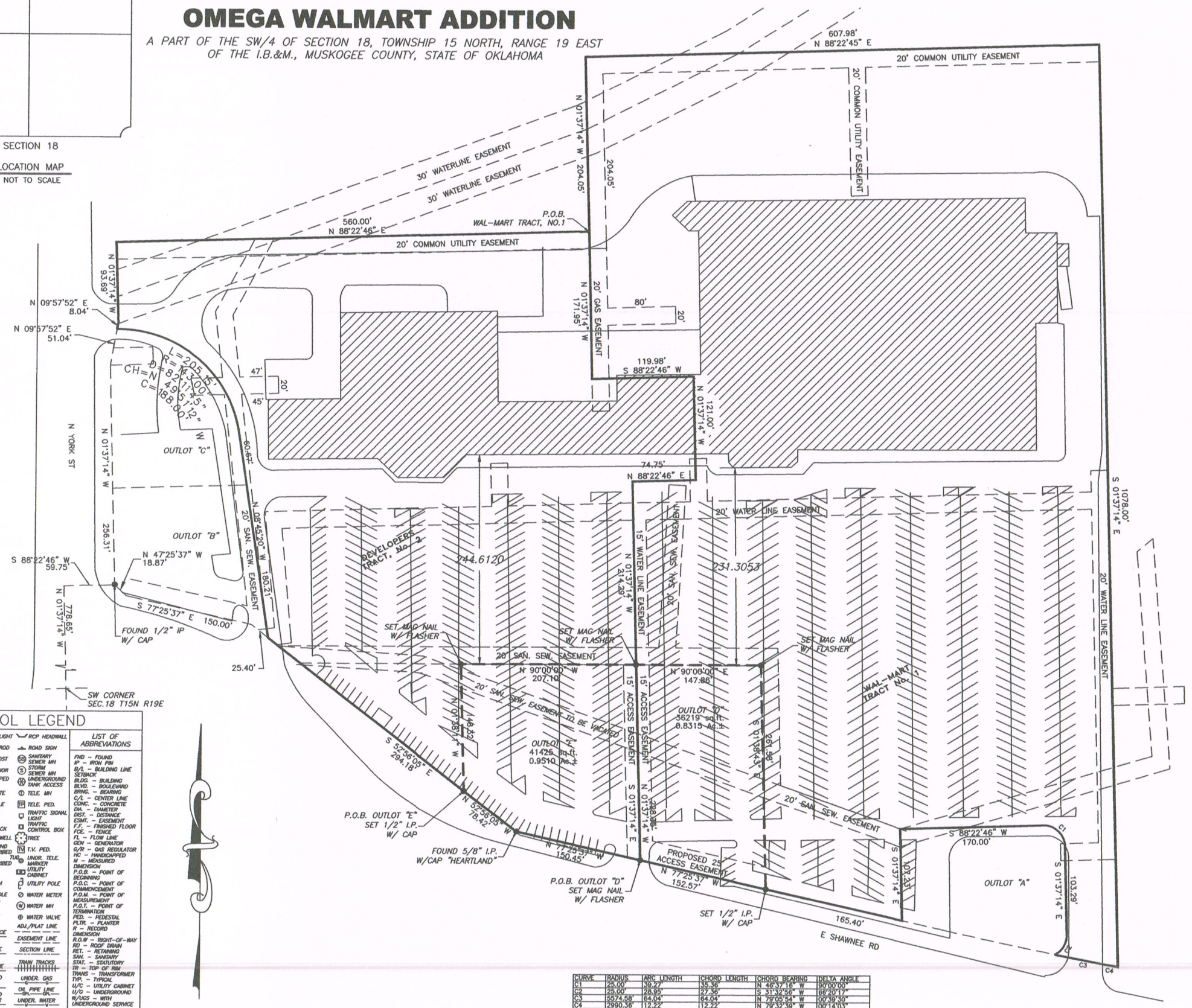
HIGHWAY 69 OUTLET

A REPLAT OF TRACTS 1 & 2 OF OMEGA WALMART ADDITION

A PART OF THE SW/4 OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 19 EAST OF THE I.B.&M., MUSKOGEE COUNTY, STATE OF OKLAHOMA



LOCATION MAP
NOT TO SCALE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 46°37'16" W	90°00'00"
C2	25.00'	26.95'	25.76'	S 31°32'56" W	68°20'17"
C3	3572.58'	64.04'	64.04'	N 79°05'54" W	00°39'35"
C4	2990.39'	112.22'	112.22'	N 79°32'09" W	00°14'03"

SYMBOL LEGEND

A.C. PAD	GROUND LIGHT	RCP HEADWALL	
AIR VALVE	GROUND ROD	ROAD SIGN	
AUTO-SPRINKLER	GUARD POST	SANITARY SEWER MH	
BENCHMARK	GUY ANCHOR	STORM SEWER MH	
BORE HOLE	HANDICAPPED PARKING	UNDERGROUND TANK ACCESS	
BUSH	IRON GRATE	TELE. MH	
CLEAN OUT	LIGHT POLE	TELE. PED.	
ELEC. METER	MAIL BOX	TRAFFIC SIGNAL LIGHT	
ELEC. PED.	METER PACK	TRAFFIC CONTROL BOX	
ELEC. TRANS.	MONITOR WELL	TREE	
FIRE HYDRANT	MON. FOUND AS DESCRIBED	T.V. PED.	
FIRE RISER	MON. SET AS DESCRIBED	UNDR. TELE. MARKER	
FLAG POLE	PIPELINE MARKER	UTILITY CABINET	
GAS METER	POWER MH	UTILITY POLE	
GAS VALVE	POWER POLE	WATER METER	
GATE	PROPANE TANK	WATER MH	
GENERATOR	PULL BOX	WATER VALVE	
BARBED WIRE FENCE	CHAINLINK FENCE	ADJ./PLAT LINE	
ROAD CENTERLINE	OVERHEAD ELECTRIC LINE	EASEMENT LINE	
STOCKADE FENCE	SUBJECT BOUNDARY LINE	SECTION LINE	
UNDERGROUND COMMUNICATIONS	UNDERGROUND ELECTRIC	TRAIN TRACKS	
UNDERGROUND SANITARY SEWER	UNDERGROUND STORM SEWER	UNDER. GAS	
		OIL PIPE LINE	
		UNDER. WATER	

LIST OF ABBREVIATIONS

FND – FOUND
IP – IRON PIN
B/L – BUILDING LINE
SETBACK
BLDG. – BUILDING
BLVD. – BOULEVARD
BRNG. – BEARING
C/L – CENTER LINE
CONC. – CONCRETE
DIA. – DIAMETER
DIST. – DISTANCE
ESMT. – EASEMENT
F.F. – FINISHED FLOOR
FCE. – FENCE
FL – FLOW LINE
GEN – GENERATOR
G/R – GAS REGULATOR
HC – HANDICAPPED
M – MEASURED DIMENSION
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.O.M. – POINT OF MEASUREMENT
P.O.T. – POINT OF TERMINATION
PED. – PEDESTAL
PLTR. – PLANTER
R – RECORD DIMENSION
R.O.W – RIGHT-OF-WAY
RD – ROOF DRAIN
RET. – RETAINING
SAN. – SANITARY
STAT. – STATUTORY
TR – TOP OF RIM
TRANS – TRANSFORMER
TYP. – TYPICAL
U/C – UTILITY CABINET
U/G – UNDERGROUND
W/UGS – WITH UNDERGROUND SERVICE

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

ALL LOT CORNERS MONUMENTED WITH 1/2" IRON PINS WITH CAPS

BEARINGS ARE BASED ON THE CITY OF MUSKOGEE HORIZONTAL CONTROL NETWORK H-4
NAD 83 (93) OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE

SITE MAINTAINS PRIVATE SEWER SYSTEM

ZONING: C-2

Owners Certificate

State of Oklahoma)
)SS
County of Muskogee)

KNOW ALL MEN BY THESE PRESENT, that Highway 69 Outlet Inc., as joint tenants and not as tenants in common, certify that I am the Owner of and the Person(s) having any right, title or interest to the following described tract of land, to-wit:

TRACTS 1 & 2 OF OMEGA WAL-MART ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

_____ _____

Before me, the undersigned, a notary public in and for the County of Muskogee, State of Oklahoma, personally appeared Highway 69 Outlet Inc, to me known to be the identical person(s) who executed the foregoing instrument and acknowledged to me that They executed the same as Their free and voluntary act and deed for the purpose therein set forth.

WITNESS my hand and seal this _____day of _____, 2025.

_____ *My commission expires:* _____
Notary Public

CERTIFICATION OF SURVEY

KNOW ALL MEN BY THESE PRESENT, that I Lynn Coffman, a resident of Muskogee County, State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and platted into a lot the above described property and that this plat is a true and correct representation thereof, I further certify that this plat meets the minimum standards for the practice of land surveying in the State of Oklahoma.

WITNESS my hand and seal this 29TH *day of* AUGUST *2025*

Lynn Coffman, Oklahoma L.S. 1121

REGISTERED LAND SURVEYOR
LYNN COFFMAN
L.S. 1121
OKLAHOMA

WITNESS my hand and seal this _____day of _____, 2025.

_____
Notary Public

My Commission expires: _____

TREASURER'S CERTIFICATE

I hereby certify that as to all real estate involved in the Plat of Highway 69 Outlet, all taxes have been paid for the 2024 and reflected by the current tax roll and that there are no taxes due for previous years, and security has be provided for 2025 taxes not as yet certified to me.

_____
COUNTY TREASURER

CERTIFICATE OF COUNTY CLERK

This Plat of Highway 69 Outlet, has been filed in the office of the County Clerk, Muskogee County, State of Oklahoma, this _____day of _____, 2025 in Book _____, Page_____.

*County Clerk*_____*Date:*_____

APPROVED: City of Muskogee

Date: _____

Mayor of Muskogee: _____

City Clerk of Muskogee: _____

I, _____, owner, developer, successor, or assignee, hereby agree that no transfer of deeds or building permits will be transacted until all streets and utility improvements have been completed and accepted by the city or appropriate financial guarantees as required by section 70-80(d) have been submitted and accepted.

COFFMAN SURVEYING
218 EASTSIDE BLVD.
MUSKOGEE, OK 74403
(918)-682-6144
L.S.1121
C.A. #2100

OFF-SITE MONUMENTS

H-4
CITY OF MUSKOGEE MON.
N 291,179.426
E 2,761,443.895

V-5
CITY OF MUSKOGEE MON.
N 291,684.466
E 2,757,638.576

Public Works Committee **3.**

Meeting Date: 09/08/2025
Submitted For: Katrina Bodenhamer, City Attorney
Initiator: Leslie Arnold, Legal Assistant
Department: City Attorney
Staff Information Source: City Attorney

Information

AGENDA ITEM TITLE:

Consider approval to authorize the acceptance of real property, reverting property from Judy Hoffman to the City of Muskogee, or take other necessary action. (Katrina Bodenhamer)

BACKGROUND:

The City of Muskogee was contacted by Ms. Judy Hoffman, stating that she is no longer physically able to take care of the property located at 416 Houston and 500 Houston Street. This property was deeded over to her in 2016 so that a Peace Garden could be established. This Peace Garden has been maintained by Ms. Hoffman since that time. In the Quit Claim Deed that was given to her by the City 2016, there was a reversionary clause that states if the City of Muskogee must commence an action for abatement or expend public funds to remedy said condition(s), then the property would revert to the City of Muskogee. Due to the physical limitations of the current owner, she is asking that the City take back ownership of this property.

Each lot is 6,125 square feet.

RECOMMENDED ACTION:

Approve acceptance of the property for the City of Muskogee

Fiscal Impact

Attachments

Deed
Map and Assessor Information

QUIT CLAIM DEED

I-2016-009245 Book 4502 Pg: 172
08/05/2016 1:56 pm Pg 0172-0172
Fee: $ 13.00 Doc: $ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

This Indenture,

Made this 13 day of June, 2016, between the City of Muskogee, a Municipal Corporation duly organized and existing under the laws of the State of Oklahoma, party of the first part, and Judy Hoffman, party of the second part,

WITNESSETH, that said party of the first part, in consideration of the sum of Ten (10) and No/100 Dollars, and other valuable consideration, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto the party of the second part, and to his heirs and assigns forever, all its right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all of the following described property, situated in Muskogee County, State of Oklahoma,

E50 W100 LOT 7 BLOCK 48 & W50 LOT 7 BLOCK 48, MUSKOGEE ORIGINAL TOWNSITE, to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma,

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

This transference is subject to the following:

1) Should the grantee, his heirs or assigns, fail to mow weeds and grass or remove trash, and the City of Muskogee must commence an action for abatement or expend public funds to remedy said condition(s) then the property shall revert to the City of Muskogee.
2) This property will be maintained for a public use. Should the use ever change, the ownership of this property shall revert back to the City of Muskogee.

TO HAVE AND TO HOLD the above described premises unto the said party of the second part his heirs and assigns forever, so that neither they, the party of the first part or any person in its name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof except as heretofore set forth; but shall by these presents be excluded and forever barred.

IN **WITNESS WHEREOF**, the said party of the first part has hereunto set its hand the day and year first above written.

Judy Hoffman 502 Boston St. Muskogee OK 74401

Pamela S. Bates, City Clerk

THE CITY OF MUSKOGEE, OKLAHOMA

Roy D. Tucker, Interim City Manager

STATE OF OKLAHOMA)
) SS: ACKNOWLEDGEMENT
COUNTY OF Muskogee)

Before me, the undersigned, a Notary Public, in and for said County and State on this 14 day of June, 2016, personally appeared Roy D. Tucker, 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 as the

Parcel: 4610-26-048-007-1-047-14
8/14/2025 12:32:07 AM

ID: 510000547

Muskogee County Report

Property Owner

Name: HOFFMAN, JUDY

Mailing Address: 928 N York Street Suite 40
MUSKOGEE, OK 74403

Type: (RV) Res. Vacant

Tax District: (32) 20A-MUSKOGEE

Millage Rate: 108.96

Property Information

Physical Address: 500 HOUSTON MUSKOGEE 74403

Subdivision: MUSKOGEE OT

Block/Lot: 0048 / 0007

Size (Acres): 0.28

Legal: MUSKOGEE OT E50 W100 LOT 7 BLOCK 48

Market and Assessed Values

	Fair Cash	Taxable Fair Cash	Full Assessed
Land	6,125	2,966	326
Building	0	0	0
Totals	**6,125**	**2,966**	**326**
Exemptions			-0
Taxable Assessed			**$326**

Land

Land Use	Size	Units
w50 x d245	12250.000	Sq.Ft
Total	**12,250.00**	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee
7/1/2016	7/1/2016	4496	686	Q	0.00	$0	N/A
3/7/2016	3/7/2016	4480	285	Q	0.00	$0	N/A
6/9/2015	6/9/2015	4444	796	Leaves	0.00	$0	N/A
8/10/2001	8/10/2001	2863	156	Q	22.50	$15,000	N/A
6/20/2000	6/20/2000	2741	65	Leaves	0.00	$0	N/A
3/8/1994	3/8/1994	2249	34	W	7.50	$5,000	N/A
2/17/1994	2/17/1994	2245	218	W	0.00	$0	N/A
1/1/1900	1/1/1900	1995	436	N/A	0.00	$0	N/A

Map



Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

Parcel: 4610-26-048-007-1-047-15
8/14/2025 12:32:07 AM

ID: 510000548

Muskogee County Report

Property Owner

Name: HOFFMAN, JUDY

Mailing Address: 928 N York Street Suite 40
MUSKOGEE, OK 74403

Type: (RV) Res. Vacant

Tax District: (32) 20A-MUSKOGEE

Millage Rate: 108.96

Property Information

Physical Address: 416 HOUSTON MUSKOGEE 74401

Subdivision: MUSKOGEE OT

Block/Lot: 0048 / 0007

Size (Acres): N/A

Legal: MUSKOGEE OT W50 LOT 7 BLOCK 48

Market and Assessed Values

	Fair Cash	Taxable Fair Cash	Full Assessed
Land	6,125	2,966	326
Building	0	0	0
Totals	**6,125**	**2,966**	**326**
Exemptions			-0
Taxable Assessed			**$326**

Land

Land Use	Size	Units
w50 x d245	12250.000	Sq.Ft
Total	**12,250.00**	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee
7/1/2016	7/1/2016	4496	686	Q	0.00	$0	N/A
3/7/2016	3/7/2016	4480	259	Q	0.00	$0	N/A
6/9/2015	6/9/2015	4444	794	Leaves	0.00	$0	N/A
8/10/2001	8/10/2001	2863	155	W	0.00	$0	N/A
2/10/2000	2/10/2000	2705	84	Succession	0.00	$0	N/A
10/5/1998	10/5/1998	2574	195	Q	0.00	$0	N/A
5/20/1997	5/20/1997	2452	182	W	56.25	$37,500	N/A
1/28/1997	1/28/1997	2431	46	Q	0.00	$0	N/A
1/12/1996	1/12/1996	2368	301	W	52.50	$35,000	N/A
12/1/1992	12/1/1992	2175	329	W	44.25	$29,500	N/A
11/1/1992	11/1/1992	2172	73	A	0.00	$0	N/A
12/1/1991	12/1/1991	2109	241	W	9.00	$6,000	N/A
12/1/1991	12/1/1991	2109	241	W	9.00	$6,000	N/A
11/1/1991	11/1/1991	2114	19	A	0.00	$0	N/A

Map



Public Works Committee **4.**

Meeting Date:	09/08/2025		
Submitted For:	Kendal Francis, City Manager	Initiator:	Kendal Francis, City Manager
Department:	City Manager		
Staff Information Source:	Councilor Jamie Stout		

Information

AGENDA ITEM TITLE:

Discuss the operations and maintenance, state of affairs, and partnerships with the City to support youth baseball and softball at Hatbox Sports Complex, and take other necessary action. (Councilor Jaime Stout, Vice Mayor Derrick Reed, and Councilor Melody Cranford)

BACKGROUND:

The recent cancellation of the Muskogee Youth Baseball Association's Fall league has prompted discussion around how the City might better support youth sports at Hatbox Sports Complex.

RECOMMENDED ACTION:

Hold a discussion and make possible recommendations to Staff.

Fiscal Impact

Attachments

No file(s) attached.