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

POSTING DATE: 09/23/2025

AGENDA
UNIFORM BUILDING CODE APPEALS BOARD
SEPTEMBER 24, 2025

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 meeting minutes of August 27, 2025, or take other necessary action. (Sarah Winkle)

2. Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 630 S 22nd, including the Accessory 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; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

3. Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 822 S. 21st 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; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

4. Hold a public hearing and make a determination on the appeal of the findings of PNRC 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; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

ADJOURN

Uniform Building Code Appeals Board Agenda **1.**

Meeting Date: 09/24/2025

Initiator: Sarah Winkle, Director of Planning and Community Development

AGENDA ITEM TITLE:

Consider approval of the Uniform Building Code Appeals Board meeting minutes of August 27, 2025, or take other necessary action. (Sarah Winkle)

BACKGROUND:

Consider approval of the Uniform Building Code Appeals Board meeting minutes of August 27, 2025.

RECOMMENDED STAFF ACTION:

Approve the minutes.

Fiscal Impact

Attachments

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
AUGUST 27, 2025

The Uniform Building Code Appeals Board of the City of Muskogee, Oklahoma, met in Regular Session at 1:30 p.m., on August 27, 2025, in the Council Chambers, Municipal Building, 229 W. Okmulgee Ave., Muskogee, Oklahoma.

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

Present: Dennis Moore, Chairperson; MeKeion Payne, Vice Chairperson; Tim Hollifield, Board Member; Lake Moore, Board Member; Art Smith, Board Member; Thomas Horton, Board Member

Staff Present: Morgan Waters, Secretary
Codale Ford, Chief Code Officer
Sarah Winkle, Director of Planning
Brent Roberts, Chief Building Inspector

Attendees: Samuel Driskill, 311 N. 16th St

1 Consider approval of the Uniform Building Code Appeals Board meeting minutes of July 30, 2025, or take other necessary action. (Sarah Winkle)

Motion was made by Board Member Lake Moore, seconded by Board Member Tim Hollifield to approve the Uniform Building Code Appeals Board meeting minutes of July 30, 2025.

AYE: Chairperson Dennis Moore, Vice Chairperson MeKeion Payne, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Art Smith, Board Member Thomas Horton

Carried - Unanimously

2 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 304 N.16th, including the Accessory 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; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

Motion was made by Chairperson Dennis Moore, seconded by Board Member Tim Hollifield that the structure at 304 N. 16th, including the accessory building, is dilapidated, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Dennis Moore, Vice Chairperson MeKeion Payne, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Art Smith, Board Member Thomas Horton

Carried - Unanimously

3 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 311 N 16th 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; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

Neighbor Samuel Driskill spoke in support of the demolition and requested that the process take place sooner rather than later, citing concerns over homeless activity and fire hazards on the property.

Motion was made by Board Member Art Smith, seconded by Chairperson Dennis Moore that the structure at 311 N. 16th is dilapidated, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Dennis Moore, Vice Chairperson MeKeion Payne, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Art Smith, Board Member Thomas Horton

Carried - Unanimously

4 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 617 Emporia, 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; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

Motion was made by Board Member Art Smith, seconded by Board Member Thomas Horton that the structure at 617 Emporia is dilapidated, is a fire hazard, is abandoned and should be demolished,

AYE: Chairperson Dennis Moore, Vice Chairperson MeKeion Payne, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Art Smith, Board Member Thomas Horton

Carried - Unanimously

5 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 712 N.N., 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; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

Motion was made by Chairperson Dennis Moore, seconded by Board Member Tim Hollifield that the structure at 712 N. N is dilapidated, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Dennis Moore, Vice Chairperson MeKeion Payne, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Art Smith, Board Member Thomas Horton

Carried - Unanimously

6 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 2022 Carolyn 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; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

Motion was made by Board Member Lake Moore, seconded by Board Member Thomas Horton that the structure at 2022 Carolyn is dilapidated, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Dennis Moore, Vice Chairperson MeKeion Payne, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Art Smith, Board Member Thomas Horton

Carried - Unanimously

7 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 2117 Elgin, including the Accessory 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; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

Motion was made by Board Member Art Smith, seconded by Chairperson Dennis Moore that the structure at 2117 Elgin, including the accessory building, is dilapidated, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Dennis Moore, Vice Chairperson MeKeion Payne, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Art Smith, Board Member Thomas Horton

Carried - Unanimously

8 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 2411 Elgin, Accessory Building only, 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; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

Motion was made by Chairperson Dennis Moore, seconded by Board Member Thomas Horton that the structure at 2411 Elgin, the accessory building only, is dilapidated, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Dennis Moore, Vice Chairperson MeKeion Payne, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Art Smith, Board Member Thomas Horton

Carried - Unanimously

9 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 2804 Findlay 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; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

Motion was made by Board Member Lake Moore, seconded by Board Member Tim Hollifield that the structure at 2804 Findlay is dilapidated, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Dennis Moore, Vice Chairperson MeKeion Payne, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Art Smith, Board Member Thomas Horton

Carried - Unanimously

10 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 803 S. 22 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; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

Motion was made by Board Member Tim Hollifield, seconded by Board Member Thomas Horton that the structure at 803 S. 22 is dilapidated, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Dennis Moore, Vice Chairperson MeKeion Payne, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Art Smith, Board Member Thomas Horton

Carried - Unanimously

There being no further business, the meeting was adjourned.

_____

DENNIS MOORE, CHAIRPERSON

_____

MORGAN WATERS, SECRETARY

Uniform Building Code Appeals Board Agenda **2.**

Meeting Date: 09/24/2025

Initiator: Codale Ford, Interim Code Enforcement Supervisor

AGENDA ITEM TITLE:

Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 630 S 22nd, including the Accessory 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; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

BACKGROUND:

The PNRC was held on July 3, 2025, 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; and that the property should be demolished.

An exterior inspection of the property and structure occurred on 6/4/2025 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
    - It is detrimental to the public health, safety or welfare of the inhabitants of, and visitors to, the municipality;
    - It 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
- 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; 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, in good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors should fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior should be brought into good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, should be secured. Accumulated rubbish, trash and

debris, including all non-working equipment, should be removed. Any fractures in concrete, masonry, or stucco should be repaired. Pest problems should be abated.

RECOMMENDED STAFF ACTION:

Uphold the findings of the PNRC.

Fiscal Impact

Attachments

Complete ubcab case file

MUSKOGEE
Code Enforcement

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

Dilapidated Structures Checklist

Case Open Date: 6-5-25

Case Number: 25-76849

Address: 630 S. 22nd and Accessory Building

Officer: CFord

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 SOS Listings (as needed)
- ☐ Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)
- ☐ Copy of the Fire Damage Report (as needed)

Date PNRC Hearing Notice Letter to all Stakeholders: 6-5-25

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

Date of Publication in the Muskogee Phoenix: CFord

- ☑ Affidavit of Publication

Reviewed By[1]:

CFord
Codale Ford, Chief Code Officer — 6-5-25 Date

Sarah Winkle
Sarah Winkle, Acting Director of Planning & Comm. Dev. — 6-18-25 Date

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

7-3-25

[1] **Review of the file will be conducted the week before the scheduled PNRC.**

Date of the PNRC Hearing: 7-3-25

Date of PNRC Determination/UBCAB Notice Letter: 8-26-25

☑ 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~~): 9-24-25

Date of Publication in the Muskogee Phoenix: 9-9-25

☑ Affidavit of Publication

Date of UBCAB Hearing: 9-24-25

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 By[2]:

Codale Ford, Chief Code Officer — 9-22-25 Date

Sarah Winkle, Acting Director of Planning & Comm. Dev. — Date

☐ UBCAB Decision Appealed

☐ Copy of Appeal Stamped by City Clerk Attached

9-24-25

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

Final Review By:

Codale Ford, Chief Code Officer

_____ _____

Signature Date Approved

Sarah Winkle, Acting Director of Planning & Community Development

_____ _____

Signature Date Approved

CITY OF MUSKOGEE Code Enforcement

Katrina Bodenhamer, City Attorney

_____ _____

Signature Date Approved

☐ Email Sent to Contractor for Demolition to be Scheduled

IN THE DISTRICT COURT OF MUSKOGEE COUNTY
STATE OF OKLAHOMA

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE
FILED

2015 FEB 17 PM 2:32

PAULA SEXTON
COURT CLERK

HOWARD WILKS	)	
	)	
Plaintiff,	)	
	)	
vs.	)	Case No. CV-2014-191
	)	
VIVIAN IRENE JONES LEWIS, SHIRLEY LOUISE JONES MORRIS, TERRY MICHAEL JONES, WILLIAM EDWARD JONES, TIMOTHY LEE JONES, if living and if deceased, the known and unknown heirs, executors, and assigns of VIVIAN IRENE JONES LEWIS, SHIRLEY LOUISE JONES MORRIS, TERRY MICHAEL JONES, WILLIAM EDWARD JONES, TIMOTHY LEE JONES, the known and unknown heirs, executors, administrators, devisees, trustees and assigns of EDWARD MOYE JONES and WILLIAM DOYLE JONES	)	
	)	
Defendants.	)	

I-2015-001691 Book 4428 Pg: 752
02/17/2015 2:55 pm Pg 0752-0755
Fee: $ 19.00 Doc: $ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

STATE OF OKLAHOMA COUNTY OF MUSKOGEE

JOURNAL ENTRY JUDGMENT

Now on this 17 day of February, 2015, the above and titled and number cause coming on to be heard before the undersigned Judge of the District Court in and for Muskogee County, State of Oklahoma. The Plaintiff, Howard Wilks appears by his attorney, Paula Ranallo Wilburn. The court finds that this matter is properly set for hearing and has been at issue for more than statutory period for the joinder of issues and therefore comes on for hearing on this date. All parties present waive trial by jury and upon hearing the testimony of witnesses sworn in open court, the court finds the issues in favor of the Plaintiff, Howard Wilks and against the Defendants, Vivian Irene Jones Lewis, Shirley Louise Jones Morris, Terry Michael Jones, William Edward Jones, Timothy Lee Jones, if living and if deceased, the known and unknown heirs, executors, and assigns of Vivian Irene Jones Lewis, Shirley Louise Jones Morris, Terry Michael Jones, William Edward Jones, Timothy Lee Jones, and the known and unknown heirs, executors, administrators, devisees, trustees and assigns of Edward Moye Jones and William Doyle Jones, now deceased, if any and each of

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02/17/2015 2:55 pm Pg 0752-0755
Fee: $ 19.00 Doc: $ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

them.

1. The Court finds that the defendants, Vivian Irene Jones Lewis and Shirley Louise Jones Morris, were served with notice of this proceeding and have failed to answer with the statutory time and therefore are in default.

2. The Court finds that the defendants, Terry Michael Jones, William Edward Jones, and Timothy Lee Jones, if living and if deceased, the known and unknown heirs, executors, and assigns of Terry Michael Jones, William Edward Jones and Timothy Lee Jones, and the known and unknown heirs, executors, administrators, devisees, trustees and assigns of Edward Moye Jones and William Doyle Jones, now deceased, if any, were served by publication.

3. Upon examining the files in this cause of action, the Court finds that the affidavit for publication, the affidavit of mailing and non-mailing and the publication are all in due form, regular and statutory, and that due and statutory service by publication as provided by law has been had on each of the defendants who are named in the above paragraph as having been served by publication: in that all of said parties are in default, and that the court approves a service and finds that this is a proper case in which to enter judgment.

4. The Court, further, finds that an inquiry was made by plaintiff of all reasonably available sources which were in fact searched and said inquiry failed to yield the information necessary to establish the whereabouts or mailing addresses of the named defendants served by publication or by their individual identity; and that plaintiff and his attorney exercised due diligence to ascertain the names and residences of the defendants served by publication in the above and titled cause of action, before they resorted to the use of publication process against those defendants so served by publication.

5. The Court did, thereupon, conducted a judicial inquiry into the sufficiency of plaintiff's

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Dianna Cope - Muskogee County Clerk
State of Oklahoma

search to determine the names and whereabouts of the defendants who are served herein by publication; and based on the evidence adduced, the Court finds that plaintiff's have exercised due diligence and have conducted a meaningful search of all reasonably available sources at hand. The Court approves a publication service given herein as meeting both statutory requirements and the minimum standards of state and federal due process.

6. Whereupon, said plaintiff introduced his evidence and rested; after being fully advised in the premises, the court finds that all issues of fact and law are generally in favor of the plaintiff and against the defendants and also finds that the allegations of the petition are generally true and correct and that judgment should be rendered and entered in accordance therewith.

THE COURT THEREFORE FINDS, ORDERS, ADJUDGES, AND DECREES AS FOLLOWS, TO-WIT;

1. That Plaintiff, Howard Wilks is the owner of the following described property, to wit:

Lot 8 in Block 2 Garrett Heights Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

2. That Howard Wilks acquired his interest in the above-described property under the doctrine of adverse possession and abandonment. Howard Wilks and his predecessors have been in actual, open, notorious, exclusive and adverse possession of the property. That such possession has been adverse to any and all persons, for more than fifteen years prior to this action.

Further, the previous owner of the property, Edward Moye Jones, verbally conveyed the property to him, but died before a written conveyance could occur.

3. Howard Wilks has paid taxes and upkeep on the property for numerous years.

4. That the Plaintiff should be decreed to be the owner of the real property above described and to have his title quieted against the Defendants, Vivian Irene Jones Lewis, Shirley Louise Jones Morris, Terry Michael Jones, William Edward Jones, Timothy Lee Jones, if living and if deceased,

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State of Oklahoma

the known and unknown heirs, executors, and assigns of Vivian Irene Jones Lewis, Shirley Louise Jones Morris, Terry Michael Jones, William Edward Jones, Timothy Lee Jones and the known and unknown heirs, executors, administrators, devisees, trustees and assigns of Edward Moye Jones and William Doyle Jones, if any.

IT IS THEREFORE ORDERED, DECREED, AND ADJUDGED, by the Court, that the equitable and legal title to the above described real property be perpetually quieted in the Plaintiff, Howard Wilks, that the above-described Plaintiff is the owner of the above-described property; that the Defendants, have no right, title, interest, or estate therein and that title and possession of said real property be, and the same is hereby, forever settled and quieted in Howard Wilks as against all claims or demands by all of said unknown defendants, or any of them, and those claiming by, through, or under them, or any of them.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that nothing in the record firmly indicates that any party affected by these proceedings was or is in the military service and that compliance with the Soldiers and Sailors Civil Relief Act of October 17, 1940, as amended is not necessary in this cause of action.

Mike Norman
JUDGE OF THE DISTRICT COURT

Approved to form:

Paula Ranallo Wilburn
Paula Ranallo Wilburn, OBA # 12446
Attorney for Plaintiff

2202 1/2 N. 30th St.
Muskogee, Ok 74401

CERTIFICATE OF TRUE COPY
STATE OF OKLAHOMA } SS
MUSKOGEE COUNTY }
I hereby certify that the annexed instrument is a true and correct copy of the original on file in my office
ATTEST
PAULA SEXTON, COURT CLERK
MUSKOGEE COUNTY, OKLAHOMA
By _____ Deputy Clerk
Date 2/17/15

IN THE DISTRICT COURT

Tax Roll Inquiry

Muskogee County Treasurer

Shelly Sumpter, Treasurer
400 West Broadway, Rm 220 Muskogee, OK 74401
Phone: 918-682-0811
Fax: 0--
E-Mail: jessica.smith@muskogeetreasurer.org



Owner Name and Address

WILKS, HOWARD
2202 1/2 N 36TH ST
MUSKOGEE OK 74401-0000

Taxroll Information

Tax Year :	2018
Property ID :	0004 0005 11
Location :	630 S 22 MUS
School District :	20A MUSKOGEE Mills : 97.45
Type of Tax :	Real Estate
Tax ID :	9859

Legal Description and Other Information:

GARRETT HTS LOT 8 BLOCK 2

Assessed Valuations	Amount
Land	110
Improvements	1260
Net Assessed	1370

Tax Values	Amount
Base Tax	134.00
Penalty	0.00
Fees	0.00

Tax Values	Amount
Payments	**134.00**
Total Paid	**134.00**
Total Due	**0.00**

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/14/2018	1476	Cash	Taxes	67.00	WILKS, HOWARD
03/06/2019	40864	Cash	Taxes	67.00	WILKS, HOWARD

Login (build: 30231:20250509.1)

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Parcel: 2120-27-002-008-3-005-11

Muskogee County Report

ID: 510008671

As of: 5/29/2025

Property Owner

Name: WILKS, HOWARD

Mailing Address: 2202 1/2 N 36TH ST
MUSKOGEE, OK 74401

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres):

Extended Legal: GARRETT HTS LOT 8 BLOCK 2

Property Information

Physical Address: 630 22 S

Subdivision: GARRETT HTS

Block / Lot: 0002 / 0008

S-T-R: --

Market and Assessed Values:

	Estimated Market Value	Full Assessed (11.00% Market Value)	Taxable Value
Land:	$1,071	$214	$118
Building:	8142	1628.4	896
Total:	$9,213	$1,843	$1,014

Taxes:

Estimated Taxes: $110

Homestead Credit: $0

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

Land:

Land Use	Size	Units
w50 x d132	6600.000	Sq.Ft

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
2/17/2015	4428	752	D	0.00	$0		Unval.	
4/8/2002	2948	237	W	0.00	$0		Unval.	
1/1/1900	1586	522		0.00	$0			

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	1.0S	Wood Sidg	1,036	2	1935	126	Low	3

Exterior Wall:

Roof Cover: Comp Shing

Heat / Cool: ElecBasebd

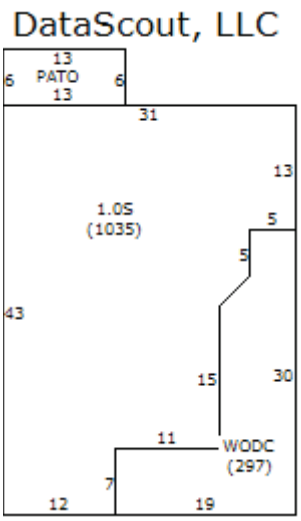
Year Remodeled:

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Plumbing: Full: 1
Foundation: Convention
Floor Struct: Wood with subfloor
Insulation: N/A
Basement:

Fireplace: N/A
Roof Type: Hip
Floor Cover:
Style: TRAD
Basement Area:





Base Structure:

Item	Label	Description	Area
A	1.0S	1.0S	1036
B	WODC	WODC	298
C	PATO	PATO	78
D	BNV	BNV	625

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
BNV		625		1	1935

Other Adjustments:

Code	Type	Quantity
HTAC	15	1

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Map:



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COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION	IMAGES
Muskogee	12/05/2023	2023-012583	Notice	004881	0246	CITY OF MUSKOGEE	WILKS, HOWARD	GARRETT HEIGHTS B2 L8	1 : View
Muskogee	09/27/2023	2023-009838	Release	004871	0840	CITY OF MUSKOGEE	WILKS, HOWARD	GARRETT HEIGHTS B2 L8	1 : View
Muskogee	07/13/2023	2023-006969	Notice	004861	0301	CITY OF MUSKOGEE	WILKS, HOWARD	GARRETT HEIGHTS B2 L8	1 : View
Muskogee	01/23/2023	2023-000705	Release	004838	0756	CITY OF MUSKOGEE	WILKS, HOWARD	GARRETT HEIGHTS B2 L8	1 : View
Muskogee	11/02/2021	2021-013901	Notice	004769	0883	CITY OF MUSKOGEE	WILKS, HOWARD	GARRETT HEIGHTS B2 L8	1 : View
Muskogee	02/17/2015	2015-001691	Order	004428	0752 - 0755	WILKS, HOWARD	MORRIS, SHIRLEY LOUISE JONES JONES, TERRY MICHAEL JONES, WILLIAM EDWARD JONES, TIMOTHY LEE *5 more...*	GARRETT HEIGHTS B2 L8	4 : View
Muskogee	10/09/2014	2014-016349	Notice	004413	0500	WILKS, HOWARD	LEWIS, VIVIAN IRENE JONES JONES, VIVIAN IRENE	GARRETT HEIGHTS B2 L8	1 : View


2025/06/05


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2025/06/05

Building Inspector's Dilpaidated Structure Checklist

Case Open Date: 6-5-25 Case Number: _____

Address: 630 S. 22nd and Accessory Building

Code Officer: CFord

Accessory Bldg. on Property: ☑ Yes ☐ No

Condition of Accessory Bldg.: ☑ Dilapidated ☐ Good

Primary 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: 10

Location of Broken/Open Windows: 3 East / 1 South / 2 West / 4 North

Exterior Doors Secured	☐ Yes	☑ No
Hazardous Materials on Site	☐ Yes	☑ No

Conditions present that require immediate action: _____

Potential Fire Risk	☐ Low	☐ Moderate	☑ High

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilpaidated 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

Accessory Bldg. Security

Secure	☐ Yes	☑ No
Signs of Recent Entry	☐ Yes	☑ No

What are the signs: _____

Utilities

Active	☐ Yes	☑ No	☐ Not Sure	
If Yes,	☐ Gas	☐ Electric		☐ Water

Construction/Status of the Accessory Building

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	☐ No Windows	

How many windows are Open/Broken: 1

Location of Broken/Open Windows: 1 no N side

Exterior Doors Secured	☐ Yes	☑ No
Hazardous Materials on Site	☐ Yes	☑ No

Conditions present that require immediate action: _____

Potential Fire Risk	☐ Low	☐ Moderate	☑ High

In the opinion of the Inspector, is the accessory building:

Abandoned	☑ Yes	☐ No
Unfit for Human Habitation	☑ Yes	☐ No
Appear Unsafe and/or Dangerous	☑	☐

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilpaidated Structure Checklist

Other Notes or Comments Helpful to the Code Officer or Case:

Inspector's Signature: _____

Inspector's Name: Brent Roberts Date of Inspection: 6/4/25

Date Received Back by the Code Officer: _____

CITY OF MUSKOGEE
Permits & Inspections

MUSKOGEE
Code Enforcement

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

06/5/2025

W ILKS, HOWARD
2202 ½ N 36TH ST
MUSKOGEE OK 74401-0000

Case Number: 25-76849
Street Address: 630 S. 22ND / ACCESSORY BUILDING
Legal Description: SEE BELOW

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 **06/4/2025** 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.

MUSKOGEE
Code Enforcement

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

You are hereby directed to appear at a hearing to be held on JULY 3, 2025 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 JULY 3, 2025 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 Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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

*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

Legal Description: Lot 8 in Block 2 Garrett Heights Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

MUSKOGEE
Code Enforcement

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

06/5/2025

W ILKS, HOWARD
2202 ½ N 36TH ST
MUSKOGEE OK 74401-0000

Case Number: 25-76849
Street Address: 630 S. 22ND / ACCESSORY BUILDING
Legal Description: SEE BELOW

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 **06/4/2025** 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.

2025/06/05

MUSKOGEE
Code Enforcement

You are hereby directed to appear at a
Nuisance Review Committee at 229 W.
74401 to determine:

1) Whether your property is dila
of the general public and the co
2) If the property creates a fire
3) Whether the building is aban

Should you fail to appear, action will
approve demolition and removal of the

If no permit is obtained and corrective
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directed to appear at a hearing to be
Committee at 229 W. Okmulgee (3rd
property is dilapidated and has becom
and the community as to constitute a
dangerous to other property, or 3) wh
will be taken in your absence, includi
the structure.

You have the right to appeal any decisi
of Muskogee by filing written notice to
days after the decision is rendered.

ALL COSTS ASSOCIATED WITH D
OWNER AND A LIEN WILL BE IM

If you have any questions regarding thi
If you wish to have the structure volu
available on a first come first serve ba
Enforcement Supervisor for more info

Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

MUSKOGEE
Code Enforcement

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

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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 JULY 3, 2025 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.

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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 Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

2025/06/05

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

Legal Description: Lot 8 in Block 2 Garrett He
thereof, Muskogee County, Oklahoma

www.muskogeeonline.org
planning@muskogeeonline

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

t 11:00 a.m. before the Public
amber, Muskogee, Oklahoma

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n please contact Codale Ford, Code

MUSKOGEE
Code Enforcement

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

*108.1.5 – Dangerous Structure or Premises
*108.2 – Closing of Vacant Structures
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*108.1.1- Unsafe Structure

Legal Description: Lot 8 in Block 2 Garrett Heights Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

2025/06/05


2025/06/05


2025/06/05


2025/06/05

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix

214 Wall St

Muskogee, Ok 74401

918-684-2810

Case:

PNRC DS
7.3.25

I, Charlie Meggyes, of lawful age, being duly sworn upon oath, deposes and says that I am the Composing Manager of Muskogee Phoenix a daily/weekly publication that is a "legal newspaper" as the phrase is defined in 25 O.S. 106 for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma, and that 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:

PUBLICATION DATES: 6/07/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 10 day of JUN 20 25

Kevin Kizzia, Notary Public

My Commission expires: 29 January, 2029

Commission# 25001121

(Seal)

Notary Public State of Oklahoma
Kevin Wayne Kizzia
My Commission # 25001121
Expires 1/29/2029

Account: 10417

Fee: $ 91.70

Published in The Muskogee Phoenix on June 7, 2025

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: July 3, 2025 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.

622 S. Cherokee

The Southerly 40 feet of Lots 11 and 12 in Butlers Subdivision of Block 350 to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma

2100-2102 E Okmulgee

Lot 8 in Block 4 of REID HEIGHTS ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

1204 Independence

Muskogee County, State of Oklahoma to-wit: Beginning at the NE corner of Lot 3 in Block 339 of the City of Muskogee; thence in a Westerly direction along the North line of said Lot 3 a distance of 52 feet; of 100 feet; thence Easterly along the South line of said lot 3 a distance of 52 feet; thence in a Northerly direction at right angels to the South line of said Lot 3 a distance of 100 feet to the point of beginning.

630 S. 22

Lot 8 in Block 2 Garrett Heights Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

822 S. 21

LOT ELEVEN (11), IN BLOCK NINE (9), IN GARRETT HEIGHTS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA ACCORDING TO THE RECORDED 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).

POSTING DATE: 07/02/2025

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
JULY 3, 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 - 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 Meeting Minutes of June 26, 2025, or take other necessary action. (Sarah Winkle)

2. Hold a Public Hearing and determine if the personal property located at 622 S. B. is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

3. Hold a Public Hearing and determine if the personal property located at 1208 Locust is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

4. Hold a Public Hearing and determine if the property located at 622 Cherokee 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 should be demolished, or take other necessary action
(11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

5. Hold a Public Hearing and determine if the property located at 630 S.22nd, including the Accessory Building, 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 should be demolished, or take other necessary action
(11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

6. Hold a Public Hearing and determine if the property located at 821 S. 21st 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 should be demolished, or take other necessary action
(11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

7. Hold a Public Hearing and determine if the property located at 2100-2102 E. Okmulgee, including the Accessory Building, 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 should be demolished, or take other necessary action
(11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

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
JULY 3, 2025

The Public Nuisance Review Committee of the City of Muskogee, Oklahoma, met in a Regular Schedule Meeting at 11:00 a.m., on JULY 3, 2025, at 229 W. Okmulgee Ave., 3rd Floor, Council Chambers, Muskogee, Oklahoma.

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

Present: Sarah Winkle, Committee Chair; Codale Ford, Committee Member

Absent: Brent Roberts, Committee Member

1. Consider approval of the Public Nuisance Review Committee Meeting Minutes of June 26, 2025, or take other necessary action. (Sarah Winkle)

   Motion was made by Committee Member Codale Ford, seconded by Committee Chair Sarah Winkle to approve the minutes from June 26, 2025.

   AYE: Committee Chair Sarah Winkle, Committee Member Codale Ford

   Carried - Unanimously

2. Hold a Public Hearing and determine if the personal property located at 622 S. B. is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

   Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that the personal property located at 622 S.B. is dilapidated and constitutes a public nuisance and should be removed.

   AYE: Committee Chair Sarah Winkle, Committee Member Codale Ford

   Carried - Unanimously

3. Hold a Public Hearing and determine if the personal property located at 1208 Locust is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that the personal property located at 1208 Locust was done by owner and the case should be closed.

AYE: Committee Chair Sarah Winkle, Committee Member Codale Ford

Carried - Unanimously

4. Hold a Public Hearing and determine if the property located at 622 Cherokee 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 should be demolished, or take other necessary action
(11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

Codale explained that the niece of the Owner came to the office and the Uncle is willing to sign waivers on the property.

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that 622 Cherokee is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Committee Chair Sarah Winkle, Committee Member Codale Ford

Carried - Unanimously

5. Hold a Public Hearing and determine if the property located at 630 S.22nd, including the Accessory Building, 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 should be demolished, or take other necessary action
(11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that 630 S. 22nd, including the accessory building, is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Committee Chair Sarah Winkle, Committee Member Codale Ford

Carried - Unanimously

6. Hold a Public Hearing and determine if the property located at 821 S. 21st 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 should be demolished, or take other necessary action
(11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

Sarah stated property address should be **822 S. 21st.**

Motion was made as amended.

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that the property located at 822 S. 21st is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Committee Chair Sarah Winkle, Committee Member Codale Ford
Carried - Unanimously

7. Hold a Public Hearing and determine if the property located at 2100-2102 E. Okmulgee, including the Accessory Building, 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 should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that the property located at 2100-2102 E. Okmulgee, including the accessory building, is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Committee Chair Sarah Winkle, Committee Member Codale Ford
Carried - Unanimously

With no further business, the meeting was adjourned.

Sarah Winkle
SARAH WINKLE, COMMITTEE CHAIR

Morgan Waters
MORGAN WATERS, SECRETARY

NOTICE OF DILAPIDATION AND LIEN

STATE OF OKLAHOMA)
)
COUNTY OF MUSKOGEE)

I-2025-008593 Book 4973 Pg 563
08/15/2025 3:10pm Pg 0563-0563
Fee: $18.00 Doc: $0.00
POLLY IRVING - Muskogee County Clerk
State of OK

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:

HOWARD WILKS and located at 630 S 22ND ST MUSKOGEE OK 74401
Land ID#: 000078208

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

GARRETT HTS
LOT 8 BLOCK 2
GARRETT HTS

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 August 15, 2025.

Tammy L. Tracy, City Clerk

Ford, Codale
Code Enforcement Officer

Case Number: 25-00076849

MUSKOGEE
Code Enforcement

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

8-26-25

W ILKS, HOWARD
2202 ½ N 36TH ST
MUSKOGEE OK 74401-0000

Case Number: 25-76849
Street Address: 630 S. 22ND /
ACCESSORY BUILDING
Legal Description: SEE BELOW

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 **July 3, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That 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 [the following month September 24, 2025 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 September 23, 2025.

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 Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description:

Lot 8 in Block 2 Garrett Heights Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

MUSKOGEE
Code Enforcement

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

8-26-25

W ILKS, HOWARD
2202 ½ N 36TH ST
MUSKOGEE OK 74401-0000

Case Number: 25-76849
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Codale Ford
Code Enforcement Supervisor

Legal Description:

Lot 8 in Block 2 Garrett Heights Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

2025/08/26


2025/08/26


2025/08/26

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St

Muskogee, Ok 74401

918-684-2810

UBCAB
9.24.25

I, Charlie Meggyes, of lawful age, being duly sworn upon oath, deposes and says that I am the Composing Manager of Muskogee Phoenix a daily/weekly publication that is a "legal newspaper" as the phrase is defined in 25 O.S. 106 for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma, and that 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:

PUBLICATION DATES: 9/09/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 9th day of Sep 2025

Kevin Kizzia, Notary Public

My Commission expires: 29 January, 2029

Commission# 25001121

(Seal)

Notary Public State of Oklahoma
Kevin Wayne Kizzia
My Commission # 25001121
Expires 1/29/2029

Account: 10417

Fee: $ 91.70

Published in The Muskogee Phoenix on September 9, 2025

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.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Uniform Building Code Appeals Board on the: September 24, 2025 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.

630 S. 22

Lot 8 in Block 2 Garrett Heights Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

622 S. Cherokee

The Southerly 40 feet of Lots 11 and 12 in Butlers Subdivision of Block 350 to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma

822 S. 21

LOT ELEVEN (11), IN BLOCK NINE (9), IN GARRETT HEIGHTS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA1 ACCORDING TO THE RECORDED PLAT THEREOF

2100-2102 E Okmulgee

Lot 8 in Block 4 of REID HEIGHTS ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

Uniform Building Code Appeals Board Agenda **3.**

Meeting Date: 09/24/2025

Initiator: Codale Ford, Interim Code Enforcement Supervisor

AGENDA ITEM TITLE:

Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 822 S. 21st 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; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

BACKGROUND:

The PNRC was held on July 3, 2025, 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; and that the property should be demolished.

An exterior inspection of the property and structure occurred on 6/4/2025 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
    - It is detrimental to the public health, safety or welfare of the inhabitants of, and visitors to, the municipality;
    - It 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
- 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; 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, in good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors should fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior should be brought into good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, should be secured. Accumulated rubbish, trash and

debris, including all non-working equipment, should be removed. Any fractures in concrete, masonry, or stucco should be repaired. Pest problems should be abated.

RECOMMENDED STAFF ACTION:

Uphold the findings of the PNRC.

Fiscal Impact

Attachments

Complete ubcab case file

MUSKOGEE
Code Enforcement

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

Dilapidated Structures Checklist

Case Open Date: 6-5-25

Case Number: 25-76850

Address: 822 S. 21

Officer: CFord

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 SOS Listings (as needed)
- ☑ Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)
- N/A ☐ Copy of the Fire Damage Report (as needed)

Date PNRC Hearing Notice Letter to all Stakeholders: 6-5-25

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

Date of Publication in the Muskogee Phoenix: 6-7-25

- ☑ Affidavit of Publication

Reviewed By[1]:

CFord
Codale Ford, Chief Code Officer — 6-5-25 Date

Sarah Winkle
Sarah Winkle, Acting Director of Planning & Comm. Dev. — 6-18-25 Date

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

7-3-25

[1] **Review of the file will be conducted the week before the scheduled PNRC.**

Date of the PNRC Hearing: 7-3-25

Date of PNRC Determination/UBCAB Notice Letter: 8-26-25

☑ ~~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~~): 9-24-25

Date of Publication in the Muskogee Phoenix: 9-9-25

☑ Affidavit of Publication

Date of UBCAB Hearing: 9-24-25

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 By[2]:

Codale Ford, Chief Code Officer — 9-22-25 Date

Sarah Winkle, Acting Director of Planning & Comm. Dev. — Date

☐ UBCAB Decision Appealed

☐ Copy of Appeal Stamped by City Clerk Attached

9-24-25

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

Final Review By:

Codale Ford, Chief Code Officer

_____ _____

Signature Date Approved

Sarah Winkle, Acting Director of Planning & Community Development

_____ _____

Signature Date Approved

CITY OF MUSKOGEE Code Enforcement

Katrina Bodenhamer, City Attorney

_____ _____

Signature Date Approved

☐ Email Sent to Contractor for Demolition to be Scheduled

FORM NO. 441-AP

(ORDER BY NUMBER)

740650

JOINT TENANCY

WARRANTY DEED

(INDIVIDUAL FORM)

This Space Reserved for Filing Stamp

STATE OF OKLAHOMA
MUSKOGEE COUNTY
FILED OR RECORDED
1986 DEC 18 AM 11:09
BETTY PACE
COUNTY CLERK

Know All Men by These Presents:

That Carl E. Johnson and Arline Johnson

husband and wife

of Muskogee County,

State of Oklahoma, parties of the first part, in consideration of the

sum of Ten and no/100 ($10.00) DOLLARS and other valuable considerations

in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and

Convey unto Booker T. Maxwell and Carolyn Maxwell, husband and wife,

as joint tenants and not as tenants in common with full rights of survivorship, the whole estate to

vest in the survivor in the event of the death of either, of Muskogee County,

State of Oklahoma, parties of the second part, the following described real

property and premises situate in Muskogee County, State of Oklahoma

to-wit:

Lot Eleven (11) in Block Nine (9) in
Garrett Heights Addition to the City
of Muskogee, according to the recorded
plat thereof

MUSKOGEE COUNTY D 23527 OKLAHOMA Tax Commission DEC 18'86 PER 1083 Documentary TAX 30.00

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

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, as joint tenants, and to the heirs and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

Subject only to mortgage of even date from Booker T.
Maxwell and Carolyn Maxwell to Carl E. Johnson and
Arline Johnson

Signed and delivered this 18th day of December, 1986

Carl E. Johnson
CARL E. JOHNSON

Arline Johnson
ARLINE JOHNSON

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

STATE OF OKLAHOMA } SS:
COUNTY OF Muskogee }

Before me, the undersigned, a Notary Public in and for said County and State on this 18th day of December, 1986, personally appeared Carl E. Johnson and Arline Johnson

to me known to be the identical person s who executed the within and foregoing instrument and acknowledged to me that they executed the same as their 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.

Shirley Tilley
Notary Public.

My commission expires MY COMMISSION EXPIRES JANUARY 14, 1989

SHIRLEY TILLEY NOTARY PUBLIC IN AND FOR MUSKOGEE COUNTY, OKLAHOMA

1880 362

822 South 21st Muskogee 74401

Moore Office Supply Co. - Prescott, Ohio Cap 6

961009

68707

AFFIDAVIT OF SURVIVING JOINT TENANT

State of Oklahoma)
) ss.
County of _____)

On this 26th day of July, 2002, I **Booker T. Maxwell** of lawful age, being duly sworn, state as follows:

On the **18th** day of **December, 1986**, property was conveyed to **Booker T. Maxwell and Carolyn Maxwell**, as
☐ joint tenants, and not as tenants in common, with right of survivorship;

the following described real property situated in **Muskogee** County, Oklahoma, to-wit:

LOT ELEVEN (11), IN BLOCK NINE (9), IN GARRETT HEIGHTS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

which deed was recorded in the records of the County Clerk of **Muskogee** County, Oklahoma, in Book **1880**, Page **362**.

A certified copy of the death certificate of **Carolyn Sue Maxwell** deceased, issued by the Department of Health for the State of **OKLAHOMA** showing that the deceased joint/life tenant died on **23rd** day of **July, 1988**, is attached to this affidavit.

Affiant additionally states: (Check one)

☒ That on the date of the deceased joint tenant's death the decedent and **Booker T. Maxwell** the remaining joint tenant, were married to each other and that Affiant is the surviving spouse;

☐ That, if the decedent and surviving joint tenant/surviving life tenant, or remainderman were not husband and wife, a waiver or release issued by the Oklahoma State Tax Commission of the estate tax lien, unless released by operation of law, is attached to this affidavit.

Return to
Buffalo
Land

COUNTY OF MUSKOGEE ★ STATE OF OKLAHOMA ★

KAREN ANDERS
COUNTY CLERK

2002 AUG -6 A 10:55

STATE OF OKLAHOMA
MUSKOGEE COUNTY
FILED

BOOK 2990 PAGE 273

If this Affidavit is signed and acknowledged by the personal representative or duly appointed attorney in fact of the surviving joint tenant, certified copies of the letters of administration, letters testamentary, letters of guardianshipor power of attorney for the Affiant must be attached.

Booker T. Maxwell Affiant

Subscribed and sworn to before this 26th day of July, 2002.

NOTARY PUBLIC

(SEAL)

My commission expires:

3-15-2005

Comm# 01004572

ACKNOWLEDGMENT

State of Oklahoma)
) ss.
County of _____)

Before me, Barbara Watkins in and for said county and State, on this 26th day of July, 2002 personally appeared **Booker T. Maxwell**, 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.

NOTARY PUBLIC

(SEAL)

My commission expires:

3-15-2005

Comm# 01004572

BOOK 2990 PAGE 274

ATTENDING PHYSICIAN

CERTIFICATE OF DEATH

STATE OF OKLAHOMA - DEPARTMENT OF HEALTH

1968 REVISION

Use this form for deaths occurring on and after January 1, 1968.

Type or print with black, permanent ink. THIS IS A PERMANENT RECORD.

DO NOT WRITE BELOW

CODES

Race _____

Age _____

Place _____

Hospital Oklahoma Residence _____

Out-of-state Residence _____

Cause of Death _____

Autopsy _____

Attendant _____

Infant _____

Occupation _____

Spec. Sym. _____

Place _____

Month _____

Hour _____

Nat. Inj. _____

NSC Code _____

VS 154 (7-75)

LOCAL REGISTRAR'S FILE NO. _____ STATE FILE NO. _____

DECEASED - NAME: 1. Carolyn Sue Maxwell

2. DATE OF DEATH (Month, Day, Year): 7-23-1988

3. SEX: Female

4. RACE (White, Negro, American Indian, Etc.) (Specify): Negro

5a. AGE - Last Birthday (Year): 34

5b. UNDER 1 YEAR - Mos. / Days

5c. UNDER 1 DAY - Hours / Min.

6. DATE OF BIRTH (Month, Day, Year): 9-29-1953

7a. COUNTY OF DEATH: Muskogee

7b. CITY, TOWN, OR LOCATION OF DEATH: Muskogee

7c. INSIDE CITY LIMITS: Yes XX No ☐

7d. HOSPITAL OR OTHER INSTITUTION - NAME (If not in either, give Street and Number): MuskogeeRegionalMedicalCenter,Muskogee,Ok.

8. STATE OF BIRTH (If not in U.S.A., Name Country): Oklahoma

9. CITIZEN OF WHAT COUNTRY: U.S.A.

10. Married XX Never Married ☐ Widowed ☐ Divorced ☐

11. SURVIVING SPOUSE (If Wife, Give Maiden Name): Booker T. Maxwell,Jr.

12. SOCIAL SECURITY NUMBER: 440-60-6238

13a. USUAL OCCUPATION (Give kind of work done during most of working life, even if retired): HouseKeeper

13b. KIND OF BUSINESS OR INDUSTRY: Domestic

14a. RESIDENCE - STATE: Oklahoma

14b. COUNTY: Muskogee

14c. CITY, TOWN, OR LOCATION: Muskogee

14d. INSIDE CITY LIMITS: Yes XX No ☐

14e. STREET AND NUMBER: 822 S. 21st.Street

15. FATHER - NAME (First Middle Last): Eddie Simpson

16. MOTHER - MAIDEN NAME (First Middle Last): Betty Jean LeFlore

17a. INFORMANT - NAME: Booker T. Maxwell,Jr.

17b. MAILING ADDRESS (Street or R. F. D. No., City or Town, State, Zip): 822 South 21st. Street, Muskogee, Oklahoma 74401

MEDICAL CERTIFICATION

PART I. DEATH WAS CAUSED BY: (Enter only one cause per line for (a), (b), and (c).)

18. CAUSE OF DEATH — Condition if any, which gave rise to immediate cause(s), stating the underlying cause last

IMMEDIATE CAUSE (a): CARDIO RESPIRATORY ARREST

DUE TO OR AS A CONSEQUENCE OF (b): CARDIOMYOPATHY

DUE TO OR AS A CONSEQUENCE OF (c): MYOCARDITIS

Approximate Interval Between onset and Death

PART II. OTHER SIGNIFICANT CONDITIONS: (Conditions contributing to death but not related to cause given in part 1 (a)): Pulmonary Tuberculosis. Bronchial Asthma

AUTOPSY 19a. Yes ☐ No ☐

IF YES: Were findings considered in determining cause of death. 19b. Yes ☐ No ☐

Notice to attending physician: Do not sign this certificate unless you are the physician who attended the deceased for a **natural** illness—unrelated to injury or poisoning—to which the patient has apparently succumbed, provided that death did not occur while deceased was in penal incarceration or during a therapeutic procedure in which death was not reasonably medically expected. For enumeration of deaths subject to investigation and certification by **Medical Examiner**, refer to O.S. Title 63, Sec. 938, or contact office of Chief Medical Examiner in Oklahoma City.

20a. CERTIFICATION — PHYSICIAN — I attended the deceased from (Month Day Year) 7-5-88 TO 7-23-88

20b. And Last saw him/her alive on (Month Day Year) 7-23-88

20c. I did/did not view body after death

20d. DEATH OCCURRED at 2:45 P.M. at the place, on the date stated, and to the best of my knowledge, due to the cause(s) stated.

21a. CERTIFIER — NAME (Type or Print): S. G. LEE

21b. SIGNATURE OF CERTIFIER: S. G. Lee M.D. (Degree or Title)

21c. DATE SIGNED (Month, Day, Year): 8/1/88

21d. MAILING ADDRESS — CERTIFIER (Street or R.F.D. No., City or Town, State, Zip): 319 So. 37th street Muskogee OK 74401

22a. THE DECEDENT was pronounced dead on (Month Day Year): 7 23 88

22b. AT: 2:45 P.M.

23a. BURIAL, CREMATION, REMOVAL (Specify): Burial

23b. DATE: 7 27 88

23c. CEMETERY OR CREMATORY - NAME: BookerT.Washington

23d. LOCATION (Crematory or Cemetery) City or Town, State: Muskogee,Oklahoma

24. FUNERAL HOME - NAME AND ADDRESS (Street or R.F.D. No., City or Town, State, Zip): GrangerFuneralHome,Muskogee,Ok

24b. FUNERAL DIRECTOR: W.L.Granger

25a. LOCAL REGISTRAR SIGNATURE: Evelyn Hibbs

25b. DATE RECD. BY LOCAL REG.: 8/2/88

26. DATE RECEIVED BY STATE REGISTRAR

2990 275

BOOK PAGE

State of Oklahoma) SS
Muskogee County)

I, Pauline Hannagee, Court Clerk within and for the State and County aforesaid, do hereby certify that the above and foregoing is a full, true, correct, and complete copy of a Certificate of Death received by me to be mailed to the State Department of Health, for permanent filing in Oklahoma City, Oklahoma. Witness my hand as Clerk and Official Seal this 2nd (Day of Month) Aug, 1988.

Pauline Hannagee, Court Clerk

By Pauline Hannagee

VS 120

Tax Roll Inquiry

Muskogee County Treasurer

Shelly Sumpter, Treasurer
400 West Broadway, Rm 220 Muskogee, OK 74401
Phone: 918-682-0811
Fax: 0--
E-Mail: jessica.smith@muskogeetreasurer.org



Owner Name and Address

MAXWELL, BOOKER T
822 S 21ST
MUSKOGEE OK 74401-0000

Taxroll Information

Tax Year :	2018
Property ID :	0004 0011 09
Location :	822 S 21 MUS
School District :	20A MUSKOGEE Mills : 97.45
Type of Tax :	Real Estate
Tax ID :	9941

Legal Description and Other Information:

GARRETT HTS LOT 11 BLOCK 9

Assessed Valuations	Amount
Land	85
Improvements	1795
Exemptions	1000
Net Assessed	880

Tax Values	Amount
Base Tax	86.00
Penalty	0.00

Tax Values	Amount
Fees	**0.00**
Payments	**86.00**
Total Paid	**88.58**
Total Due	**0.00**

Date	Receipt	Paid With	Payment For	Amount	Paid By
03/04/2019	**40525**	**Cash**	**Taxes**	**86.00**	**MAXWELL, BOOKER T**
03/04/2019	**40525**	**Cash**	**Penalty**	**2.58**	

Login (build: 30231:20250509.1)

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Parcel: 2120-27-009-011-3-011-09

Muskogee County Report

ID: 510008754

As of: 5/29/2025

Property Owner

Name: MAXWELL, BOOKER T

Mailing Address: 822 S 21ST
MUSKOGEE, OK 74401

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres):

Extended Legal: GARRETT HTS LOT 11 BLOCK 9

Property Information

Physical Address: 822 21 S

Subdivision: GARRETT HTS

Block / Lot: 0009 / 0011

S-T-R: --

Market and Assessed Values:

	Estimated Market Value	Full Assessed (11.00% Market Value)	Taxable Value
Land:	$818	$164	$90
Building:	17292	3458.4	1902
Total:	$18,110	$3,622	$1,992

Taxes:

Estimated Taxes:	$217	
Homestead Credit:	$1,000	Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

Land:

Land Use	Size	Units
w50 x d139	6950.000	Sq.Ft

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
7/26/2002	2990	273	A	0.00	$0		Unval.	
12/1/1986	1880	362	W	30.00	$20,000		Valid	

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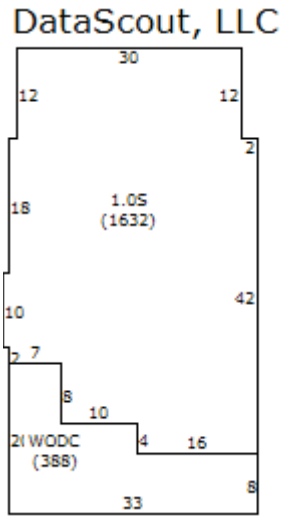
Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	1.0S	Asbestos	1,632	2	1910	161	Low	3

Exterior Wall:
Heat / Cool: ElecBasebd
Plumbing: Full: 2
Foundation: Convention
Floor Struct: Wood with subfloor
Insulation: N/A
Basement:

Roof Cover: Comp Shing
Year Remodeled:
Fireplace: N/A
Roof Type: Hip
Floor Cover:
Style: TRAD
Basement Area:





Base Structure:

Item	Label	Description	Area
A	1.0S	1.0S	1632
B	WODC	WODC	388

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Map:



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2025/06/05


2025/06/05


2025/06/05


2025/06/05


2025/06/05


2025/06/05

Building Inspector's Dilpaidated Structure Checklist

Case Open Date: 6-5-25 Case Number: 25-76850

Address: 822 S. 21st

Code Officer: CFord

Accessory Bldg. on Property: ☐Yes ☑No

Condition of Accessory Bldg.: ☐ Dilapidated ☐ Good

Primary 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: 4

Location of Broken/Open Windows: 1 North / 2 South / 1 East

Exterior Doors Secured	☑ Yes	☐ No
Hazardous Materials on Site	☐ Yes	☑ No

Conditions present that require immediate action: _____

Potential Fire Risk ☐ Low ☑ Moderate ☐ High

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilpaidated 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

Accessory Bldg. Security

Secure	☐ Yes	☐ No
Signs of Recent Entry	☐ Yes	☐ No

What are the signs: _____

Utilities

Active	☐ Yes	☐ No	☐ Not Sure	
If Yes,	☐ Gas	☐ Electric		☐ Water

Construction/Status of the Accessory Building

Number of Floors: _____

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	☐ No Windows		

How many windows are Open/Broken: _____

Location of Broken/Open Windows: _____

Exterior Doors Secured	☐ Yes	☐ No
Hazardous Materials on Site	☐ Yes	☐ No

Conditions present that require immediate action: _____

Potential Fire Risk	☐ Low	☐ Moderate	☐ High

In the opinion of the Inspector, is the accessory building:

Abandoned	☐ Yes	☐ No
Unfit for Human Habitation	☐ Yes	☐ No

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilpaidated Structure Checklist

Other Notes or Comments Helpful to the Code Officer or Case:

Inspector's Signature: 

Inspector's Name: Brant Roberts Date of Inspection: 6/9/25

Date Received Back by the Code Officer: _____

CITY OF MUSKOGEE
Permits & Inspections

MUSKOGEE
Code Enforcement

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

06/5/2025

MAXWELL, BOOKER T
822 S 21 ST
MUSKOGEE OK 74401-0000

Case Number: 25-76850
Street Address: 822 S.21ST
Legal Description: SEE BELOW

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 **06/4/2025** 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.

MUSKOGEE
Code Enforcement

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

You are hereby directed to appear at a hearing to be held on JULY 3, 2025 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 JULY 3, 2025 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 Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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

*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

Legal Description: LOT ELEVEN (11), IN BLOCK NINE (9), IN GARRETT HEIGHTS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

MUSKOGEE
Code Enforcement

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

06/5/2025

MAXWELL, BOOKER T
822 S 21 ST
MUSKOGEE OK 74401-0000

Case Number: 25-76850
Street Address: 822 S.21ST
Legal Description: SEE BELOW

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  - Devalues abutting and nearby real properties
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MUSKOGEE
Code Enforcement

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

2025/06/05

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MUSKOGEE
Code Enforcement

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

MUSKOGEE
Code Enforcement

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

2025/06/05

*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

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

MUSKOGEE
Code Enforcement

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Legal Description: LOT ELEVEN (11), IN BLOCK NINE (9), IN GARRETT HEIGHTS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

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2025/06/05


MUSKOGEE
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6225
2025/06/05


2025/06/05


8
2025/06/05


2025/06/05

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix

214 Wall St

Muskogee, Ok 74401

918-684-2810

Case:

PNRC DS
7.3.25

I, Charlie Meggyes, of lawful age, being duly sworn upon oath, deposes and says that I am the Composing Manager of Muskogee Phoenix a daily/weekly publication that is a "legal newspaper" as the phrase is defined in 25 O.S. 106 for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma, and that 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:

PUBLICATION DATES: 6/07/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 10 day of JUN 20 25

Kevin Kizzia, Notary Public

My Commission expires: 29 January, 2029

Commission# 25001121

(Seal)

Notary Public State of Oklahoma
Kevin Wayne Kizzia
My Commission # 25001121
Expires 1/29/2029

Account: 10417

Fee: $ 91.70

Published in The Muskogee Phoenix on June 7, 2025

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: July 3, 2025 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.

622 S. Cherokee

The Southerly 40 feet of Lots 11 and 12 in Butlers Subdivision of Block 350 to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma

2100-2102 E Okmulgee

Lot 8 in Block 4 of REID HEIGHTS ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

1204 Independence

Muskogee County, State of Oklahoma to-wit: Beginning at the NE corner of Lot 3 in Block 339 of the City of Muskogee; thence in a Westerly direction along the North line of said Lot 3 a distance of 52 feet; of 100 feet; thence Easterly along the South line of said lot 3 a distance of 52 feet; thence in a Northerly direction at right angels to the South line of said Lot 3 a distance of 100 feet to the point of beginning.

630 S. 22

Lot 8 in Block 2 Garrett Heights Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

822 S. 21

LOT ELEVEN (11), IN BLOCK NINE (9), IN GARRETT HEIGHTS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA ACCORDING TO THE RECORDED 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).

POSTING DATE: 07/02/2025

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
JULY 3, 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 - 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 Meeting Minutes of June 26, 2025, or take other necessary action. (Sarah Winkle)

2. Hold a Public Hearing and determine if the personal property located at 622 S. B. is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

3. Hold a Public Hearing and determine if the personal property located at 1208 Locust is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

4. Hold a Public Hearing and determine if the property located at 622 Cherokee 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 should be demolished, or take other necessary action
(11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

5. Hold a Public Hearing and determine if the property located at 630 S.22nd, including the Accessory Building, 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 should be demolished, or take other necessary action
(11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

6. Hold a Public Hearing and determine if the property located at 821 S. 21st 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 should be demolished, or take other necessary action
(11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

7. Hold a Public Hearing and determine if the property located at 2100-2102 E. Okmulgee, including the Accessory Building, 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 should be demolished, or take other necessary action
(11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

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
JULY 3, 2025

The Public Nuisance Review Committee of the City of Muskogee, Oklahoma, met in a Regular Schedule Meeting at 11:00 a.m., on JULY 3, 2025, at 229 W. Okmulgee Ave., 3rd Floor, Council Chambers, Muskogee, Oklahoma.

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

Present: Sarah Winkle, Committee Chair; Codale Ford, Committee Member

Absent: Brent Roberts, Committee Member

1. Consider approval of the Public Nuisance Review Committee Meeting Minutes of June 26, 2025, or take other necessary action. (Sarah Winkle)

   Motion was made by Committee Member Codale Ford, seconded by Committee Chair Sarah Winkle to approve the minutes from June 26, 2025.

   AYE: Committee Chair Sarah Winkle, Committee Member Codale Ford

   Carried - Unanimously

2. Hold a Public Hearing and determine if the personal property located at 622 S. B. is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

   Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that the personal property located at 622 S.B. is dilapidated and constitutes a public nuisance and should be removed.

   AYE: Committee Chair Sarah Winkle, Committee Member Codale Ford

   Carried - Unanimously

3. Hold a Public Hearing and determine if the personal property located at 1208 Locust is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that the personal property located at 1208 Locust was done by owner and the case should be closed.

AYE: Committee Chair Sarah Winkle, Committee Member Codale Ford
Carried - Unanimously

4. Hold a Public Hearing and determine if the property located at 622 Cherokee 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 should be demolished, or take other necessary action
(11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

Codale explained that the niece of the Owner came to the office and the Uncle is willing to sign waivers on the property.

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that 622 Cherokee is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Committee Chair Sarah Winkle, Committee Member Codale Ford
Carried - Unanimously

5. Hold a Public Hearing and determine if the property located at 630 S.22nd, including the Accessory Building, 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 should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that 630 S. 22nd, including the accessory building, is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Committee Chair Sarah Winkle, Committee Member Codale Ford
Carried - Unanimously

6. Hold a Public Hearing and determine if the property located at 821 S. 21st 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 should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

Sarah stated property address should be **822 S. 21st.**

Motion was made as amended.

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that the property located at 822 S. 21st is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Committee Chair Sarah Winkle, Committee Member Codale Ford
Carried - Unanimously

7. Hold a Public Hearing and determine if the property located at 2100-2102 E. Okmulgee, including the Accessory Building, 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 should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that the property located at 2100-2102 E. Okmulgee, including the accessory building, is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Committee Chair Sarah Winkle, Committee Member Codale Ford
Carried - Unanimously

With no further business, the meeting was adjourned.

Sarah Winkle
SARAH WINKLE, COMMITTEE CHAIR

Morgan Waters
MORGAN WATERS, SECRETARY

NOTICE OF DILAPIDATION AND LIEN

STATE OF OKLAHOMA)
)
COUNTY OF MUSKOGEE)

I-2025-008592 Book 4973 Pg 562
08/15/2025 3:10pm Pg 0562-0562
Fee: $18.00 Doc: $0.00
POLLY IRVING - Muskogee County Clerk
State of OK

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:

BOOKER T MAXWELL and located at 822 S 21ST ST MUSKOGEE OK 74401
Land ID#: 000078372

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

GARRETT HTS
LOT 11 BLOCK 9
GARRETT HTS

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 August 15, 2025.

Tammy L. Tracy, City Clerk

Ford, Codale
Code Enforcement Officer

Case Number: 25-00076850

MUSKOGEE
Code Enforcement

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

8-26-25

MAXWELL, BOOKER T
822 S 21 ST
MUSKOGEE OK 74401-0000

Case Number: 25-76850
Street Address: 822 S.21ST
Legal Description: SEE BELOW

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 **July 3, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That 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 [the following month September 24, 2025 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 September 23, 2025.

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 Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description:

LOT ELEVEN (11), IN BLOCK NINE (9), IN GARRETT HEIGHTS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

MUSKOGEE
Code Enforcement

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

8-26-25

MAXWELL, BOOKER T
822 S 21 ST
MUSKOGEE OK 74401-0000

Case Number: 25-76850
Street Address: 822 S.21ST
Legal Description: SEE BELOW

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Codale Ford
Code Enforcement Supervisor

Legal Description:

LOT ELEVEN (11), IN BLOCK NINE (9), IN GARRETT HEIGHTS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

www.muskogeeonline.org
planning@muskogeeonline.org

2025/08/26

MUSKOGEE
Code Enforcement

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

8-26-25

MAXWELL, BOOKER T
822 S 21 ST
MUSKOGEE OK 74401-0000

Case Number: 25-76850
Street Address: 822 S.21ST
Legal Description: SEE BELOW

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Codale Ford
Code Enforcement Supervisor

Legal Description:

LOT ELEVEN (11), IN BLOCK NINE (9), IN GARRETT HEIGHTS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

2025/08/26


2025/08/26


2025/08/26

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St

Muskogee, Ok 74401

918-684-2810

UBCAB
9.24.25

I, Charlie Meggyes, of lawful age, being duly sworn upon oath, deposes and says that I am the Composing Manager of Muskogee Phoenix a daily/weekly publication that is a "legal newspaper" as the phrase is defined in 25 O.S. 106 for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma, and that 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:

PUBLICATION DATES: 9/09/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 9th day of Sep 2025

Kevin Kizzia, Notary Public

My Commission expires: 29 January, 2029

Commission# 25001121

(Seal)

Notary Public State of Oklahoma
Kevin Wayne Kizzia
My Commission # 25001121
Expires 1/29/2029

Account: 10417

Fee: $ 91.70

Published In The Muskogee Phoenix on September 9, 2025

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.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Uniform Building Code Appeals Board on the: September 24, 2025 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.

630 S. 22

Lot 8 in Block 2 Garrett Heights Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

622 S. Cherokee

The Southerly 40 feet of Lots 11 and 12 in Butlers Subdivision of Block 350 to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma

822 S. 21

LOT ELEVEN (11), IN BLOCK NINE (9), IN GARRETT HEIGHTS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA1 ACCORDING TO THE RECORDED PLAT THEREOF

2100-2102 E Okmulgee

Lot 8 in Block 4 of REID HEIGHTS ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

Uniform Building Code Appeals Board Agenda **4.**

Meeting Date: 09/24/2025

Initiator: Codale Ford, Interim Code Enforcement Supervisor

AGENDA ITEM TITLE:

Hold a public hearing and make a determination on the appeal of the findings of PNRC 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; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

BACKGROUND:

The 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; and that the property should be demolished.

The UBCAB was held on January 1, 2025, and the findings were that the item be tabled 6 months to July 30, 2025, and pull a permit within 60 days.

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. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
    - It is detrimental to the public health, safety or welfare of the inhabitants of, and visitors to, the municipality;
    - It 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
- 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; 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, in good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors should fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior should be brought

into good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, should be secured. Accumulated rubbish, trash and debris, including all non-working equipment, should be removed. Any fractures in concrete, masonry, or stucco should be repaired. Pest problems should be abated.

RECOMMENDED STAFF ACTION:

Uphold the findings of the PNRC.

Fiscal Impact

Attachments

Complete ubcab case file

MUSKOGEE
Code Enforcement

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

Dilapidated Structures Checklist

Case Open Date: 5/13/24

Case Number: 24-73533

Address: 909 W 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 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 Hearing

Date of Publication in the Muskogee Phoenix: 5/23/24

- ☑ Affidavit of Publication

Reviewed By[1]:

Sarah Winkle — Sarah Winkle, Deputy Director of Community Development — Date: 5/29/24

Ruben Gonzalez — Ruben Gonzalez, Code Enforcement Officer — Date: May 29, 2024

6/12/24 PNRC

[1] Review of the file will be conducted the week before the scheduled PNRC.

Date of the PNRC Hearing: 6/6/24

Date of PNRC Determination/UBCAB Notice Letter: 6/6/24 + * 7/1/24 + 7/3/24

☑ Certified Mailing Receipt attached to a copy of the letter(s) 12/13/2

☑ Images of Notice Posted on Structure for UBCAB Hearing

☑ PNRC Agenda & Approved Minutes

☑ Copy of Filed Blank Lien

* No quorum had to repost + letter.

Date of UBCAB Reflected in Determination Letter: 6/26/24 & *7/31/24 & 11/

Date of Publication in the Muskogee Phoenix: 6/11/24 / 7/10/24 / 8-30-25

☑ Affidavit of Publication

Date of UBCAB Hearing: ~~6/20/24~~ 7/31/24 1-29-25 / 9-24-2

UBCAB Determination Letter: ~~Item tabled 6 mos.~~ / 2-6-25

☑ Certified Mailing Receipt attached to a copy of the letter

Date to Demo Structure Reflected in Determination Letter: _____

☑ UBCAB Agenda & Approved Minutes

Reviewed By[2]:

Sarah Winkle, Deputy Director of Community Development — Date

Codale Ford Code Enforcement Supervisor — Date

☐ Copy of Recorded Lien with Cost (after demo)

1-29-25 / 9-24-25

[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

$13.00 WD 8332

P.O Box 872 Muskogee OK 74402

I-2017-013257 Book 4566 Pg: 582
11/06/2017 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 consederation of the said sum of money. Do hereby release and relinquish unto the said grantee(s) all our rights of dower,curtsey and homestead in and to the said lands.This property is being sold where is as is with no warrenties either expresed 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

STATE OF OKLAHOMA MUSKOGEE

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 consederation and purposes therin mentioned and set forth.

My commission expires; 12-12-2026

NOTARY PUBLIC

PATRICIA TORRES
Notary Public - Arkansas
Sebastian County
Commission # 12699455
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

20230001923

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
Land	4125
Improvements	28
Net Assessed	4153

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	425.00
Penalty	19.13
Fees	0.00
Payments	0.00
Total Paid	0.00
Total Due	444.13

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.

Parcel: 4610-26-168-003-1-142-04
As of: 4/11/2024

Muskogee County Report

ID: 510001923

Property Owner

Name: NORFLEET, LEE

Mailing Address: PO BOX 872
MUSKOGEE, OK 74402

Type: (CI) Comm. Impr.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Extended Legal: MUSKOGEE OT E100 N150 LOT 3 BLOCK 168

Property Information

Physical Address: 909 W OKMULGEE

Subdivision: MUSKOGEE OT

Block / Lot: 0168 / 0003

S-T-R: N/A

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.	

Not a Legal Document.
Subject to terms and conditions.
www.actdatascout.com

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			

Not a Legal Document.
Subject to terms and conditions.
www.actdatascout.com

Search results in Muskogee County

Your search: "Name: norfleet, lee, Addition: MUSKOGEE OT, Block: 168, Lot: 3" Monitor

2 results (8.94 seconds) Modify search

COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION
Muskogee	11/06/2017	2017-013257	Deed	004566	0582	CLUCK, ALAN	NORFLEET, LEE	MUSKOGEE OT 8168 L3 Partial
Muskogee	09/15/2017	2017-010903	Deed	004559	0393	CLUCK, ALAN	NORFLEET, LEE	MUSKOGEE OT 8168 L3 Partial


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

Building Inspector's Dilpaidated 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 74402-0872

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

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilpaidated 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: Jeffery Strickland Date of Inspection: 5-13-24

CITY OF MUSKOGEE Permits & Inspections

MUSKOGEE
Code Enforcement

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;

egulatory costs and increased municipal police and fire protection

real properties

and dangerous as defined by Oklahoma Statute Title 11 Section 22-
t be made to make this safe and fit for habitation and occupancy.

108.1.5
*108.1.5

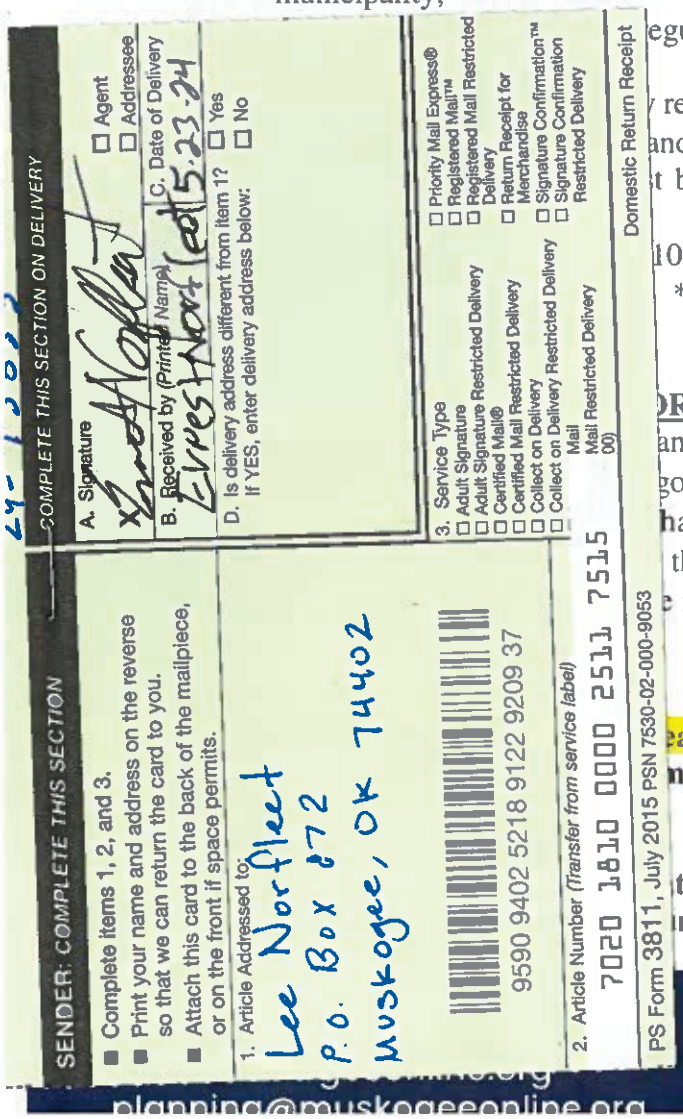
ORRECTIVE ACTION:

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planning@muskogeeonline.org





MUSKOGEE
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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 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

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, 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

MUSKOGEE
Code Enforcement

229 W. Okmulgee
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May 21, 2024

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planning@muskogeeonline.org

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Code Enforcement

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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
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E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT


909



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

Signed and sworn to before me
On this 23 day of May 2024.

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

(SEAL)

JULIA McWETHY
Notary Public in and for the
State of Oklahoma
Commission #17009583
My Commission expires 10/17/2025

Accnt: 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 property owner and m be collected in ac dance with any of civil remedy provi by law.

If you have any qu tions regarding thi order, you may co tact the City of Muskogee Code Enforcement Department at (91 684-8235.

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, Muskog 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 therof.

909 W Okmulgee, MUSKOGEE, OK- E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT

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.

NOTICE OF DILAPIDATION AND LIEN

STATE OF OKLAHOMA)
)
COUNTY OF MUSKOGEE)

I-2024-006090 Book 4909 Pg 395
06/21/2024 3:14pm Pg 0395-0395
Fee: $18.00 Doc: $0.00
POLLY IRVING - Muskogee County Clerk
State of OK

COUNTY OF MUSKOGEE STATE OF OKLAHOMA

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.

SEAL OF THE CITY OF MUSKOGEE 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.

SEAL OF THE CITY OF MUSKOGEE OKLAHOMA

Tammy L. Tracy, City Clerk

Gonzalez, Ruben
Code Enforcement Officer

Case Number: 24-00073533

MUSKOGEE
Code Enforcement

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

July 1, 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 July 31, 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 July 31, 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

E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT

MUSKOGEE
Code Enforcement

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

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

E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

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3) The building is abandoned as set out above.

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Ruben Gonzalez
Code Enforcement Supervisor

www.muskogeeonline.org
ning@muskogeeonline.org

2024/06/06 15:43

2024/06/06 15:43
909


2024/06/06 15:44

AFFIDAVIT OF PUBLICATION

County of Muskogee,
State of Oklahoma

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

CASE: UBCAB 1,7,25

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: 01/07/25

PUBLICATIONS:

FOR Kristina Hight KEVIN KIZZIA

Signed and sworn to before me
On this 7th day of JAN2025

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

(SEAL)

JULIA McWETHY
Notary Public in and for the State of Oklahoma
Commission #17009583
My Commission expires 10/17/2025

Acct: 10417

Fee: $ 74.90

Published in
The Muskogee Phoenix
on January 7, 2025

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.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Uniform Building Code Appeals Board on the: January 29, 2025 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 (918) 684-6235.

900 W Broadway

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

909 W OKMULGEE

County of MUSKOGEE State of Oklahoma, to wit; E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT

124 S. Main
Muskogee County, State of Oklahoma, to-wit; MUSKOGEE OT S36.6 LOT 3 & N28 LOT 4 BLOCK 63


909
2024/12/13 10:23


909
2024/07/03 14:10

MUSKOGEE
Code Enforcement

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

12-13-24

NORFLEET, LEE
PO BOX 872
MUSKOGEE OK 74402-0000

Case Number: 24-73533
Street Address: 909 W. Okmulgee
Legal Description: SEE BELOW

DETERMINATION OF THE UNIFORM BUILDING CODE OF APPEALS BOARD FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Uniform Building Code of Appeals Board on **July 31, 2024** and determined:

1) This item was tabled for six (6) months at the July 31st, 2024 UBCAB hearing to allow for renovations and improvements.

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 January 29, 2025 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.

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 Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Chief Code Officer

Legal Description:

County of MUSKOGEE State of Oklahoma, to wit;
E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT

2024/12/13 10:23

MUSKOGEE
Code Enforcement

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

12-13-24

NORFLEET, LEE
PO BOX 872
MUSKOGEE OK 74402-0000

Case Number: 24-73533
Street Address: 909 W. Okmulgee
Legal Description: SEE BELOW

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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 Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Chief Code Officer

Legal Description:

County of MUSKOGEE State of Oklahoma, to wit;
E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT

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: July 10, 2024

Kristina Hight

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

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

(SEAL)

JULIA McWETHY
Notary Public in and for the
State of Oklahoma
Commission #17009583
My Commission expires 10/17/2025

Accnt: 10417

Fee: $ 151.15

Published in The Muskogee Phoenix
July 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.

hearing shall be
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fety, or welfare of
general public
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re hazard which is
gerous to other
perty, or whether
building is aban-
ed.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Uniform Building Code Appeals Board on the: July 31, 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.

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.

800 S 32nd, Muskogee OK

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 11 for a distance of 122.0 feet; thence southerly parallel with the west line of Lot 11 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 1207.00 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

316 N. Main St., Muskogee OK

Lots 6, 7, 8, and the North 75 feet of Lot 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 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 therof.

909 W. Okmulgee

E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT


909
MUSKOGEE
DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DELAPIDATED STRUCTURE
MUSKOGEE
DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DELAPIDATED STRUCTURE
2024/07/03 14:10

MUSKOGEE
Code Enforcement

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

July 3, 2024

Lee Norfleet
PO Box 872
Muskogee, OK 74402-0000

Case Number: 24-73533
Street Address: 909 W Okmulgee
Legal Description: **SEE BELOW**

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.

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Ruben Gonzalez
Code Enforcement Supervisor

Legal Description of Property:
E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT

2024/07/03 14:10

MUSKOGEE
Code Enforcement

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

July 3, 2024

Lee Norfleet
PO Box 872
Muskogee, OK 74402-0000

Case Number: 24-73533
Street Address: 909 W Okmulgee
Legal Description: **SEE BELOW**

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Ruben Gonzalez
Code Enforcement Supervisor

Legal Description of Property:
E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT

E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT

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)

JULIA McWETHY
Notary Public in and for the State of Oklahoma
Commission #17009583
My Commission expires 10/17/2025

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.

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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 o 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 therof.

909 W. Okmulgee

E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT]

MUSKOGEE
Code Enforcement

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

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:

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2) The property creates a fire hazard which is dangerous to other property.
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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
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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
MUSKOGEE OK 74401
JUN - 6 2024
USPS
Postmark Here
7020 1810 0000 2511 7607

E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St UBCAB 9.24.25

Muskogee, Ok 74401

918-684-2810

I, Charlie Meggyes, of lawful age, being duly sworn upon oath, deposes and says that I am the Composing Manager of Muskogee Phoenix a daily/weekly publication that is a "legal newspaper" as the phrase is defined in 25 O.S. 106 for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma, and that 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:

PUBLICATION DATES: 8/30/2025

Charlie Meggyes

Charlie Meggyes (Signature)

Signed and sworn to before me this 02 day of SEP 20 25

Kevin W. Kizzia

Kevin Kizzia, Notary Public

My Commission expires: 29 January, 2029

Commission# 25001121

(Seal)

Notary Public State of Oklahoma
Kevin Wayne Kizzia
My Commission # 25001121
Expires 1/29/2029

Account: 10417

Fee: $ 72.10

Published in The Muskogee Phoenix on August 30, 2025

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.

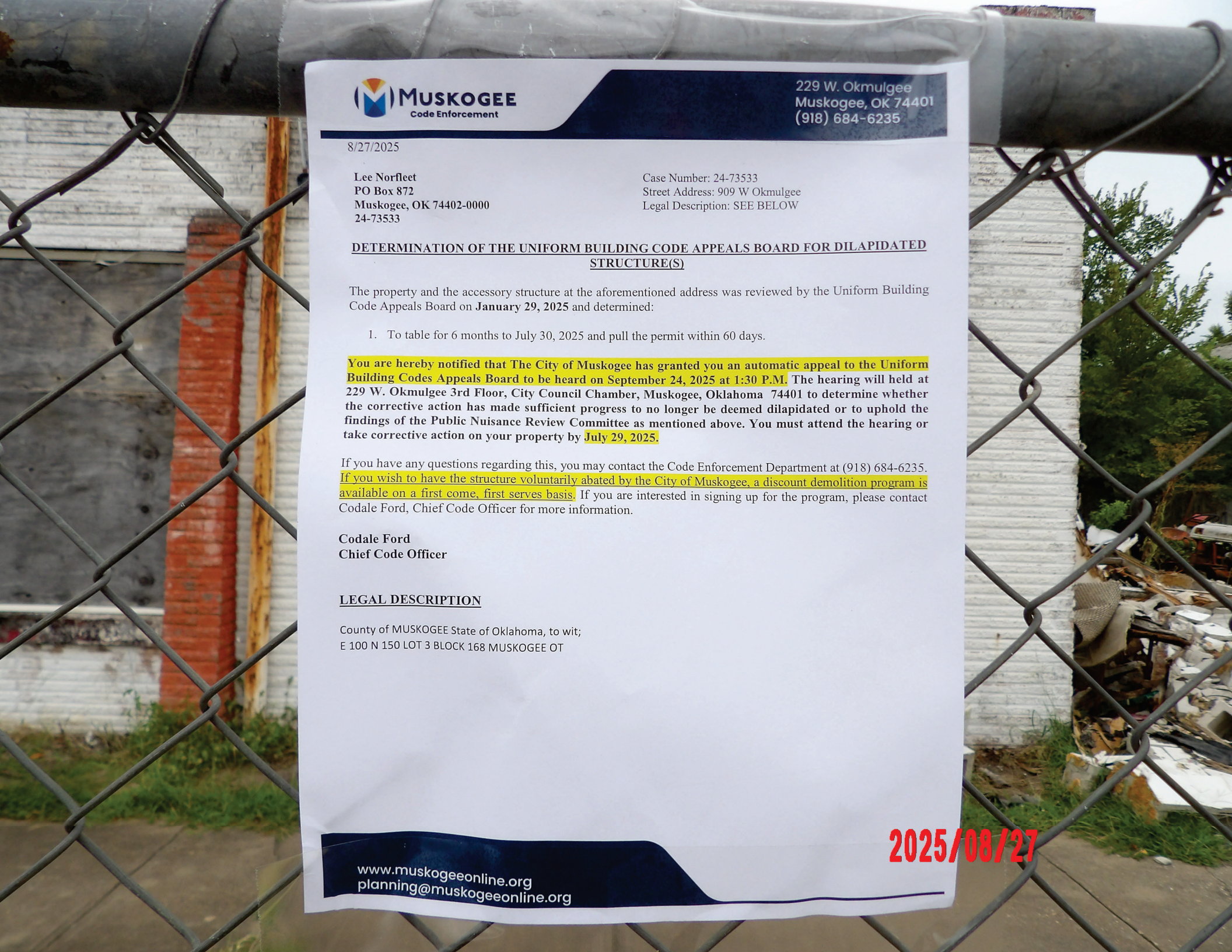
You are hereby ordered to appear at said hearing in front of the City of Muskogee Uniform Building Code Appeals Board on the: September 24, 2025 at 1:30 P.M. in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee, Muskogee OK, 74401. You have the right to appear at the 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.

909 W OKMULGEE

County of MUSKOGEE State of Oklahoma, to wit;
E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT



MUSKOGEE
Code Enforcement

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

8/27/2025

Lee Norfleet
PO Box 872
Muskogee, OK 74402-0000
24-73533

Case Number: 24-73533
Street Address: 909 W Okmulgee
Legal Description: SEE BELOW

DETERMINATION OF THE UNIFORM BUILDING CODE APPEALS BOARD FOR DILAPIDATED STRUCTURE(S)

The property and the accessory structure at the aforementioned address was reviewed by the Uniform Building Code Appeals Board on **January 29, 2025** and determined:

1. To table for 6 months to July 30, 2025 and pull the permit within 60 days.

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 September 24, 2025 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 July 29, 2025.

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 Codale Ford, Chief Code Officer for more information.

Codale Ford
Chief Code Officer

LEGAL DESCRIPTION

County of MUSKOGEE State of Oklahoma, to wit;
E 100 N 150 LOT 3 BLOCK 168 MUSKOGEE OT

www.muskogeeonline.org
planning@muskogeeonline.org

2025/08/27


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MUSKOGEE
Code Enforcement

229 W. Okmulgee
Muskogee, OK 74401
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