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: 10/23/2025

AGENDA
UNIFORM BUILDING CODE APPEALS BOARD
OCTOBER 29, 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 September 24, 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 573 N 9th, 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 1009 Mill, 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)

4. Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 1308 Frankfort 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: 10/29/2025

Initiator: Sarah Winkle, Director of Planning and Community Development

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AGENDA ITEM TITLE:

Consider approval of the Uniform Building Code Appeals Board meeting minutes of September 24, 2025, or take other necessary action. (Sarah Winkle)

BACKGROUND:

Consider approval of the Uniform Building Code Appeals Board meeting minutes of September 24, 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
SEPTEMBER 24, 2025

The Uniform Building Code Appeals Board of the City of Muskogee, Oklahoma, met in Regular Session at 1:30 p.m., on September 24, 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; Art Smith, Board Member; Lake Moore, Board Member; Thomas Horton, Board Member
Staff Present:	Aaron Mayhugh, Fire Marshal
Attendees:	Ernest Norfleet, 909 W Okmulgee

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

Motion was made by Board Member Lake Moore, seconded by Board Member Tim Hollifield that the Uniform Building Code Appeals Board meeting minutes of August 27, 2025 should be approved.

AYE: Chairperson Dennis Moore, Vice Chairperson MeKeion Payne, Board Member Tim Hollifield, Board Member Lake Moore, 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 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)

City Inspector presented a property description and justification for defining the

dilapidated structure.

Motion was made by Chairperson Dennis Moore, seconded by Board Member Tim Hollifield that the structures at 630 S 22nd, including the accessory building, are dilapidated constituting a public nuisance, are a fire hazard, are abandoned, and should be demolished.

AYE: Chairperson Dennis Moore, Vice Chairperson MeKeion Payne, Board Member Tim Hollifield, Board Member Lake Moore, 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 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)

City Inspector presented a property description and justification for defining the dilapidated structure.

Motion was made by Board Member Tim Hollifield, seconded by Board Member Lake Moore that the structure at 822 S 21st is dilapidated constituting a public nuisance, 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 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 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)

Item was previously tabled for 6 months until July 30, 2025 to pull a permit within 60 days (no permit was pulled).

Aaron Mayhugh, Fire Marshal, provided a description of the structure and its dilapidated state, in addition to the fire that occurred within the structure.

Earnest Norfleet provided rebuttal to the recommended action, notated concern regarding the previous alleged arson damage to the structure, and testimony regarding personal hardship in regards to repairing the structure.

Motion was made by Chairperson Dennis Moore, seconded by Board Member Thomas Horton that the structure at 909 W Okmulgee is dilapidated constituting a public nuisance, 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 Thomas Horton

Carried - Unanimously

There being no further business, the meeting was adjourned.

_____ _____

Dennis Moore, Chairperson Sarah Winkle,

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

Meeting Date: 10/29/2025

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 573 N 9th, 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:

PNRC was held on July 17, 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 constituting 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 6/16/2025 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

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 Case File

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

Dilapidated Structures Checklist

Case Open Date: 6-16-25

Case Number: 25-76956

Address: 573 N 9th AND Accessory Building

Officer: CFord

Documents Needed for Every Case

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

Date PNRC Hearing Notice Letter to all Stakeholders: 6-16-25

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

Date of Publication in the Muskogee Phoenix: 6-14-25

- [x] Affidavit of Publication

Reviewed By[1]:

CFord
Codale Ford, Chief Code Officer — 6-16-25 Date

Sarah Winkle
Sarah Winkle, Acting Director of Planning & Comm. Dev. — 6-20-25 Date

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

7-17-25

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

Date of the PNRC Hearing: 7-17-25

Date of PNRC Determination/UBCAB Notice Letter: 7-18-25

☑ ~~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~~): 10-29-25

Date of Publication in the Muskogee Phoenix: 9-11-25

☑ Affidavit of Publication

SW

Date of UBCAB Hearing: 10-29-25

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]:

CF Codale Ford 7-21-25

Codale Ford, Chief Code Officer — Date

_____ _____

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

☐ UBCAB Decision Appealed

☐ Copy of Appeal Stamped by City Clerk Attached

10-29-25

[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

32310

573 N 9th

Minor

BETTY PACK
COUNTY CLERK

5.00

8.25 Rec'd

BOOK 1699 PAGE 829

WARRANTY DEED

Statutory Form—Individual

This Space Reserved for Filing Stamp
AUG 25 4 34 PM '83
STATE OF OKLAHOMA
COUNTY OF MUSKOGEE
FILED

Know All Men by These Presents: 690546

That Amanda Fuhr Watts, a single Woman; Antoinette Fuhr Harrison and Floyd A. Harrison, husband and wife and Samuel E. Fuhr and Willie E. Fuhr, husband and wife.

of Muskogee County, State of Oklahoma, parties of the first part, in consideration of the sum of one dollar and other valuable considerations DOLLARS in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto Joseph Brewer and Hattie Brewer, husband and wife 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:

South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

OKLAHOMA Documentary TAX 08.25
Tax Commission AUG25'83

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, their heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

Signed and delivered this 25th day of August, 1983

Willie E. Fuhr
Willie E. Fuhr

Samuel E. Fuhr
Samuel E. Fuhr

X Amanda Fuhrwatts
Amanda Fuhrwatts

Floyd A. Harrison
Floyd A. Harrison

Antoinette Fuhr Harrison
Antoinette Fuhr Harrison

STATE OF OKLAHOMA
COUNTY OF Muskogee } SS:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this 25th day of August, 1983, personally appeared Antoinette Fuhr Harrison, Floyd A. Harrison, Amanda Fuhrwatts, Samuel E. Fuhr and Willie E. Fuhr to me known to be the identical person 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.

My commission expires November 8, 1983 Notary Public

Tax Roll Inquiry

Muskogee County Treasurer

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



Owner Name and Address

BREWER, JOSEPH
573 N 9TH
MUSKOGEE OK 74401-0000

Taxroll Information

Tax Year :	2023
Property ID :	4610-06-234-001-1-025-19
Location :	573 N 9 MUS
School District :	20A MUSKOGEE Mills : 102.39
Type of Tax :	Real Estate
Tax ID :	2766

Legal Description and Other Information:

MUSKOGEE OT S50 N161 E115 LOT 1 BLOCK 234

Assessed Valuations	Amount
Land	259
Improvements	1067
Exemptions	1000
Net Assessed	326

The Penalty for this tax statement is calculated through September 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	33.00

Tax Values	Amount
Penalty	**3.96**
Fees	**11.54**
Payments	**0.00**
Total Paid	**0.00**
Total Due	**48.50**

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

Login (build: 26544:20240829.3)

© 2020 All Rights Reserved. Powered by TM Consulting, Inc.

Parcel: 4610-06-234-001-1-025-19
As of: 8/28/2024

Muskogee County Report

ID: 510002766

Property Owner

Name: BREWER, JOSEPH

Mailing Address: 573 NO 9TH
MUSKOGEE, OK 74401-0000

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Extended Legal: MUSKOGEE OT S50 N161 E115 LOT 1 BLOCK 234

Property Information

Physical Address: 573 N 9

Subdivision: MUSKOGEE OT

Block / Lot: 0234 / 0001

S-T-R: N/A

Market and Assessed Values:

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	$2,875	$2,361	$260
Building:	26,501	10,047	1,106
Total:	$29,376	$12,408	$1,366

Land:

Land Use	Size	Units
LOT AREA	5750	

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
1/1/1900	1699	829		0.00	$0		Unval.	

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

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Frame, Plywood or Hardboard	1,040	3	1920	105	Low	3

Exterior Wall: Frame, Plywood
Roof Cover: Composition Shingle
Heat / Cool: ElecBase
Year Remodeled:

Outbuildings and Yard Improvements:

Item	Size/Dim	Quality	Age
Garage - Detached	672	A	126
Patio - Covered	132		
Utility Building	48	A	25

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

1	Muskogee	08/25/1983	1983-690546	Deed	001699	0829	FUHR, SAMUEL E FUHR, WILLIE E WATTS, AMANDA FUHR HARRISON, ANTOINETTE FUHR *1 more...*	BREWER, JOSEPH BREWER, HATTIE	1 : View


2025/06/16


573
2025/06/16


2025/06/16


PING-PONG
2025/06/16


PING-PONG
2025/06/16


2025/06/16

Building Inspector's Dilpaidated Structure Checklist

Case Open Date: 6-16-25 Case Number: 25-76956

Address: 573 N 9th

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: 8

Location of Broken/Open Windows: Total Exterior

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

Conditions present that require immediate action: Fire Hazard

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: 2

Location of Broken/Open Windows: Total Exterior

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

Conditions present that require immediate action: Fire Hazard

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	☒ 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: Brent Roberts Date of Inspection: 6/16/25

Date Received Back by the Code Officer: _____

CITY OF
MUSKOGEE
Permits & Inspections

MUSKOGEE
Code Enforcement

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

06/16/2025

BREWER, HATTIE
BREWER, JOSEPH
573 N 9TH
MUSKOGEE OK 74401-0000

Case Number: 25-76956
Street Address: 573 N. 9th and 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 **06/16/2025** 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 17, 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 17, 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: All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in 573 N 9th South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

MUSKOGEE
Code Enforcement

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

06/16/2025

BREWER, HATTIE
573 N 9TH
MUSKOGEE OK 74401-0000

Case Number: 25-76956
Street Address: 573 N. 9th and 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 **06/16/2025** 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 17, 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 17, 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: All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in 573 N 9th South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

MUSKOGEE
Code Enforcement

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

06/16/2025

BREWER, JOSEPH
573 N 9TH
MUSKOGEE OK 74401-0000

Case Number: 25-76956
Street Address: 573 N. 9th and 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 **06/16/2025** 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 17, 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 17, 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: All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in 573 N 9th South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

MUSKOGEE
Code Enforcement

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

06/16/2025

BREWER, HATTIE
BREWER, JOSEPH
573 N 9TH
MUSKOGEE OK 74401-0000

Case Number: 25-76956
Street Address: 573 N. 9th
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 **06/16/2025** 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
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- The structure has an exposed roof. *108.1.5
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CORRECTIVE ACTION:

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MUSKOGEE
Code Enforcement

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Nuisance Review Committee at 229 W
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1) Whether your property is dil
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2) If the property creates a fire
3) Whether the building is aban

Should you fail to appear, action will
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If no permit is obtained and corrective a
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Committee at 229 W. Okmulgee (3rd Fl
property is dilapidated and has become
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You have the right to appeal any decision of t
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days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLI
OWNER AND A LIEN WILL BE IMPOSED

If you have any questions regarding this, you ma
If you wish to have the structure voluntarily aba
available on a first come first serve basis. If you
Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

2025/06/16

29 W. Okmulgee
uskogee, OK 74401
918) 684-6235

CTION
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2-112.4. *108.2 IPMC
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Statute Title 11 Section 22-
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MUSKOGEE
Code Enforcement

229 W. Okmulgee
Muskogee, OK 74401
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2025/06/16

Codale Ford
Code Enforcement Supervisor
City of Muskogee

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

www.muskogeeonline.org
planning@muskogeeonline.org

www.muskogeeonline.org

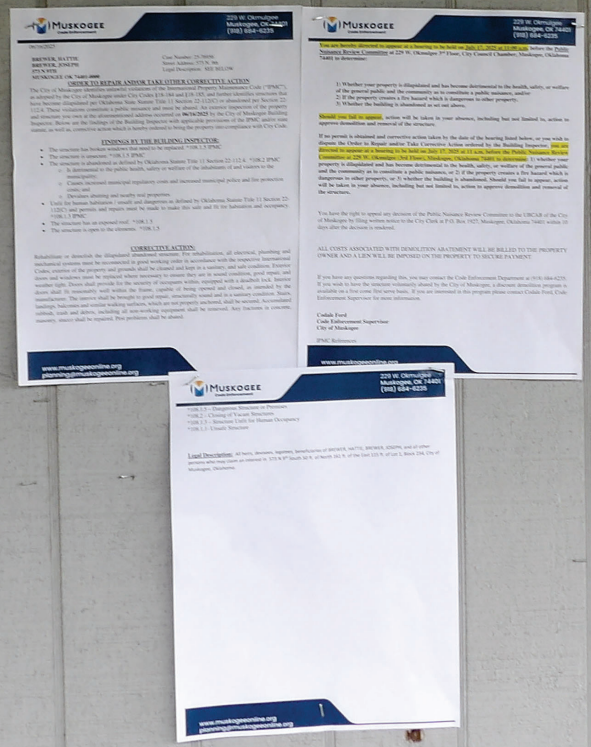
MUSKOGEE
Code Enforcement

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

*108.1.5 – Dangerous Structure or Premises
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*108.1.3 – Structure Unfit for Human Occupancy
*108.1.1- Unsafe Structure

Legal Description: All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in 573 N 9th South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

2025/06/16



MUSKOGEE
Code Enforcement

229 W. Okmulgee
Muskogee, OK 74401
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planning@muskogeeonline.org

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2025/06/16


573
2025/06/16

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St PNRC DS

Muskogee, Ok 74401 7.17.25

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: 6/14/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 16 day of JUN 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: $ 95.20

Published In The Muskogee Phoenix on June 14, 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 17, 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.

410 Jefferson

to-wit:
MUSKOGEE OT W45 LOT 9 BLOCK 46
In the County of MUSKOGEE, State of Oklahoma.

573 N 9th

All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in

573 N 9th

South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

1009 Mill
All heirs, devisees, legatees, beneficiaries of Thomas Hardaway, and all other persons who may claim an interest in

1009 Mill

Muskogee, County, State of Oklahoma, to-wit: Part of Lot six(6) Block 296 in the City of Muskogee, Oklahoma more particularly described as follows; Beginning at the northeast corner of said Lot six (6) ; thence cunning south along the east line thereof, a distance of 58.8 feet; thence west and parallel with the north line a distance of 117 feet : thence north and parallel with the east line , to the north line thereof : thence east along the north line , a distance of 117 feet to the point of beginning.

1308 Frankfort

The East 33 and 1/3 feet of lot 10 and the west 22 feet of lot 11 in Block 14 in Mckellop Third Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

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

POSTING DATE: 07/16/2025

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
JULY 17, 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 July 10, 2025, or take other necessary action. (Sarah Winkle)

2. Hold a Public Hearing and determine if the property located at 1308 Frankfort 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)

3. Hold a Public Hearing and determine if the property located at 1009 Mill, 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)

4. Hold a Public Hearing and determine if the property located at 573 N. 9th, 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 17, 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 17, 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, Chairperson; Codale Ford, Committee Member; Brent Roberts, Committee Member

Staff Present: Morgan Waters, Secretary

1. Consider approval of the Public Nuisance Review Committee Meeting Minutes of July 10, 2025, or take other necessary action. (Sarah Winkle)

   Motion was made by Committee Member Codale Ford, seconded by Committee Member Brent Roberts to approve the Public Nuisance Review Committee Meeting Minutes of July 10, 2025.

   AYE: Chairperson Sarah Winkle, Committee Member Codale Ford, Committee Member Brent Roberts

   Carried - Unanimously

2. Hold a Public Hearing and determine if the property located at 1308 Frankfort 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 Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 1308 Frankfort is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Sarah Winkle, Committee Member Codale Ford, Committee Member Brent Roberts

Carried - Unanimously

3. Hold a Public Hearing and determine if the property located at 1009 Mill, 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 Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 1009 Mill, including the Accessory Building, is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Sarah Winkle, Committee Member Codale Ford, Committee Member Brent Roberts

Carried - Unanimously

4. Hold a Public Hearing and determine if the property located at 573 N. 9th, 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 Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 573 N. 9th, including the accessory building, is dilapidated constiuting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Sarah Winkle, Committee Member Codale Ford, Committee Member Brent Roberts

Carried - Unanimously

With no further business, the meeting was adjourned.

MORGAN WATERS, SECRETARY

SARAH WINKLE, COMMITTEE CHAIR

NOTICE OF DILAPIDATION AND LIEN

STATE OF OKLAHOMA)
)
COUNTY OF MUSKOGEE)

I-2025-007640 Book 4969 Pg 344
07/22/2025 10:01am Pg 0344-0344
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:

JOSEPH BREWER and located at 573 N 9TH STMUSKOGEE OK 74401
Land ID#: 000066686

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

MUSKOGEE OT
S50 N161 E115 LOT 1 BLOCK 234
MUSKOGEE OT

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

Tammy L. Tracy, City Clerk

CERTIFICATE OF CITY CLERK

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

WITNESS my hand as City Clerk and the Seal of the City of Muskogee, Oklahoma, this July 21, 2025.

Tammy L. Tracy, City Clerk

Ford, Codale
Code Enforcement Officer

Case Number: 25-00076956

MUSKOGEE
Code Enforcement

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

7/18/2025

BREWER, HATTIE
BREWER, JOSEPH
573 N 9TH
MUSKOGEE OK 74401-0000

Case Number: 25-76956
Street Address: 573 N. 9th and 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 17, 2025** and determined:

1) Your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
2) If the property creates a fire hazard which is dangerous to other property.
3) Your building is abandoned.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on October 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. You must attend the hearing or take corrective action on your property by October 28, 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: All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in 573 N 9th South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

MUSKOGEE
Code Enforcement

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

7/18/2025

BREWER, JOSEPH
573 N 9TH
MUSKOGEE OK 74401-0000

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MUSKOGEE
Code Enforcement

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Muskogee, OK 74401
(918) 684-6235

7/18/2025

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573 N 9TH
MUSKOGEE OK 74401-0000

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PING-PONG
5
7
3
2025/07/18

MUSKOGEE
Code Enforcement

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

7/18/2025

BREWER, HATTIE
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Codale Ford
Chief Code Officer

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2025/07/18


2025/07/18

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St UBCAB

Muskogee, Ok 74401 10,29.25

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: 9/11/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 12 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: $ 109.20

Published in The Muskogee Phoenix on September 11, 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: OCTOTBER 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 (916) 684-6235.

410 Jefferson

to-wit:
MUSKOGEE OT W45
LOT 9 BLOCK 46
In the County of MUSKOGEE, State of Oklahoma.

573 N 9th

All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in

573 N 9th

South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

1009 MILL

All heirs, devisees, legatees, beneficiaries of Thomas Hardaway, and all other persons who may claim an interest in

Muskogee, County, State of Oklahoma, to-wit: Part of Lot six(6) Block 296 in the City of Muskogee, Oklahoma more particularly described as follows; Beginning at the northeast corner of said Lot six (6); thence cunning south along the east line thereof, a distance of 58.8 feet; thence west and parallel with the north line a distance of 117 feet: thence north and parallel with the east line, to the north line thereof: thence east along the north line, a distance of 117 feet to the point of beginning.

1308 Frankfort

The East 33 and 1/3 feet of lot 10 and the west 22 feet of lot 11 in Block 14 in Mckellop Third Addition to the City of Muskogee, according to the official plat thereof, Muskogee

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

Meeting Date: 10/29/2025

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 1009 Mill, 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:

PNRC was held on July 17, 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 constituting 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 6/16/2025 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

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 Case File

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

Dilapidated Structures Checklist

Case Open Date: 6-16-25

Case Number: 25-76958

Address: 1009 Mill 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)
- N/A ☐ Copy of any SOS Listings (as needed)
- N/A ☐ 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: 6-16-25

- ☑ 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: 6-14-25

- ☑ Affidavit of Publication

Reviewed By[1]:

CFord
Codale Ford, Chief Code Officer — 6-16-25 Date

Sarah Winkle
Sarah Winkle, Acting Director of Planning & Comm. Dev. — 6-20-25 Date

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

7-17-25

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

Date of the PNRC Hearing: 7-17-25

Date of PNRC Determination/UBCAB Notice Letter: 7/18/2025

☑ 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~~): 10-29-25

Date of Publication in the Muskogee Phoenix: 9-11-25

☑ Affidavit of Publication

Date of UBCAB Hearing: 10-29-25

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 — 7-21-25 Date

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

☐ UBCAB Decision Appealed

☐ Copy of Appeal Stamped by City Clerk Attached

10-29-25

[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

202015. STATE OF OKLAHOMA, COUNTY OF MUSKOGEE)SS. This instrument was filed for record in my office on the 30th day of Jan. 1925 at 3:55 o'clock P. M. Walter F. Head, County Clerk. By W. A. Wright, Deputy (Seal)

Book 500, Page 33

202015

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Katherine Dunleavy (widow), party of the first part, in consideration of the sum of Four hundred Dollars ($400.00), in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Thomas Hardaway the following described real property and premises, situate in Muskogee County, State of Oklahoma, to-wit: Part of Lot six (6) Block 296 in the City of Muskogee, Oklahoma more particularly described as follows, Beginning at the northeast corner of said Lot six (6); thence running south along the east line thereof, a distance of 58.8 feet; thence west and parallel with the north line a distance of 117 feet; thence north and parallel with the east line, to the north line thereof; thence east along the north line, a distance of 117 feet to the point of beginning.



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 party of the second part heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 30th day of January, 19 25

Katherine Dunleavy (Seal)

(Seal)

ACKNOWLEDGEMENT

State of Oklahoma Muskogee County, ss.

Before me, a Notary Public in and for said County and State, on this 30th day of January, 19 25 personally appeared Katherine Dunleavy

to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal as such Notary Public on the day last above mentioned.

Sidney F Ustuans

My commission expires June 11 1927

NOTARY PUBLIC MUSKOGEE COUNTY OKLA. EXPIRES

Tax Roll Inquiry

Muskogee County Treasurer

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



Owner Name and Address

HARDAWAY, THOMAS
%HARDAWAY, ERIC
12120 MOON BEAM DR
OKLAHOMA CITY OK 73162-0000

Taxroll Information

Tax Year :	2024
Property ID :	4610-26-296-006-1-085-08
Location :	1009 MILL MUS
School District :	20A MUSKOGEE Mills : 108.96
Type of Tax :	Real Estate
Tax ID :	3580

Legal Description and Other Information:

MUSKOGEE OT N58.8 E117 OF LOT 6 BLOCK 296

Assessed Valuations	Amount
Land	292
Improvements	0
Net Assessed	292

Tax Values	Amount
Base Tax	32.00
Penalty	0.00

Tax Values	Amount
Fees	**0.00**
Payments	**0.00**
Total Paid	**0.00**
Total Due	**32.00**

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

Login (build: 26925:20241004.7)
© 2020 All Rights Reserved. Powered by TM Consulting, Inc.

Parcel: 4610-26-296-006-1-085-08
As of: 10/23/2024

Muskogee County Report

ID: 510003580

Property Owner

Name: HARDAWAY, THOMAS % HARDAWAY, ERIC

Mailing Address: 12120 MOON BEAM DR OKLAHOMA CITY, OK 73162-

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Extended Legal: MUSKOGEE OT N58.8 E117 OF LOT 6 BLOCK 296

Property Information

Physical Address: 1009 MILL

Subdivision: MUSKOGEE OT

Block / Lot: 0296 / 0006

S-T-R: N/A

Market and Assessed Values:

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	$2,655	$2,655	$292
Building:	0	0	0
Total:	$2,655	$2,655	$292

Land:

Land Use	Size	Units
LOT AREA	5310.00	SQFT

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Asbestos Siding	1,088	3	1940	85	Low	2

Exterior Wall: Asbestos Siding

Roof Cover: Composition Shingle

Heat / Cool: ElecBase

Year Remodeled:

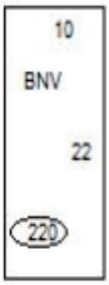
Outbuildings and Yard Improvements:

Item	Size/Dim	Quality	Age
Building No Value GARAGE	220		
Patio - Covered	72		

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

Sketches







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

Photos









Map:



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

COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION	IMAGES
Muskogee			Non-Indexed Book & Page Record	000500	0033				1 : View


2025/06/16


2025/06/16


2025/06/16


2025/06/16


2025/06/16

Building Inspector's Dilpaidated Structure Checklist

Case Open Date: 6-16-25 Case Number: 25-76958

Address: 1009 Mill And Accessory

Code Officer: Floyd

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: Asbestos Shingles siding					
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 north / 4 West / 3 South / 4 East

Location of Broken/Open Windows: 15 windows Total

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: One

Location of Broken/Open Windows: One - North 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
[illegible]	☐ Yes	☐ No

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilpaidated Structure Checklist

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

Partial built structure

Inspector's Signature: _____

Inspector's Name: Brent Roberts Date of Inspection: 6/16/25

Date Received Back by the Code Officer: _____

CITY OF MUSKOGEE
Permits & Inspections

MUSKOGEE
Code Enforcement

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

06/16/2025

HARDAWAY, ERIC
HARDAWAY, THOMAS
12120 MOON BEAM DR
OKLAHOMA CITY OK 73162-0000

Case Number: 25-76958
Street Address: 1009 Mill and 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 **06/16/2025** 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 17, 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.

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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
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*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: **All heirs, devisees, legatees, beneficiaries of Thomas Hardaway, and all other persons who may claim an interest in** Muskogee, County, State of Oklahoma, to-wit: Part of Lot six(6) Block 296 in the City of Muskogee, Oklahoma more particularly described as follows; Beginning at the northeast corner of said Lot six (6) ; thence cunning south along the east line thereof, a distance of 58.8 feet; thence west and parallel with the north line a distance of 117 feet : thence north and parallel with the east line , to the north line
thereof : thence east along the north line , a distance of 117 feet to the point of beginning.

MUSKOGEE
Code Enforcement

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

06/16/2025

HARDAWAY, ERIC
12120 MOON BEAM DR
OKLAHOMA CITY OK 73162-0000

Case Number: 25-76958
Street Address: 1009 Mill and Accessory Building
Legal Description: SEE BELOW

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

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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
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CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably 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.

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MUSKOGEE
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06/16/2025

HARDAWAY, THOMAS
12120 MOON BEAM DR
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Case Number: 25-76958
Street Address: 1009 Mill and Accessory Building
Legal Description: SEE BELOW

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MUSKOGEE
Code Enforcement

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06/16/2025

HARDAWAY, ERIC
HARDAWAY, THOMAS
12120 MOON BEAM DR
OKLAHOMA CITY OK 73162-0000

Case Number: 25-76958
Street Address: 1009 Mill and Accessory Building
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2025/06/16

www.muskogeeonli
planning@

229 W. Okmulgee
Muskogee, OK 74401

MUSKOGEE
Code Enforcement

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2025/06/16

Codale Ford
Code Enforcement Supervisor
City of Muskogee

References

Code Enforcement Supervisor
City of Muskogee

IPMC References

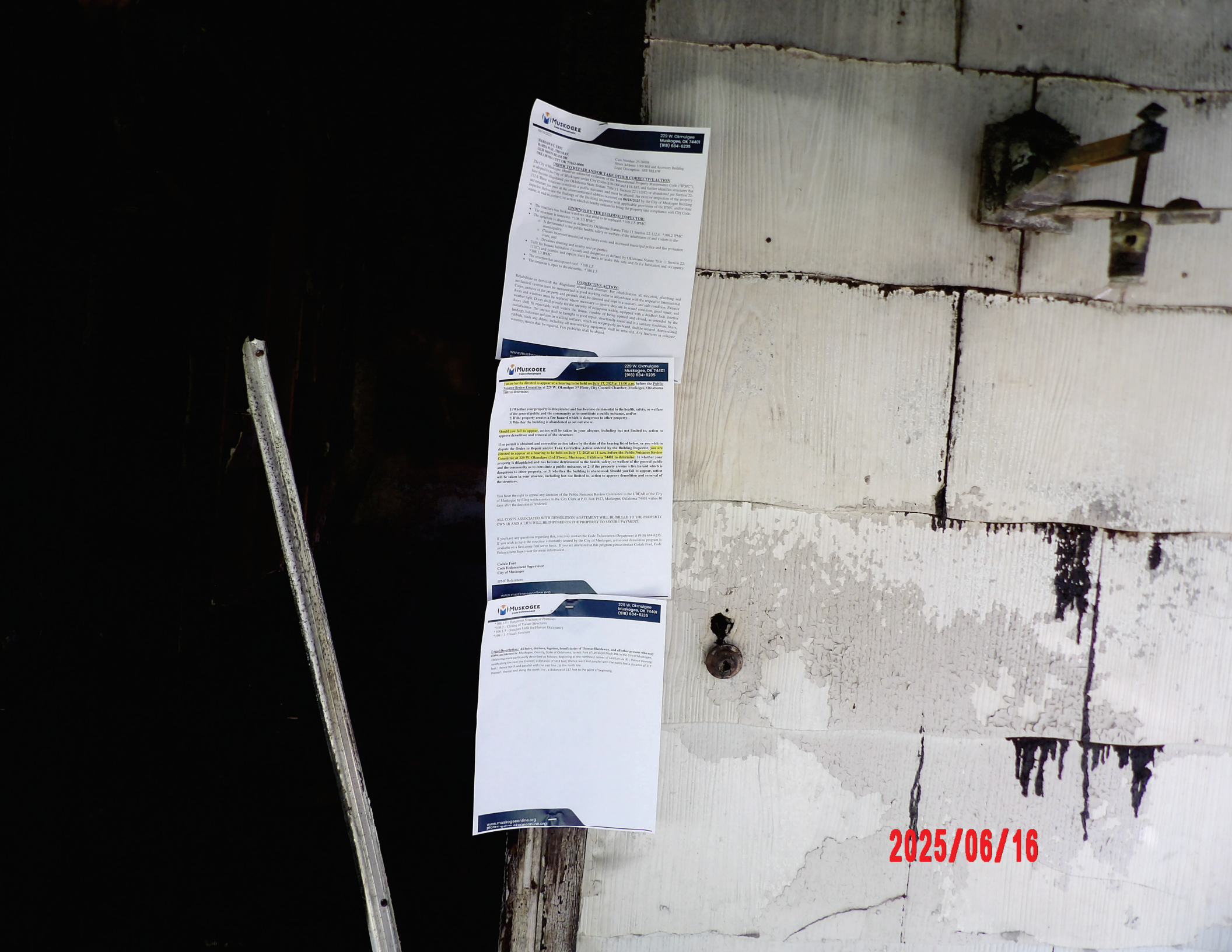
MUSKOGEE
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2025/06/16


MUSKOGEE
Code Enforcement
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235
Case Number: 25-76058
Street Address: 1109 Mill and Accessory Building
Legal Description: SEE BELOW
HARDAWAY, THOMAS
HARDAWAY, THOMAS
1229 HOWARD DR
MUSKOGEE, OK 74403-3006
ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION
FINDINGS BY THE BUILDING INSPECTOR:
CORRECTIVE ACTION:
www.muskogeeonline.org
planning@muskogeeonline.org
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2025/06/16


009
2025/06/16

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St PNRC DS

Muskogee, Ok 74401 7.17.25

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: 6/14/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 16 day of JUN 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: $ 95.20

Published In The Muskogee Phoenix on June 14, 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 17, 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.

410 Jefferson

to-wit:
MUSKOGEE OT W45 LOT 9 BLOCK 46
In the County of MUSKOGEE, State of Oklahoma.

573 N 9th

All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in

573 N 9th

South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

1009 Mill
All heirs, devisees, legatees, beneficiaries of Thomas Hardaway, and all other persons who may claim an interest in

1009 Mill

Muskogee, County, State of Oklahoma, to-wit: Part of Lot six(6) Block 296 in the City of Muskogee, Oklahoma more particularly described as follows; Beginning at the northeast corner of said Lot six (6) ; thence cunning south along the east line thereof, a distance of 58.8 feet; thence west and parallel with the north line a distance of 117 feet : thence north and parallel with the east line , to the north line thereof : thence east along the north line , a distance of 117 feet to the point of beginning.

1308 Frankfort

The East 33 and 1/3 feet of lot 10 and the west 22 feet of lot 11 in Block 14 in Mckellop Third Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

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

POSTING DATE: 07/16/2025

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
JULY 17, 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 July 10, 2025, or take other necessary action. (Sarah Winkle)

2. Hold a Public Hearing and determine if the property located at 1308 Frankfort 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)

3. Hold a Public Hearing and determine if the property located at 1009 Mill, 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)

4. Hold a Public Hearing and determine if the property located at 573 N. 9th, 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 17, 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 17, 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, Chairperson; Codale Ford, Committee Member; Brent Roberts, Committee Member

Staff Present: Morgan Waters, Secretary

1. Consider approval of the Public Nuisance Review Committee Meeting Minutes of July 10, 2025, or take other necessary action. (Sarah Winkle)

   Motion was made by Committee Member Codale Ford, seconded by Committee Member Brent Roberts to approve the Public Nuisance Review Committee Meeting Minutes of July 10, 2025.

   AYE: Chairperson Sarah Winkle, Committee Member Codale Ford, Committee Member Brent Roberts

   Carried - Unanimously

2. Hold a Public Hearing and determine if the property located at 1308 Frankfort 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 Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 1308 Frankfort is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Sarah Winkle, Committee Member Codale Ford, Committee Member Brent Roberts

Carried - Unanimously

3. Hold a Public Hearing and determine if the property located at 1009 Mill, 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 Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 1009 Mill, including the Accessory Building, is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Sarah Winkle, Committee Member Codale Ford, Committee Member Brent Roberts

Carried - Unanimously

4. Hold a Public Hearing and determine if the property located at 573 N. 9th, 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 Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 573 N. 9th, including the accessory building, is dilapidated constiuting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Sarah Winkle, Committee Member Codale Ford, Committee Member Brent Roberts

Carried - Unanimously

With no further business, the meeting was adjourned.

MORGAN WATERS, SECRETARY

SARAH WINKLE, COMMITTEE CHAIR

NOTICE OF DILAPIDATION AND LIEN

STATE OF OKLAHOMA)
)
COUNTY OF MUSKOGEE)

I-2025-007639 Book 4969 Pg 343
07/22/2025 10:01am Pg 0343-0343
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:

THOMAS HARDAWAY and located at 1009 MILL ST MUSKOGEE OK 74401
Land ID#: 000122998

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

MUSKOGEE OT
MUSKOGEE OT
N58.8 E117 OF LOT 6 BLOCK 296

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 July 21, 2025.

Tammy L. Tracy, City Clerk

Ford, Codale
Code Enforcement Officer

Case Number: 25-00076958

MUSKOGEE
Code Enforcement

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

7/18/2025

HARDAWAY, ERIC
HARDAWAY, THOMAS
12120 MOON BEAM DR
OKLAHOMA CITY OK 73162-0000

Case Number: 25-76958
Street Address: 1009 Mill and 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 17, 2025** and determined:

1) Your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
2) If the property creates a fire hazard which is dangerous to other property.
3) Your building is abandoned.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on October 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. You must attend the hearing or take corrective action on your property by October 28, 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: **All heirs, devisees, legatees, beneficiaries of Thomas Hardaway, and all other persons who may claim an interest in** Muskogee, County, State of Oklahoma, to-wit: Part of Lot six(6) Block 296 in the City of Muskogee, Oklahoma more particularly described as follows; Beginning at the northeast corner of said Lot six (6) ; thence cunning south along the east line thereof, a distance of 58.8 feet; thence west and parallel with the north line a distance of 117 feet : thence north and parallel with the east line , to the north line thereof: thence east along the north line , a distance of 117 feet to the point of beginning.

MUSKOGEE
Code Enforcement

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2025/07/18


2025/07/18


009
2025/07/18

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St UBCAB

Muskogee, Ok 74401 10,29.25

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: 9/11/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 12 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: $ 109.20

Published in The Muskogee Phoenix on September 11, 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: OCTOTBER 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 (916) 684-6235.

410 Jefferson

to-wit:
MUSKOGEE OT W45
LOT 9 BLOCK 46
In the County of
MUSKOGEE, State of
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573 N 9th

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South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

1009 MILL

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1308 Frankfort

The East 33 and 1/3 feet of lot 10 and the west 22 feet of lot 11 in Block 14 in Mckellop Third Addition to the City of Muskogee, according to the official plat thereof, Muskogee

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

Meeting Date: 10/29/2025

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 1308 Frankfort 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:

PNRC was held on July 17, 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 constituting 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 6/16/2025 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

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: 6-16-25

Case Number: 25-76959

Address: 1308 FRANKFORT

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)
- N/A ☐ 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: 6-16-25

- ☑ 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: 6-14 25

- ☑ Affidavit of Publication

Reviewed By[1]:

CFord — Codale Ford, Chief Code Officer — 6-16-25 — Date

Sarah Winkle — Sarah Winkle, Acting Director of Planning & Comm. Dev. — 6-20-25 — Date

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

7-17-25

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

Date of the PNRC Hearing: 7-17-25

Date of PNRC Determination/UBCAB Notice Letter: 7-18-25

☑ 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~~): 10-29-25

Date of Publication in the Muskogee Phoenix: 9-11-25

☑ Affidavit of Publication

Date of UBCAB Hearing: 10-29-25

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 Date

_____ _____

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

☐ UBCAB Decision Appealed

☐ Copy of Appeal Stamped by City Clerk Attached

10-29-25

[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

"Handy Legal Blanks" 2318 Acworth FORM NO. 281-AF Misc. Handy Office Supply Co.-Printers-Okla. City

(Oklahoma Form)

1 - V

JOINT TENANCY 706843 ac.

QUIT CLAIM DEED

(INDIVIDUAL FORM)

STATE OF OKLAHOMA Stamp
MUSKOGEE COUNTY
FILED OR RECORDED
1984 SEP 14 AM 9:37
BETTY PACE
COUNTY CLERK

BOOK 1753 PAGE 407

THIS INDENTURE, Made this 13th day of September, A. D. 19 84

between Harry F. Boswell and Barbara A. Boswell,

Husband and Wife of the first part,

and Gerald V. Boswell and Christine Boswell,

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 the second part,

Witnesseth, that said part ies of the first part, in consideration of the sum of

Ten and no/100---------- DOLLARS

to them in hand paid, the receipt of which is hereby acknowledged, do es hereby quitclaim, grant, bargain, sell and convey unto the said part ies of the second part all their right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described property situate in

Muskogee County, State of Oklahoma, to-wit:

The East 33 and 1/3 feet of lot 10 and the West 22 feet of lot 11 in Block 14 in McKellop Third Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

NO STAMPS REQUIRED
gift C.B.

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

To Have and to Hold the above described premises unto the said parties of the second part as joint tenants, and to the heirs and assigns of the survivor forever, so that neither the said part ies of the first part or any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said part ies of the first part ha ve hereunto set their hand s the day and year first above written.

Harry F. Boswell
Harry F. Boswell

Barbara A. Boswell
Barbara A. Boswell

STATE OF OKLAHOMA
COUNTY OF Muskogee } SS:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this 13th day of September, 19 84, personally appeared Harry F. Boswell and Barbara A. Boswell, Husband and Wife

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.

My commission expires 8/5/1987

Notary Public in and for said County and State.

NOTARY PUBLIC
STATE OF OKLAHOMA
MUSKOGEE COUNTY

Handy Office Supply Co.-Printers-Okla. City

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

BOSWELL, HARRY F & BARBARA A
1308 FRANKFORT AVE
MUSKOGEE OK 74403-0000

Taxroll Information

Tax Year :	2024
Property ID :	4120-36-014-010-2-048-12
Location :	1308 FRANKFORT MUS
School District :	20A MUSKOGEE Mills : 108.96
Type of Tax :	Real Estate
Tax ID :	15159

Legal Description and Other Information:

MCKELLOPS 3RD E33 1/3 LOT 10 & W22 LOT 11 BLOCK 14

Assessed Valuations	Amount
Land	667
Improvements	0
Net Assessed	667

Tax Values	Amount
Base Tax	73.00
Penalty	0.00
Fees	0.00

Tax Values	Amount
Payments	**0.00**
Total Paid	**0.00**
Total Due	**73.00**

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

Login (build: 27549:20241127.4)

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Parcel: 4120-36-014-010-2-048-12
As of: 12/5/2024

Muskogee County Report

ID: 510015159

Property Owner

Name: BOSWELL, HARRY F & BARBARA A

Mailing Address: 1308 FRANKFORT
MUSKOGEE, OK 74403-0000

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Property Information

Physical Address: 1308 FRANKFORT

Subdivision: MCKELLOPS 3RD

Block / Lot: 0014 / 0010

S-T-R: N/A

Extended Legal: MCKELLOPS 3RD E33 1/3 LOT 10 & W22 LOT 11 BLOCK 14

Market and Assessed Values:

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	$9,625	$6,063	$667
Building:	0	0	0
Total:	$9,625	$6,063	$667

Land:

Land Use	Size	Units
LOT AREA	7700.00	SQFT

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
1/1/1900	1833	337		0.00	$0	BOSWELL, GERALD V & CHRISTEAN	Unval.	
1/1/1900	1753	407	Q	0.00	$0	BOSWELL, HARRY F & BARBARA A	Unval.	

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

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Frame, Siding, Wood	1,160	3	1920	105	Low	1

Exterior Wall: Frame, Siding,
Heat / Cool: F/W/Furn

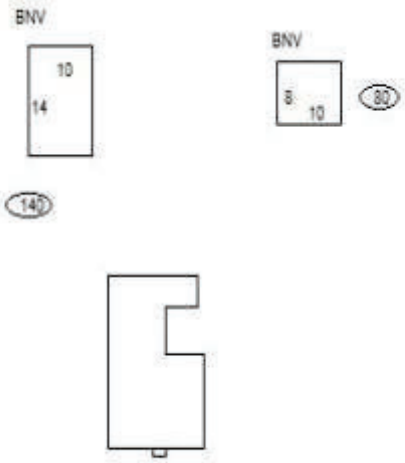
Roof Cover: Composition Shingle
Year Remodeled:

Outbuildings and Yard Improvements:

Item	Size/Dim	Quality	Age
Yard Shed - Metal	140	L	
Patio - Covered	8		

Sketches



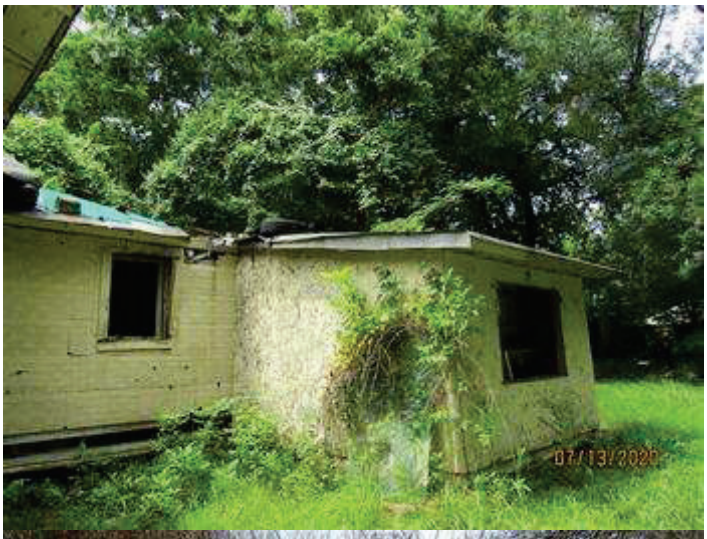


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www.actdatascout.com

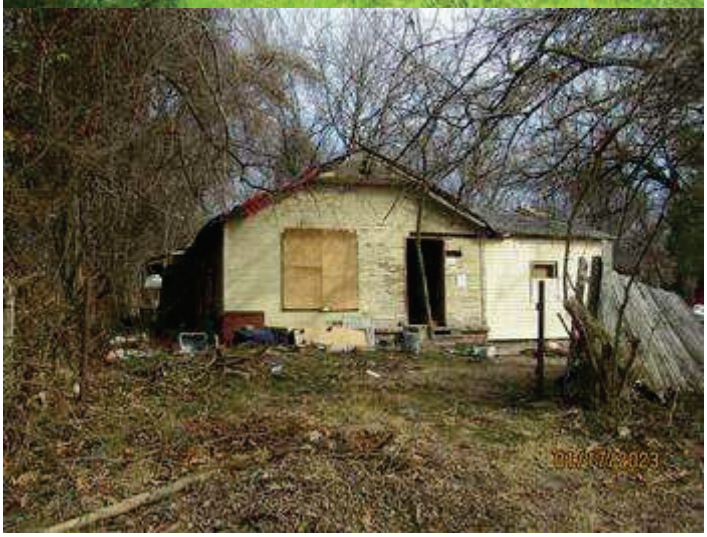
Photos











Map:


Copyright Text: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

RANK	COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION	IMAGES
1	Muskogee	10/25/2023	2023-011305	Notice	004876	0047	CITY OF MUSKOGEE	BOSWELL, HARRY F BOSWELL, BARBARA A	MCKELLOPS THIRD B14 L10 Partial MCKELLOPS THIRD B14 L11 Partial	1 : View
1.3	Muskogee	10/31/2022	2022-013520	Notice	004827	0836	CITY OF MUSKOGEE	BOSWELL, HARRY F BOSWELL, BARBARA A	MCKELLOPS THIRD B14 L10 Partial MCKELLOPS THIRD B14 L11 Partial	1 : View
2	Muskogee	09/01/2021	2021-011294	Notice	004760	0090	CITY OF MUSKOGEE	BOSWELL, HARRY F BOSWELL, BARBARA A	MCKELLOPS THIRD B14 L10 Partial MCKELLOPS THIRD B14 L11 Partial	1 : View
2	Muskogee	08/19/2021	2021-010416	Notice	004757	0412	CITY OF MUSKOGEE	BOSWELL, HARRY F BOSWELL, BARBARA A	MCKELLOPS THIRD B14 L11 Partial MCKELLOPS THIRD B14 L10 Partial	1 : View
2	Muskogee	05/11/2020	2020-004650	Notice	004686	0104	CITY OF MUSKOGEE	BOSWELL, HARRY F BOSWELL, BARBARA A	MCKELLOPS THIRD B14 L10 Partial MCKELLOPS THIRD B14 L11 Partial	1 : View
1	Muskogee	03/03/2020	2020-002232	Notice	004677	0496	CITY OF MUSKOGEE	BOSWELL, HARRY F BOSWELL, BARBARA A	MCKELLOPS THIRD B14 L10 Partial MCKELLOPS THIRD B14 L11 Partial	1 : View
1	Muskogee	03/16/2009	2009-002761	Notice	003947	0198	CITY OF MUSKOGEE	BOSWELL, HARRY F BOSWELL, BARBARA A	MCKELLOP S THIRD B14 L10 Partial MCKELLOP S THIRD B14 L11 Partial	1 : View
1	Muskogee	01/23/2009	2009-000724	Mortgage	003928	0273	BOSWELL, HARRY F	SMART BONDING LLC	MCKELLOP S THIRD B14 L10 Partial MCKELLOP S THIRD B14 L11 Partial	1 : View
1.2	Muskogee	04/04/1994	1994-833758	Bond	002254	0034 - 0035	MUSKOGEE DISTRICT COURT CLERK	BOSWELL, HARRY F BOSWELL, MICHAEL ERIC BOSWELL, BARBARA A		2 : View
2	Muskogee	09/14/1984	1984-706843	Deed	001753	0407	BOSWELL, HARRY F BOSWELL, BARBARA A	BOSWELL, GERALD V BOSWELL, CHRISTINE		1 : View
2	Muskogee	06/07/1973	1973-561781	Mortgage	001358	0424 - 0425	BOSWELL, HARRY F. BOSWELL, BARBARA A.	WHITE, JOHN W. WHITE, CHARLOTTE M.		2 : View
1	Muskogee	06/07/1973	1973-561777	Deed	001358	0417	WHITE, JOHN W. WHITE, CHARLOTTE M.	BOSWELL, HARRY F. BOSWELL, BARBARA A.		1 : View

TREASURER'S ENDORSEMENT
I hereby certify that I received $ 152.50
and issued receipt No. 1506 therefore
in payment of mortgage Tax on the within
Mortgage, Dated this 23rd day of
January 2009.
Glen Scott, County Treasurer
By Karen L. Talley Deputy

REAL ESTATE MORTGAGE
(Individual)

I-2009-000724 Book 3928 Pg: 273
01/23/2009 10:29 am Pg 0273-0273
Fee: $ 13.00 Doc: $ 0.00
Karen Anderson - Muskogee County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That **Harry F. Boswell** hereinafter called Mortgagor, whether one or more, has mortgaged, and hereby mortgages, to **Smart Bonding, LLC** as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor hereinafter called Mortgagee, whether one or more, the following described real estate and premises, situate in Muskogee County, State of Oklahoma, to-wit:

The East 33 and 1/3 feet of Lot 10 and the West 22 feet of Lot 11 in Block 14 in McKellop Third Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

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

This mortgage is given to secure the payment of the principal sum of **$152,500.00** dollars, and interest thereon, according to the terms of a certain promissory note or notes of even date herewith, signed by the mortgagor, the final payment thereon being due **UPON DEMAND AND CONVIENCE OF SMART BONDING, LLC.**

The mortgagor further agrees to maintain insurance acceptable to, and for the benefit of, the mortgagee, upon the buildings on said premises in an amount not less than the indebtedness due the mortgagee. The mortgagor further agrees to pay all taxes and assessments upon said premises before the same become delinquent, and to keep the premises free from any liens or claims which might become prior to the lien hereof. In event of the failure of the mortgagor to do so, the mortgagee may effect insurance or pay such taxes, assessments or other liens, and shall have a lien secured hereby for the amount thereof with interest thereon at the rate of ten per cent per annum.

In event the mortgagor defaults in the payment of said indebtedness, or fails to perform the other covenants and agreements hereof, the mortgagee may foreclose this mortgage, as provided by law; and as often as any proceedings may be taken to foreclose this mortgage, the mortgagor agrees to pay to the mortgagee a sum equal to ten per cent of the amount due as attorney's fee, in addition to other sums due, which shall be a further lien secured hereby. Upon the due payment of said indebtedness and the performance of other covenants and agreements thereof by the mortgagor, this mortgage shall become null and void.

The mortgagor, in event of a foreclosure, hereby waives appraisement of said premises, or not, at the option of the mortgagee to be declared when the petition to foreclose is filed.

Signed and delivered this 13th day of June, 2008.

X Harry Boswell
Harry F. Boswell

INDIVIDUAL ACKNOWLEDGEMENT-OKLAHOMA FORM

STATE OF Oklahoma,
County of Muskogee, ss

Before me, a Notary Public in and for said County and State, on this 13th day of June, 2008 personally appeared **Harry F. Boswell** to me known to be the identical persons 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.

SHARLET BALCOM NOTARY PUBLIC 02003899 STATE OF OKLAHOMA MUSKOGEE COUNTY

Sharlet Balcom
Notary Public

My Commission expires 3/25/2010

Entity Summary Information

Select the buttons below to file or place an order.

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

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

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

SMART BONDING COMPANY, LLC

Details

Filing Number:	3512080881
Name Type:	Legal Name
Status:	Inactive
Corp type:	Domestic Limited Liability Company
Jurisdiction:	Oklahoma
Formation Date:	22 Aug 2005

Registered Agent Information

Name:	JAMES C COWLES
Effective:	4 Sep 2012
Address:	2103 WEST OKMULGEE
City, State , ZipCode:	MUSKOGEE OK 74401

View Entity Detail | File a Document | Order Documents | New Search

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2025/06/16


2025/06/16


2025/06/16

Building Inspector's Dilpaidated Structure Checklist

Case Open Date: 6/16/25 Case Number: 25-76959

Address: 1308 Frankfort

Code Officer: CFood

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: 0

Basement	☐ Yes	☑ No			
Exterior	☑ Block	☐ Brick	☑ Wood	☐ Metal	☐ Vinyl
Other: _____					
Roof	☐ Shingle	☐ Metal	☑ Other: No Roof		
Roof Exposed	☑ Yes	☐ No			
Open to the Elements	☑ Yes	☐ No			
Windows Broken/Open	☐ Yes	☑ No			

How many windows are Open/Broken: Burnt Structure

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

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
[illegible]	☐ Yes	☐ No

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilpaidated Structure Checklist

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

Structure has burnt. Rubble Remains

* Notice of Tax Sale on property

Inspector's Signature: _____

Inspector's Name: Brent Roberts Date of Inspection: 6/16/25

Date Received Back by the Code Officer: _____

CITY OF MUSKOGEE Permits & Inspections

MUSKOGEE
Code Enforcement

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

06/16/2025

BOSWELL, BARBARA A
BOSWELL, HARRY F
1308 FRANKFORT AVE
MUSKOGEE OK 74403-0000
JAMES COWLES
2103 W OKMULGEE
MUSKOGEE,OK 74401

Case Number: 25-76959
Street Address: 1308 FRANKFORT
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 **06/16/2025** 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 17, 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 17, 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

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

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

Legal Description: **The East 33 and 1/3 feet of lot 10 and the west 22 feet of lot 11 in Block 14 in Mckellop Third 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

06/16/2025

BOSWELL, BARBARA A
1308 FRANKFORT AVE
MUSKOGEE OK 74403-0000

Case Number: 25-76959
Street Address: 1308 FRANKFORT
Legal Description: SEE BELOW

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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
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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: **The East 33 and 1/3 feet of lot 10 and the west 22 feet of lot 11 in Block 14 in Mckellop Third 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

06/16/2025

BOSWELL, HARRY F
1308 FRANKFORT AVE
MUSKOGEE OK 74403-0000

Case Number: 25-76959
Street Address: 1308 FRANKFORT
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 **06/16/2025** 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 17, 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 17, 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
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*108.1.1- Unsafe Structure

Legal Description: **The East 33 and 1/3 feet of lot 10 and the west 22 feet of lot 11 in Block 14 in Mckellop Third 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

06/16/2025

JAMES COWLES
2103 W OKMULGEE
MUSKOGEE,OK 74401

Case Number: 25-76959
Street Address: 1308 FRANKFORT
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 **06/16/2025** 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 17, 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
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You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

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

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

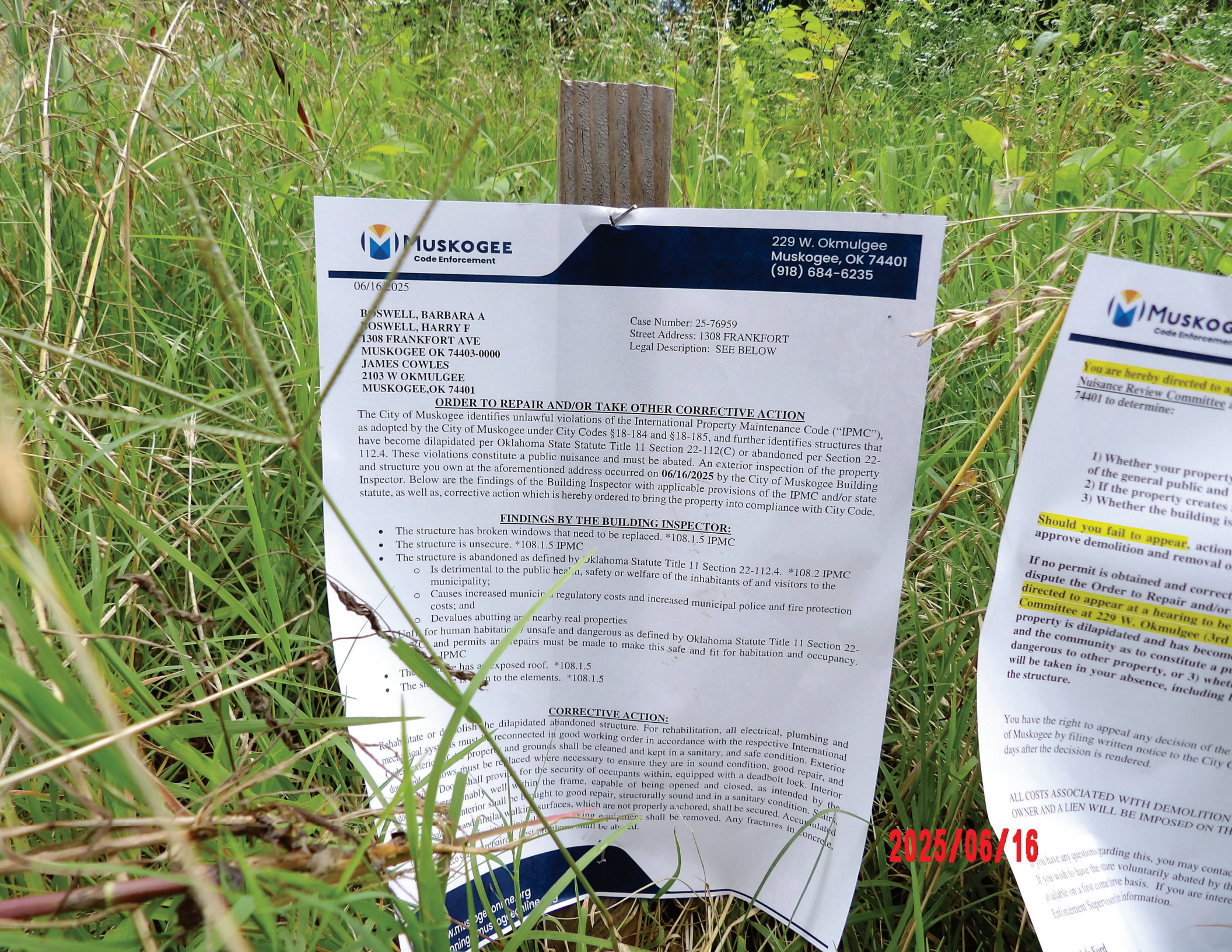
Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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

*108.1.5 – Dangerous Structure or Premises
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MUSKOGEE
Code Enforcement
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235
06/16/2025
BOSWELL, BARBARA A
BOSWELL, HARRY F
1308 FRANKFORT AVE
MUSKOGEE OK 74403-0000
JAMES COWLES
2103 W OKMULGEE
MUSKOGEE,OK 74401
Case Number: 25-76959
Street Address: 1308 FRANKFORT
Legal Description: SEE BELOW
ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION
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(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy.
IPMC
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Repaired
shall be abated.
2025/06/16



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 17, 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:

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You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 7440[illegible] 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) [illegible]6235.
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Codale Ford
Code Enforcement Supervisor
City of Muskogee

www.muskogeeonline.org
[illegible]@muskogeeonline.org

2025/06/16


MUSKOGEE
Code Enforcement
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235
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
Legal Description: The East 33 and 1/3 feet of lot 10 and the west 22 feet of lot 11 in Block 14 in Mckellop Third Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.
2025/06/16


1308
MUSKOGEE
Code Enforcement
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235
2025/06/16


1308
U.S.
MAIL
APPROVED BY THE
POSTMASTER GENERAL
2025/06/16

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St PNRC DS

Muskogee, Ok 74401 7.17.25

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: 6/14/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 16 day of JUN 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: $ 95.20

Published In The Muskogee Phoenix on June 14, 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 17, 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.

410 Jefferson

to-wit:
MUSKOGEE OT W45 LOT 9 BLOCK 46
In the County of MUSKOGEE, State of Oklahoma.

573 N 9th

All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in

573 N 9th

South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

1009 Mill
All heirs, devisees, legatees, beneficiaries of Thomas Hardaway, and all other persons who may claim an interest in

1009 Mill

Muskogee, County, State of Oklahoma, to-wit: Part of Lot six(6) Block 296 in the City of Muskogee, Oklahoma more particularly described as follows; Beginning at the northeast corner of said Lot six (6) ; thence cunning south along the east line thereof, a distance of 58.8 feet; thence west and parallel with the north line a distance of 117 feet : thence north and parallel with the east line , to the north line thereof : thence east along the north line , a distance of 117 feet to the point of beginning.

1308 Frankfort

The East 33 and 1/3 feet of lot 10 and the west 22 feet of lot 11 in Block 14 in Mckellop Third Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

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

POSTING DATE: 07/16/2025

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
JULY 17, 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 July 10, 2025, or take other necessary action. (Sarah Winkle)

2. Hold a Public Hearing and determine if the property located at 1308 Frankfort 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)

3. Hold a Public Hearing and determine if the property located at 1009 Mill, 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)

4. Hold a Public Hearing and determine if the property located at 573 N. 9th, 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 17, 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 17, 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, Chairperson; Codale Ford, Committee Member; Brent Roberts, Committee Member

Staff Present: Morgan Waters, Secretary

1. Consider approval of the Public Nuisance Review Committee Meeting Minutes of July 10, 2025, or take other necessary action. (Sarah Winkle)

   Motion was made by Committee Member Codale Ford, seconded by Committee Member Brent Roberts to approve the Public Nuisance Review Committee Meeting Minutes of July 10, 2025.

   AYE: Chairperson Sarah Winkle, Committee Member Codale Ford, Committee Member Brent Roberts

   Carried - Unanimously

2. Hold a Public Hearing and determine if the property located at 1308 Frankfort 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 Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 1308 Frankfort is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Sarah Winkle, Committee Member Codale Ford, Committee Member Brent Roberts

Carried - Unanimously

3. Hold a Public Hearing and determine if the property located at 1009 Mill, 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 Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 1009 Mill, including the Accessory Building, is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Sarah Winkle, Committee Member Codale Ford, Committee Member Brent Roberts

Carried - Unanimously

4. Hold a Public Hearing and determine if the property located at 573 N. 9th, 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 Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 573 N. 9th, including the accessory building, is dilapidated constiuting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Sarah Winkle, Committee Member Codale Ford, Committee Member Brent Roberts

Carried - Unanimously

With no further business, the meeting was adjourned.

SARAH WINKLE, COMMITTEE CHAIR

MORGAN WATERS, SECRETARY

NOTICE OF DILAPIDATION AND LIEN

STATE OF OKLAHOMA)
)
COUNTY OF MUSKOGEE)

I-2025-007638 Book 4969 Pg 342
07/22/2025 10:01am Pg 0342-0342
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:

HARRY F & BARBARA A BOSWELL and located at 1308 FRANKFORT AVE
MUSKOGEE OK 74401
Land ID#: 000090766

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

MCKELLOPS 3RD
E33 1/3 LOT 10 & W22 LOT 11
BLOCK 14
MCKELLOPS 3RD

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 July 21, 2025.

Tammy L. Tracy, City Clerk

Ford, Codale
Code Enforcement Officer

Case Number: 25-00076959

MUSKOGEE
Code Enforcement

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

7/18/2025

BOSWELL, BARBARA A
1308 FRANKFORT AVE
MUSKOGEE OK 74403-0000

Case Number: 25-76959
Street Address: 1308 FRANKFORT
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 17, 2025** and determined:

1) Your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
2) If the property creates a fire hazard which is dangerous to other property.
3) Your building is abandoned.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on October 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. You must attend the hearing or take corrective action on your property by October 28, 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: **The East 33 and 1/3 feet of lot 10 and the west 22 feet of lot 11 in Block 14 in Mckellop Third Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.**

MUSKOGEE
Code Enforcement

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Muskogee, OK 74401
(918) 684-6235

7/18/2025

BOSWELL, HARRY F
1308 FRANKFORT AVE
MUSKOGEE OK 74403-0000

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MUSKOGEE
Code Enforcement

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Muskogee, OK 74401
(918) 684-6235

7/18/2025

JAMES COWLES
2103 W OKMULGEE
MUSKOGEE,OK 74401

Case Number: 25-76959
Street Address: 1308 FRANKFORT
Legal Description: SEE BELOW

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MUSKOGEE
Code Enforcement

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Muskogee, OK 74401
(918) 684-6235

7/18/2025

BOSWELL, BARBARA A
BOSWELL, HARRY F
1308 FRANKFORT AVE
MUSKOGEE OK 74403-0000
JAMES COWLES
2103 W OKMULGEE
MUSKOGEE,OK 74401

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(918) 684-6235
7/18/2025
BOSWELL, BARBARA A
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muskogeeonline.org
2025/07/18


1308
MUSKOGEE
220 W. Okmulgee
Muskogee, OK 74401
(918) 684-6238
2025/07/18


1308
2025/07/18

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St UBCAB

Muskogee, Ok 74401 10,29.25

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: 9/11/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 12 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: $ 109.20

Published in The Muskogee Phoenix on September 11, 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: OCTOTBER 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 (916) 684-6235.

410 Jefferson

to-wit:
MUSKOGEE OT W45
LOT 9 BLOCK 46
In the County of MUSKOGEE, State of Oklahoma.

573 N 9th

All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in

573 N 9th

South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

1009 MILL

All heirs, devisees, legatees, beneficiaries of Thomas Hardaway, and all other persons who may claim an interest in

Muskogee, County, State of Oklahoma, to-wit: Part of Lot six(6) Block 296 in the City of Muskogee, Oklahoma more particularly described as follows; Beginning at the northeast corner of said Lot six (6); thence cunning south along the east line thereof, a distance of 58.8 feet; thence west and parallel with the north line a distance of 117 feet: thence north and parallel with the east line, to the north line thereof: thence east along the north line, a distance of 117 feet to the point of beginning.

1308 Frankfort

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