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: 12/18/2025

AGENDA
UNIFORM BUILDING CODE APPEALS BOARD
DECEMBER 31, 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 Special Call meeting minutes of December 10, 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 1303 Sallie, 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 1505 Elgin, including the Accessory Building, is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

ADJOURN

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

Meeting Date: 12/31/2025

Initiator: Sarah Winkle, Director of Planning and Community Development

---

AGENDA ITEM TITLE:

Consider approval of the Uniform Building Code Appeals Board Special Call meeting minutes of December 10, 2025, or take other necessary action. (Sarah Winkle)

BACKGROUND:

Consider approval of the Uniform Building Code Appeals Board Special Call meeting minutes of December 10, 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
DECEMBER 10, 2025

The Uniform Building Code Appeals Board of the City of Muskogee, Oklahoma, met in Regular Session at 1:30 p.m., on December 10, 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, Chair; Tim Hollifield, Board Member; Lake Moore, Board Member; Thomas Horton, Board Member
Absent:	MeKeion Payne, Vice Chair; Art Smith, Board Member
Staff Present:	Sarah Winkle, City Planner Codale Ford, Chief Code Officer Maxine Slusser, Planning Admin

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

Motion was made by Board Member Tim Hollifield, seconded by Board Member Lake Moore that the Uniform Building Code Appeals Board meeting minutes of September 24, 2025 be approved.

AYE: Chair Dennis Moore, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Thomas Horton

Carried - Unanimously

2 Discuss and consider approval of the 2026 Uniform Building Code of Appeals Board meeting schedule, or take other necessary action. (Sarah Winkle)

Motion was made by Board Member Tim Hollifield, seconded by Board Member Lake Moore that the 2026 Uniform Building Code of Appeals Board meeting schedule be approved.

AYE: Chair Dennis Moore, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Thomas Horton

Carried - Unanimously

There being no further business, the meeting was adjourned.

_____ _____

MAXINE SLUSSER, PLANNING ADMIN DENNIS MOORE, CHAIRPERSON

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

Meeting Date: 12/31/2025

Initiator: Codale Ford, Chief Code Officer

AGENDA ITEM TITLE:

Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 1303 Sallie, 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 September 18, 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; 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 8/19/2025 by the City Building Inspector. These are the findings from those inspections:

- The structure has broken windows. *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
    - 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 / 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 is open to the elements. *108.1.5
- The structure has an exposed roof. *108.1.5

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

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

or stucco should be repaired. Pest problems should be abated.

RECOMMENDED STAFF ACTION:
Uphold the findings of the PNRC.

Fiscal Impact

Attachments

Complete ubcab case file

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

Dilapidated Structures Checklist

Case Open Date: 8-19-25

Case Number: 25-77519

Address: 1303 Sallie

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

Date PNRC Hearing Notice Letter to all Stakeholders: 8-19-25

- ☑ 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: 8-21-25

- ☑ Affidavit of Publication

Reviewed By[1]:

CFord
Codale Ford, Chief Code Officer — 9-5-25 Date

Sarah Winkle
Sarah Winkle, Director of Planning & Comm. Dev. — 9-5-25 Date

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

9-18-25

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

CITY OF MUSKOGEE Code Enforcement

Date of the PNRC Hearing: 9-18-25

Date of PNRC Determination/UBCAB Notice Letter: 11-13-25

- ☑ 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~~): 12-31-25

Date of Publication in the Muskogee Phoenix: 9-30-25

- ☑ Affidavit of Publication

Date of UBCAB Hearing: 12-31-25

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

12-31-25

[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

Pioneer Abstract & Title Co., Inc. #2009090037
P.I.D.N.#0006 0110 15
DOC STAMPS $ 97.50
Property Address: 1303 Sallie St, Muskogee, OK 74403
Mailing Address: Same

I-2009-010826 Book 4016 Pg: 186
09/24/2009 9:02 am Pg 0186-0186
Fee: $ 13.00 Doc: $ 97.50
Karen Anderson - Muskogee County Clerk
State of Oklahoma

pcd 13

INDIVIDUAL

WARRANTY DEED

(Oklahoma Statutory Form)

That **David Carrier and Pam K. Carrier , husband and wife** parties of the first part, in consideration of the sum of TEN & NO/100---------- and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Kenneth Carrier** party of the second part, the following described real property and premises situate in **Muskogee** County, State of Oklahoma, to-wit:

Lots 19 and 20 in Block 21 in ROBINSON'S AMENDED ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

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, his 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.

EXCEPT covenants, conditions, easements, restrictions and mineral conveyances of record.

Signed and delivered this 23rd day of September, 2009.

David Carrier

Pam K. Carrier

State of Oklahoma
Muskogee County
Documentary Stamps $ 97.50

INDIVIDUAL ACKNOWLEDGMENT-OKLAHOMA FORM

STATE OF OKLAHOMA)
) ,SS
County of Muskogee)

Before me, a Notary Public, in and for said County and State, on this **23rd** day of **September, 2009**, personally appeared **David Carrier and Pam K. Carrier, husband and wife** 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 purposes therein set forth.

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

Notary Public

My commission expires

Notary Public Oklahoma
Oklahoma Seal
Patty A. Bunch
Muskogee County
Commission #03011022
Comm. Exp. 08-20-11

COUNTY OF MUSKOGEE
STATE OF OKLAHOMA

HUD50AR

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

CARRIER, KENNETH
1303 SALLIE ST
MUSKOGEE OK 74403-0000

Taxroll Information

Tax Year :	2024
Property ID :	5765-36-021-019-2-110-15
Location :	1303 SALLIE ST MUS
School District :	20A MUSKOGEE Mills : 108.96
Type of Tax :	Real Estate
Tax ID :	19175

Legal Description and Other Information:

ROBISON LOTS 19 & 20 BLOCK 21

Assessed Valuations	Amount
Land	2063
Improvements	120
Mobile Home Value	6018
Net Assessed	8201

The Penalty for this tax statement is calculated through September 15, 2025. After that date, another 1.5% of the base tax will be applied. Fees can be added any time.

Tax Values	Amount
Base Tax	894.00

Tax Values	Amount
Penalty	**107.28**
Fees	**13.19**
Payments	**0.00**
Total Paid	**0.00**
Total Due	**1,014.47**

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

Login (build: 32385:20250716.2)

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Parcel: 5765-36-021-019-2-110-15

Muskogee County Report

ID: 510019175

As of: 8/19/2025

Property Owner

Name: CARRIER, KENNETH

Mailing Address: 1303 SALLIE ST
MUSKOGEE, OK 74403

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres):

Extended Legal: ROBISON LOTS 19 & 20 BLOCK 21

Property Information

Physical Address: 1303 SALLIE ST
1303 SALLIE ST

Subdivision: ROBISON

Block / Lot: 0021 / 0019

S-T-R: --

Market and Assessed Values:

	Estimated Market Value	Full Assessed (11.00% Market Value)	Taxable Value
Land:	$18,750	$3,750	$2,063
Building:	715	143	79
Total:	$19,465	$3,893	$2,142

Taxes:

Estimated Taxes: $233

Homestead Credit: $0

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

Land:

Land Use	Size	Units
w100 x d270	27000.000	Sq.Ft

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www.datascoutpro.com

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
9/24/2009	4016	186	W	97.50	$65,000			
6/21/2006	3573	184	Judgement	52.50	$35,000		Valid	
6/17/2005	3413	154	W	2.25	$1,500		Valid	
10/11/2001	2883	396	W	9.75	$6,500		Valid	
4/18/2000	2723	172	W	2.25	$1,500		Valid	
1/5/1998	2500	230	Q	3.00	$2,000		Valid	
1/16/1996	2368	437	W	2.25	$1,100		Valid	
1/8/1996	2367	441	W	0.00	$0		Unval.	
12/1/1994	2296	360	Q	0.00	$0		Additional Properties	
12/1/1994	2296	360	Q	0.00	$0		Additional Properties	
3/1/1992	2127	264	D	0.00	$0		Additional Properties	

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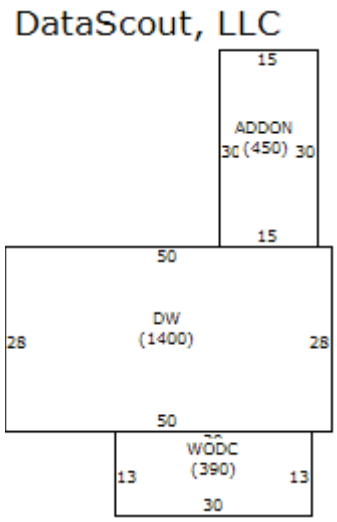
Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Mobile Home	DW	Wood Sidg	1,850	3	2001	24	Average	

Exterior Wall:
Heat / Cool: WrmCl Air
Plumbing: N/A
Foundation: Convention
Floor Struct: Wood with subfloor
Insulation: N/A
Basement:

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





Base Structure:

Item	Label	Description	Area
A	DW	DW	1400
B	ADDON	ADDON	450
C	WODC	WODC	390

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
SHDS		240		1	2000

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Map:



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1	Muskogee	04/01/2025	2025-003200	Notice	004950	0479	CITY OF MUSKOGEE	CARRIER, KENNETH	ROBISON B21 L19 ROBISON B21 L20	1 : View
1	Muskogee	03/26/2024	2024-002716	Release	004895	0276	MABREY BANK	CARRIER, KENNETH	ROBISONS AMENDED B21 L19 ROBISONS AMENDED B21 L20	1 : View
1	Muskogee	11/06/2020	2020-011552	Lien	004711	0730	LVNV FUNDING LLC	CARRIER, KENNETH	no legal	1 : View
1	Muskogee	07/21/2020	2020-007245	Judgement	004695	0839 - 0840	CROWN ASSET MANAGEMENT LLC	CARRIER, KENNETH	no legal	2 : View
1	Muskogee	09/26/2019	2019-010581	MTG	004656	0139	CARRIER, KENNETH	MABREY BANK CITIZENS SECURITY BANK & TRUST COMPANY	ROBISONS AMENDED B21 L19 ROBISONS AMENDED B21 L20	1 : View
1	Muskogee	02/06/2017	2017-001408	Judgement	004527	0400	SYNCHRONY BANK	CARRIER, KENNETH	NO LEGAL	1 : View
1	Muskogee	02/16/2016	2016-001513	DEED	004477	0007	CARRIER, KENNETH	CARRIER, CHAD CARRIER, SUMMER	MUSKOGEE OT B395 L6 Partial MCKELLOP HEIGHTS B8 L7 Partial	1 : View
1	Muskogee	01/26/2015	2015-000887	Deed	004426	0258	CARRIER, KENNETH	CARRIER, DARLENE	MUSKOGEE OT B341 L5 MUSKOGEE OT B341 L6	1 : View
1	Muskogee	04/30/2014	2014-004527	Deed	004390	0695	CARRIER, CHAD CARRIER, SUMMER	CARRIER, KENNETH	MCKELLOP HEIGHTS B8 L7 Partial	1 : View
1	Muskogee	04/30/2014	2014-004528	Deed	004390	0696	CARRIER, CHAD CARRIER, SUMMER	CARRIER, KENNETH	MUSKOGEE OT B395 L6 Partial	1 : View
2	Muskogee	01/31/2012	2012-001162	Deed	004256	0389	CARRIER, DAVID CARRIER, PAM	CARRIER, KENNETH	MUSKOGEE OT B341 L5 MUSKOGEE OT B341 L6	1 : View
0.3	Muskogee	06/29/2011	2011-006878	Phy Lien Rel	004218	0378	TRINIDAD, KENNETH R DO PHYSICAL REHABILITATION CENTER	CARRIER, BRITTANY	no legal	1 : View
0.3	Muskogee	09/29/2010	2010-010675	Phy Lien	004132	0106 - 0107	TRINIDAD, KENNETH R DO PHYSICAL REHABILITATION CENTER	CARRIER, BRITTANY	NO LEGAL	2 : View
1	Muskogee	09/24/2009	2009-010827	Mortgage	004016	0187 - 0196	CARRIER, KENNETH	CITIZENS SECURITY BANK & TRUST	ROBISONS AMENDED B21 L19 ROBISONS AMENDED B21 L20	10 : View
2	Muskogee	09/24/2009	2009-010826	Deed	004016	0186	CARRIER, DAVID CARRIER, PAM K	CARRIER, KENNETH	ROBISONS AMENDED B21 L19 ROBISONS AMENDED B21 L20	1 : View

COUNTY OF MUSKOGEE
STATE OF OKLAHOMA

I-2024-002716 Book 4895 Pg 276
03/26/2024 10:48am Pg 0276-0276
Fee: $18.00 Doc: $0.00
POLLY IRVING - Muskogee County Clerk
State of OK

R92XL

RELEASE OF MORTGAGE

IN CONSIDERATION of payment of the indebtedness secured by mortgage described below made by **KENNETH CARRIER; A SINGLE PERSON** to **MABREY BANK f/k/a CITIZENS SECURITY BANK & TRUST COMPANY, 401 N. MAIN, MUSKOGEE, OKLAHOMA**, which mortgage is dated **SEPTEMBER 23, 2009** and recorded as follows:

Date	County & State Recording	Book Number Doc Number	Page Number Receipt Number
09/24/2009	MUSKOGEE OK	4016 I-2009-010827	0187-0196
09/26/2019 MOD	MUSKOGEE OK	4656 I-2019-010581	0139-0139

LOTS 19 AND 20 IN BLOCK 21 IN ROBINSON'S AMENDED ADDITION TO THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, OKLAHOMA
Property Address: 1303 SALLIE ST, MUSKOGEE, OK 74403

Whereas, the note secured by said mortgage has been paid in full.

Now, Therefore, MABREY BANK, the owner and holder of said mortgage, does hereby remise and release the above described mortgage.

Signed and delivered on March 25, 2024.

MABREY BANK

By: Mary Pittman
Mary Pittman, Senior Vice President

STATE OF OKLAHOMA)
)
COUNTY OF TULSA)

This instrument was acknowledged before me on March 25, 2024 by Mary Pittman, Senior Vice President of Mabrey Bank.

TRISHA GRIFFIN NOTARY # 23009476 EXP. 07/17/27 PUBLIC STATE OF OKLAHOMA

Notary Public: TRISHA GRIFFIN

My Commission No: 23009476
My Commission Expires: 07/17/2027

When recorded, return to Mabrey Bank, PO Box 130, Bixby, OK 74008-0130
Prepared by: ANNA WARRING

NOT AN OFFICIAL COPY
VIEW ADDITIONAL LAND RECORDS AT OKCOUNTYRECORDS.COM


2025/08/19


2025/08/19


2025/08/19


2025/08/19


2025/08/19


2025/08/19

Building Inspector's Dilapidated Structure Checklist

Case Open Date: 8-19-25 Case Number: 25-77519

Address: 1303 SALLIE

Code Officer: Ford

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: 12

Location of Broken/Open Windows: Total Exterior

Exterior Doors Secured ☐ Yes ☒ No

Hazardous Materials on Site ☒ Yes ☐ No

Conditions present that require immediate action: Burnt Structure, collapsed

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
Appear Unsafe and/or Dangerous	☐ Yes	☐ No

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilapidated Structure Checklist

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

Inspector's Signature: _____

Inspector's Name: Brent Roberts Date of Inspection: 8/19/25

CITY OF MUSKOGEE
Permits & Inspections

MUSKOGEE
Code Enforcement

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

08/19/2025

CARRIER, KENNETH
1303 SALLIE ST
MUSKOGEE OK 74403-0000

Case Number: 25-77519
Street Address: 1303 Sallie
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 **08/19/2025** 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 September 18, 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 September 18, 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: Lots 19 and 20 in Block 21 in ROBINSON'S AMENDED 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

08/19/2025

CARRIER, KENNETH
1303 SALLIE ST
MUSKOGEE OK 74403-0000

Case Number: 25-77519
Street Address: 1303 Sallie
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 **08/19/2025** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

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

CORRECTIVE ACTION:

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

2025/08/19

229 W. Okmulgee

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 September 18, 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 September 18, 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

2025/08/19

IPMC References

If you have any questions regarding this, you may contact the Code Enforcement Department at (
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

MUSKOGEE
Code Enforcement

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

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

Legal Description: Lots 19 and 20 in Block 21 in ROBINSON'S AMENDED ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

2025/08/19


1303
2025/08/19


1303
2025/08/19

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix

214 Wall St

Muskogee, Ok 74401

918-684-2810

Case:

PNRC DS
9.18.25

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

PUBLICATION DATES: 8/21/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 21 day of Aug 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: $ 83.30

Published in The Muskogee Phoenix on August 21, 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: September 18, 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.

3420 Court
The West 40 feet of Lot 4 and the East 20 feet of Lot 5 in Block 2 Agency Addition to the City of
Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

1505 Elgin

MUSKOGEE COUNTY, Oklahoma to-wit: MUSKOGEE OT N100 LOTS 1 & 2 BLOCK 141

1303 Sallie

Lots 19 and 20 in Block 21 in ROBINSON'S AMENDED 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: 09/17/2025

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
SEPTEMBER 18, 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 September 4, 2025, or take other necessary action. (Sarah Winkle)

2. Hold a Public Hearing and determine if the personal property located at 1610 Augusta is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

3. Hold a Public Hearing and determine if the personal property located at 607 Grant aka 609 Grant is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

4. Hold a Public Hearing and determine if the personal property located at 1033 S. C is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

5. Hold a Public Hearing and determine if the personal property located at 2415 Pickens is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

6. Hold a Public Hearing and determine if the personal property located at 2503 Davenport is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

7. Hold a Public Hearing and determine if the high weeds and grass located on the properties listed are detrimental to the health, benefit and welfare of the public and the community as to constituting a public nuisance; and/or a hazard to traffic; and/or a fire hazard to property, or take other necessary action (City Codes Sec. 38-40 and 38-41). (Sarah Winkle)

8. Hold a Public Hearing and determine if the property located at 1303 Sallie is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constituting 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)

9. Hold a Public Hearing and determine if the property located at 1505 Elgin, 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)

10. Hold a Public Hearing and determine if the property located at 3420 Court 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
SEPTEMBER 18, 2025

The Public Nuisance Review Committee of the City of Muskogee, Oklahoma, met in a Regular Schedule Meeting at 11:00 a.m., on SEPTEMBER 18, 2025, at 229 W. Okmulgee Ave., 3rd Floor, Council Chambers, Muskogee, Oklahoma.

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

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

Staff Present:

Attendees: Alan Syfrett, 1610 Augusta
Charles Roberts, 301 N 26th and 2604 Court Street
Raymond Wosley, 1033 S C

1. Consider approval of the Public Nuisance Review Committee Meeting Minutes of September 4, 2025, or take other necessary action. (Sarah Winkle)

Motion was made by Committee Member Codale Ford, seconded by Committee Chair Sarah Winkle to approve the meeting minutes of September 4, 2025.

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

Carried - Unanimously

2. Hold a Public Hearing and determine if the personal property located at 1610 Augusta is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Alan Syfrett, brother of the owner, was present, and spoke about the fact that the property has been deeded over to him. He is cleaning up what he can on the property and trying to put what he can behind the fence and then taking what he can to the curb for curbside pickup.

Chief Code Officer, Codale Ford, offered to call to see if the items on the curb could be picked up sooner. He also mentioned that the fence coming all the way to the front yard is going to have to be taken down as it violates the ordinance as well, but asked that Alan focus on the yard first.

Alan Syfrett stated that he is going to have the vehicles towed.

Motion was made by Committee Member Codale Ford, seconded by Committee Member Brent Roberts hat the personal property at 1610 Augusta is dilapidated and consitutes a public nuisance and should be removed, but we will give an extension of one month to October the 19, 2025 to clean it and make progress.

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

Carried - Unanimously

3. Hold a Public Hearing and determine if the personal property located at 607 Grant aka 609 Grant is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the personal property at 607 Grant aka 609 Grant is dilapidated constituting a public nuisance and should be removed.

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

Carried - Unanimously

4. Hold a Public Hearing and determine if the personal property located at 1033 S. C is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Owner Raymond Wosley was present to speak on the condition of the items on the property and requested more time to clean it up.

Chief Code Officer, Codale Ford, said the boat and stuff in the yard is still needing to be cleaned up. He gave the owner an extension of 2 weeks to get the items cleaned up.

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that the personal property at 1033 S. C. is dilapidated, constituting a public nuisance, and that we are granting a 2-week extension for the owner to clean up the property, and if at the end of that 2 weeks, October 2, 2025, the property is not cleaned up the property will be abated.

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

Carried - Unanimously

5. Hold a Public Hearing and determine if the personal property located at 2415 Pickens is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the personal property at 2415 Pickens is dilapidated constituting a public nuisance and should be removed.

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

Carried - Unanimously

6. Hold a Public Hearing and determine if the personal property located at 2503 Davenport is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the personal property at 2503 Davenport is dilapidated constituting a public nuisance and should be removed.

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

Carried - Unanimously

7. Hold a Public Hearing and determine if the high weeds and grass located on the properties listed are detrimental to the health, benefit and welfare of the public and the community as to constituting a public nuisance; and/or a hazard to traffic; and/or a fire hazard to property, or take other necessary action (City Codes Sec. 38-40 and 38-41). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the high weeds and grass located on the properties listed on this agenda item constitutes a public nuisance and should be abated.

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

Carried - Unanimously

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford, to AMEND the MOTION stating that
the properties at N 18th Street are alleys only
between 18th and 19th that need to be abated.

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

8. Hold a Public Hearing and determine if the property located at 1303 Sallie is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constituting 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 1303 Sallie is dilapidated, constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

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

9. Hold a Public Hearing and determine if the property located at 1505 Elgin, 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)

Chief Code Officer, Codale Ford, stated that he spoke with the owner yesterday. The property was purchased at the tax sale, but he was willing to sign the waivers for demolition.

Director of Planning and Comm. Dev. added that she did text the demolition contractor for a quote for demo on this property.

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 1505 Elgin, including the accessory building, is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

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

10. Hold a Public Hearing and determine if the property located at 3420 Court 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)

Chief Code Officer, Codale Ford, stated that he received a letter from the owner that stated the property was not abandoned or unsecured. He stated he did go by the property and it is now secured at the windows and bottom of the home and is freshly painted.

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 3420 Court is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

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

Carried - Unanimously

With no further business, the meeting was adjourned.

Codale Ford, Secretary

Sarah Winkle, Committee Chair

NOTICE OF DILAPIDATION AND LIEN

STATE OF OKLAHOMA)
)
COUNTY OF MUSKOGEE)

I-2025-008948 Book 4975 Pg 110
08/27/2025 3:37pm Pg 0110-0110
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:

KENNETH CARRIER and located at 1303 SALLIE ST MUSKOGEE OK 74401
Land ID#: 000123592

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

ROBISON
LOTS 19 & 20 BLOCK 21
ROBISON

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

Tammy L. Tracy, City Clerk

CERTIFICATE OF CITY CLERK

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

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

Tammy L. Tracy

Tammy L. Tracy, City Clerk

Ford, Codale
Code Enforcement Officer

Case Number: 25-00077519

MUSKOGEE
Code Enforcement

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

11-13-25

CARRIER, KENNETH
1303 SALLIE ST
MUSKOGEE OK 74403-0000

Case Number: 25-77519
Street Address: 1303 Sallie
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 **September 18, 2025** and determined:

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

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on the following month December 31, 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 December 30, 2025.

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

Codale Ford
Code Enforcement Supervisor

Legal Description:

Lots 19 and 20 in Block 21 in ROBINSON'S AMENDED 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

11-13-25

CARRIER, KENNETH
1303 SALLIE ST
MUSKOGEE OK 74403-0000

Case Number: 25-77519
Street Address: 1303 Sallie
Legal Description: SEE BELOW

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

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on the following month December 31, 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 December 30, 2025.

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

Codale Ford
Code Enforcement Supervisor

Legal Description:

Lots 19 and 20 in Block 21 in ROBINSON'S AMENDED ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

www.muskogeeonline.org
planning@muskogeeonline.org

2025/11/13

MUSKOGEE
Code Enforcement

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

11-13-25

CARRIER, KENNETH
1303 SALLIE ST
MUSKOGEE OK 74403-0000

Case Number: 25-77519
Street Address: 1303 Sallie
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 **September 18, 2025** and determined:

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

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on the following month December 31, 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 December 30, 2025.

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

Codale Ford
Code Enforcement Supervisor

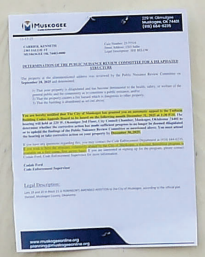
Legal Description:

Lots 19 and 20 in Block 21 in ROBINSON'S AMENDED ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

www.muskogeeonline.org
planning@muskogeeonline.org

2025/11/13

1303


MUSKOGEE

CITY OF MUSKOGEE
PUBLIC WORKS AUTHORITY
(918) 684-1010

J. SMOKE, KEVOTE
130 MAGEE CIR
MUSKOGEE, OK 74401-6000

Case Number: 25-0914
Case Opened: 10/16/2025
Court Presentation: 10/ 30/ 25

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 September 18, 2025 and determined:

1) That said property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or to constitute a public nuisance; and
2) That the property owners has been notified (as required by state statute);
3) That the building is abandoned (as set out above).

You are hereby notified that The City of Muskogee has attached you as necessary hereof to the Uniform Dangerous Building Code and Chapter 5 of the Code of Ordinances of the City of Muskogee, Oklahoma, a hearing will be held at 2:00 PM, in Muskogee Civil Court, City Council Chambers, Municipal Building, 229 West 3rd Street, Muskogee, Oklahoma, on 10/30/25 at 2:00 PM, for the purpose of determining whether the structure(s) on your property is a dilapidated structure and a public nuisance whether the recitations set forth herein are true and correct. You must attend the hearing in order to present evidence in your property is Dangerous Property.

If you have any questions regarding this, you may contact the Code Enforcement Department at the City of Muskogee Public Works Authority at (918) 684-1010 or you may contact me at the address listed above. If you are concerned or expecting any for the property, please contact Code Enforcement Supervisor for more information.

Cassidy Ford
Code Enforcement Supervisor

Legal Description:

Lots 19 and 20 in Block 11 in TOWNSITE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

www.muskogeeonline.org
publicworks@muskogeeonline.org

2025/11/13


1303
2025/11/13


2025/11/13

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St UBCAB 2

Muskogee, Ok 74401 12.31.25

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: 9/30/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 30 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: $ 84.70

Published in The Muskogee Phoenix on September 30, 2025

NOTICE AND ORDER TO PROPERTY OWNERS

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

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

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

1303 Sallie

Lots 19 and 20 in Block 21 in ROBINSON'S AMENDED ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

1505 Elgin

MUSKOGEE COUNTY, Oklahoma to-wit: MUSKOGEE OT N100 LOTS 1 & 2 BLOCK 141

3420 Court

The West 40 feet of Lot 4 and the East 20 feet of Lot 5 in Block 2 Agency Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

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

Meeting Date: 12/31/2025

Initiator: Codale Ford, Chief Code Officer

AGENDA ITEM TITLE:

Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 1505 Elgin, including the Accessory Building, is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

BACKGROUND:

PNRC was held on September 18, 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 8/19/2025 by the City Building Inspector. These are the findings from those inspections:

- The structure has broken windows. *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
    - 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 / 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 is open to the elements. *108.1.5
- The structure has an exposed roof. *108.1.5

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

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; the exterior of the property and grounds shall be cleaned and kept in a sanitary and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, in good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors should fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior should be brought into good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar

walking surfaces, which are not properly anchored, should be secured. Accumulated rubbish, trash and debris, including all non-working equipment, should be removed. Any fractures in concrete, masonry, or stucco should be repaired. Pest problems should be abated.

RECOMMENDED STAFF ACTION:

Uphold the findings of the PNRC.

Fiscal Impact

Attachments

Complete ubcab case file

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

Dilapidated Structures Checklist

Case Open Date: 8-19-25

Case Number: 25-77520

Address: 1505 Elgin and Accessory Building

Officer: CFord

Documents Needed for Every Case

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

Date PNRC Hearing Notice Letter to all Stakeholders: 8-19-25

- ☑ 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: 8-21-25

- ☑ Affidavit of Publication

Reviewed By[1]:

CFord — 9-5-25

Codale Ford, Chief Code Officer — Date

Sarah Winkle — 9-5-25

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

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

9-18-25

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

Date of the PNRC Hearing: 9-18-15

Date of PNRC Determination/UBCAB Notice Letter: 11-13-15

☑ 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~~): 12-31-25

Date of Publication in the Muskogee Phoenix: 9-30-25

☑ Affidavit of Publication

Date of UBCAB Hearing: 12-31-25

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

12-31-25

[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

I-2025-006195
06/11/2025 9:21am
Fee: $22.00 Doc: $0.00
POLLY IRVING - Muskogee County Clerk
State of OK

Book 4863 Pg 10
Pg 0010-0012

MUSKOGEE COUNTY OF STATE OF OKLAHOMA

COUNTY TREASURER'S RESALE DEED
(INDIVIDUAL)

WHEREAS, SHELLY SUMPTER, County Treasurer of MUSKOGEE COUNTY, State of Oklahoma, on June 9, 2025, sold seperately and singly, in the manner provided by law, at tax resale and VICTOR MUIRURI bid in for MUSKOGEE REHOBOTH REAL ESTATE LLC, 9341 NW 124TH ST YUKON, OK 73099 the real estate hereinafter described, and

WHEREAS, all proceedings, notices and duties provided, required and imposed by law prerequisite to the vesting of authority in said County Treasurer to execute this resale deed have been followed, given, complied with and performed, and

WHEREAS, the said SHELLY SUMPTER, County Treasurer is now by law vested with power and authority to execute this resale deed,

NOW, THEREFORE, this indenture made on June 9, 2025, between the State of Oklahoma, by SHELLY SUMPTER, the Treasurer of MUSKOGEE COUNTY, of the first part, and MUSKOGEE REHOBOTH REAL ESTATE LLC, of the Second part, witnesseth, that the said party of the first part for and in consideration of the premises and the total sum paid, to-wit 3,000.00 hath granted, bargained and sold, and by these presents doth grant, bargain, sell and convey to the said party of the second part, his (or her) heirs, executors, administrators, and assigns, forever, the following seperately described tracts, parcels, or lots of land so sold seperately and singly for the amount bid in the total sum set opposite each, all of said tracts, parcels, or lots of land being located in MUSKOGEE COUNTY, Oklahoma to-wit:

DESCRIPTION	City, Town or Subdivision BaseID	Sec.	Twp. or Blk.	Rng. or Lot	Amount (Bid on each)
MUSKOGEE OT N100 LOTS 1 & 2 BLOCK 141	MUSKOGEE 1587	1-	-26	-14	3,000.00

To have and to hold said tracts and parcels of land with the appurtenances thereto belonging to said party of the second part, his (or her) heirs, executors, administrators and assigns, forever, in as full and ample manner as the said Treasurer of said County is empowered by law to sell the same.

In testimony whereof, the Treasurer of said County of MUSKOGEE COUNTY, State of Oklahoma, has set his (or her) hand and seal the day and year aforesaid.

ATTEST:

STATE OF OKLAHOMA

(SEAL)

By Shelly Sumpter
County Treasurer

I-2025-006195 Book 4963 Pg 11
06/11/2025 9:21am Pg 0010-0012
Fee: $22.00 Doc: $0.00
POLLY IRVING - Muskogee County Clerk
State of OK

ACKNOWLEDGMENT

STATE OF OKLAHOMA }
MUSKOGEE COUNTY } ss.

Before me, the undersigned, a Notary Public, within and for the above named County and State, on June 9, 2025 personally appeared SHELLY SUMPTER to me known to be the County Treasurer of MUSKOGEE COUNTY, Oklahoma, and the identical person who executed the within and foregoing instrument and conveyance of land, and acknowledged to me that he or she executed the same in his or her capacity as County Treasurer of MUSKOGEE COUNTY, Oklahoma as his or her free and voluntary act and deed as such, and as the free and voluntary act and deed of MUSKOGEE COUNTY and the State of Oklahoma, for the uses and purposes therein set forth.

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

(SEAL)

JACLYN WATSON
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES APR. 26, 2029
COMMISSION # 21005664

Notary Public
(Or County Clerk)

My commission expires 4/26/29

==========

No. _____

==========

COUNTY TREASURER'S RESALE TAX DEED

FROM _____ COUNTY
STATE OF OKLAHOMA
TO

_____

_____

_____

==========

STATE OF OKLAHOMA, }
_____ County } ss.

Filed in the office of County Clerk for record
on this day of _____
at _____, and recorded in
Book _____ of _____ on page _____

_____
County Clerk
By _____ Deputy

==========

I-2025-006195
06/11/2025 9:21am
Fee: $22.00 Doc: $0.00
POLLY IRVING - Muskogee County Clerk
State of OK

Book 4863 Pg 12
Pg 0010-0012

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST

STATE OF OKLAHOMA)
) ss.
COUNTY OF MUSKOGEE)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned VICTOR MUIRURI (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an VICTOR MUIRURI Owner (role, such as titled officer or trustee) of MUSKOGEE REHOBOTH REAL ESTATE LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
   No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
5. If the Entity is a trust, its grantee(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

AFFIANT, individually and as authorized agent of the Entity

6/9/2025
Date

The foregoing instrument was subscribed and sworn to before me this 9 day of June, 2025, by amber moore

NOTARY PUBLIC

My Commission Expires:

My Commission Number:

AMBER LYNN MOORE
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES MAY 14, 2028
COMMISSION # 24006378

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

BRIGGS, VIVIAN FERN
% SHEPPARD, KRISTEN
1505 ELGIN ST
MUSKOGEE OK 74401-0000

Taxroll Information

Tax Year :	2024
Property ID :	4610-26-141-001-1-119-06
Location :	1505 ELGIN MUS
School District :	20A MUSKOGEE Mills : 108.96
Type of Tax :	Real Estate
Tax ID :	1601

Legal Description and Other Information:

MUSKOGEE OT N100 LOTS 1 & 2 BLOCK 141

Assessed Valuations	Amount
Land	550
Improvements	1628
Net Assessed	2178

Tax Values	Amount
Base Tax	237.00
Penalty	0.00

Tax Values	Amount
Fees	**0.00**
Payments	**237.00**
Total Paid	**254.78**
Total Due	**0.00**

Date	Receipt	Paid With	Payment For	Amount	Paid By
06/12/2025	50513	Check	Taxes	237.00	MCT JUNE RESALE CHECK->Check# 124
06/12/2025	50513	Check	Penalty	17.78	

Login (build: 32385:20250716.2)

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Parcel: 4610-26-141-001-1-119-06

Muskogee County Report

ID: 510001601

As of: 8/19/2025

Property Owner

Name: MUSKOGEE REHOBOTH REAL ESATE LLC,

Mailing Address: 9341 NW 124TH ST
YUKON, OK 73099

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.230

Extended Legal: MUSKOGEE OT N100 LOTS 1 & 2 BLOCK 141

Property Information

Physical Address: 1505 ELGIN

Subdivision: MUSKOGEE OT

Block / Lot: 0141 / 0001

S-T-R: --

Market and Assessed Values:

	Estimated Market Value	Full Assessed (11.00% Market Value)	Taxable Value
Land:	$5,000	$1,000	$550
Building:	15790	3158	1737
Total:	$20,790	$4,158	$2,287

Taxes:

Estimated Taxes: $249

Homestead Credit: $0

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

Land:

Land Use	Size	Units
w100 x d100	10000.000	Sq.Ft

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
6/11/2025	4963	10	Leaves	0.00		MUSKOGEE REHOBOTH REAL ESATE LLC,	A	Improved
5/1/2020	4685	43	Q	0.00	$0		Unval.	
5/29/2019	4640	331	Trust Deed	0.00	$0		Unval.	
4/15/2019	4634	499	Partition	0.00	$0		Unval.	
1/1/1900	1326	331		0.00	$0			

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Subject to terms and conditions.
www.datascoutpro.com

Details for Residential Card 1:

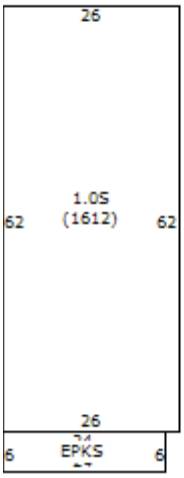
Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	1.0S	Asbestos	1,612	1	1940	100	Low	3

Exterior Wall:
Heat / Cool: ElecBasebd
Plumbing: Full: 1
Foundation: Convention
Floor Struct: Wood with subfloor
Insulation: N/A
Basement:

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

Photo Not Available

DataScout, LLC



Base Structure:

Item	Label	Description	Area
A	1.0S	1.0S	1612
B	EPKS	EPKS	144

Other Adjustments:

Code	Type	Quantity
FRPL	1SA	3
HTAC	15	1

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

Map:



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

2	Muskogee	06/11/2025	2025-006194	Deed	004963	0007 - 0009	MUSKOGEE COUNTY TREASURER	MUSKOGEE REHOBOTH REAL ESTATE LLC	MUSKOGEE OT B156 L5 Partial MUSKOGEE OT B156 L6 Partial	3 : View
1.8	Muskogee	06/11/2025	2025-006195	Deed	004963	0010 - 0012	MUSKOGEE COUNTY TREASURER	MUSKOGEE REHOBOTH REAL ESTATE LLC	MUSKOGEE OT B141 L1 Partial MUSKOGEE OT B141 L2 Partial	3 : View
2	Muskogee	06/11/2025	2025-006193	Deed	004963	0004 - 0006	MUSKOGEE COUNTY TREASURER	MUSKOGEE REHOBOTH REAL ESTATE LLC	MUSKOGEE OT B156 L5 Partial MUSKOGEE OT B156 L6 Partial	3 : View

Entity Summary Information

Select the buttons below to file or place an order.

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

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

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

MUSKOGEE REHOBOTH REAL ESTATE LLC

Details

Filing Number:	3513846722
Name Type:	Legal Name
Status:	In Existence
Corp type:	Domestic Limited Liability Company
Jurisdiction:	Oklahoma
Formation Date:	5 Jun 2025

Registered Agent Information

Name:	VICTOR MUIRURI
Effective:	5 Jun 2025
Address:	9341 NW 124TH ST
City, State , ZipCode:	YUKON OK 73099

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

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1605
2025/08/19


2025/08/19


2025/08/19


2025/08/19


2025/08/19


2025/08/19


2025/08/19


2025/08/19


2025/08/19

Building Inspector's Dilapidated Structure Checklist

Case Open Date: 8-19-25 Case Number: 25-77520

Address: 1505 Elgin and Accessory Building

Code Officer: _____

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: 22

Location of Broken/Open Windows: Total Exterior

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

Conditions present that require immediate action: Burnt Structure

Potential Fire Risk	☐ Low	☐ Moderate	☒ High

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilpaidated Structure Checklist

In the opinion of the Inspector, is the structure:

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

Accessory Bldg. Security

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

What are the signs: _____

Utilities

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

Construction/Status of the Accessory Building

Number of Floors: 1

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

How many windows are Open/Broken: 1

Location of Broken/Open Windows: Back of Structure

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

Conditions present that require immediate action: Roof collapse

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 Dilapidated Structure Checklist

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

*Large well hole in Backyard
Poses a severe safety Risk

Inspector's Signature: _____

Inspector's Name: Brent Roberts Date of Inspection: 8/19/25

CITY OF
MUSKOGEE
Permits & Inspections

MUSKOGEE
Code Enforcement

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

08/19/2025

MUSKOGEE REHOBOTH REAL ESTATE LLC,
9341 NW 124TH ST
YUKON, OK 73099

Case Number: 25-77520
Street Address: 1505 Elgin 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:

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MUSKOGEE
Code Enforcement

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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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: MUSKOGEE COUNTY, Oklahoma to-wit:
MUSKOGEE OT N100 LOTS 1 & 2 BLOCK 141

MUSKOGEE
Code Enforcement

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Muskogee, OK 74401
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08/19/2025

MUSKOGEE REHOBOTH REAL ESTATE LLC,
VICTOR MUIRURI
9341 NW 124TH ST
YUKON, OK 73099
SHEPPARD,KRISTEN
BRIGGS,VIVIAN FERN
1505 ELGIN ST
MUSKOGEE OK 74401-0000

Case Number: 25-77520
Street Address: 1505 Elgin
Legal Description: SEE BELOW

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Codale Ford

MUSKOGEE
Code Enforcement

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City of Muskogee

IPMC References
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Legal Description: MUSKOGEE COUNTY, Oklahoma to-wit:
MUSKOGEE OT N100 LOTS 1 & 2 BLOCK 141

MUSKOGEE
Code Enforcement

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08/19/2025

VICTOR MUIRURI
9341 NW 124TH ST
YUKON OK 73099

Case Number: 25-77520
Street Address: 1505 Elgin and Accessory Building
Legal Description: SEE BELOW

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Legal Description: MUSKOGEE COUNTY, Oklahoma to-wit:
MUSKOGEE OT N100 LOTS 1 & 2 BLOCK 141

MUSKOGEE
Code Enforcement

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08/19/2025

BRIGGS,VIVIAN FERN
1505 ELGIN ST
MUSKOGEE OK 74401-0000

Case Number: 25-77520
Street Address: 1505 Elgin and Accessory Building
Legal Description: SEE BELOW

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IPMC References

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Legal Description: MUSKOGEE COUNTY, Oklahoma to-wit:
MUSKOGEE OT N100 LOTS 1 & 2 BLOCK 141

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08/19/2025

SHEPPARD,KRISTEN
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MUSKOGEE OK 74401-0000

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

Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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: MUSKOGEE COUNTY, Oklahoma to-wit:
MUSKOGEE OT N100 LOTS 1 & 2 BLOCK 141

MUSKOGEE
Code Enforcement

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

08/19/2025

MUSKOGEE REHOBOTH REAL
ESTATE LLC,
VICTOR MUIRURI
9341 NW 124TH ST
YUKON, OK 73099
SHEPPARD,KRISTEN
BRIGGS,VIVIAN FERN
1505 ELGIN ST
MUSKOGEE OK 74401-0000

Case Number: 25-77520
Street Address: 1505 Elgin 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 **08/19/2025** 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.

2025/08/19

www.muskogeeonline.org
planning@muskogeeonline.org

MUSKOGEE
Code Enforcement

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

Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held on September 18, 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 September 18, 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.

2025/08/19

Codale Ford

229 W. Okmulgee
Muskogee, OK 74401

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

MUSKOGEE
Code Enforcement

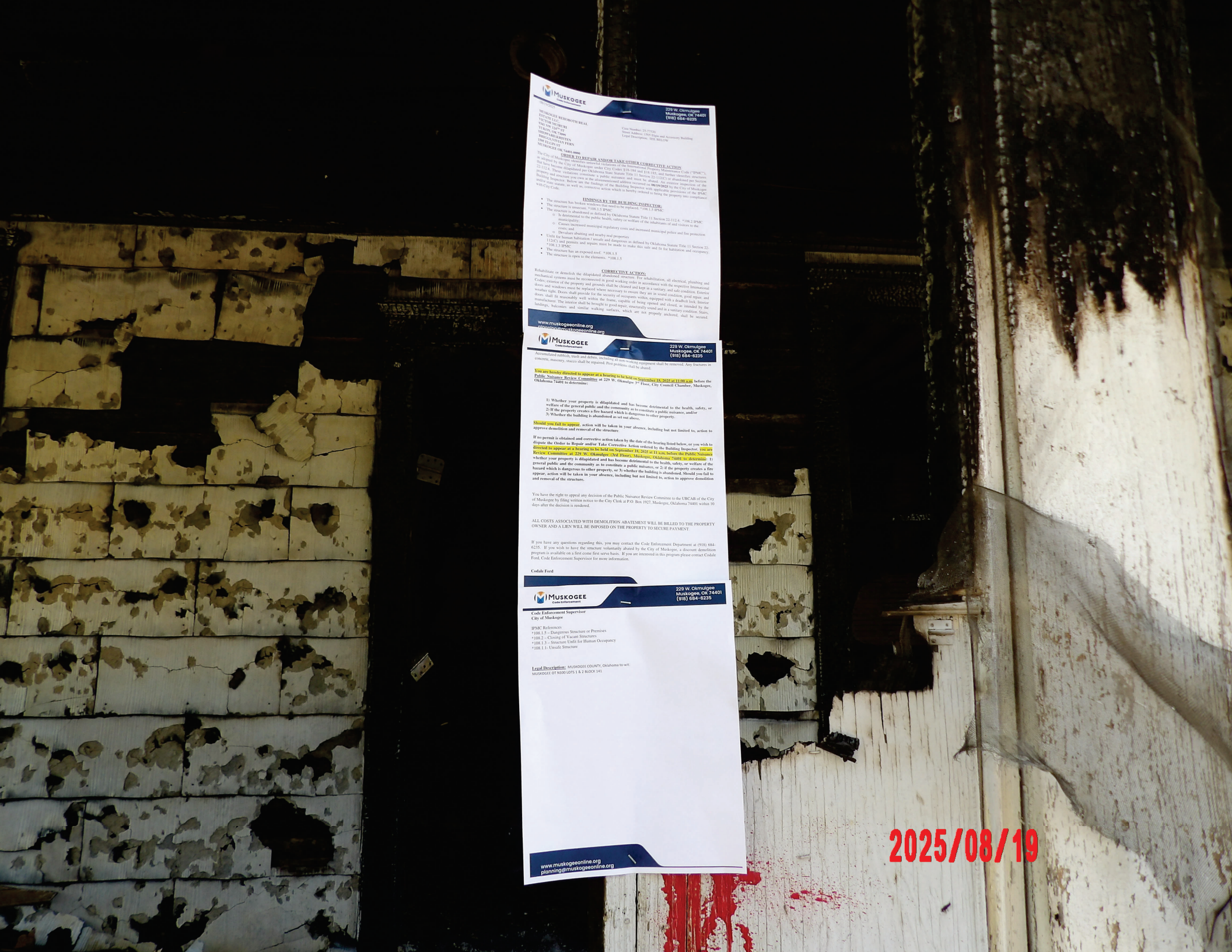
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235

Code Enforcement Supervisor
City of Muskogee

IPMC References
*108.1.5 – Dangerous Structure or Premises
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*108.1.1- Unsafe Structure

Legal Description: MUSKOGEE COUNTY, Oklahoma to-wit:
MUSKOGEE OT N100 LOTS 1 & 2 BLOCK 141

2025/08/19


MUSKOGEE
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235
MUSKOGEE REBIRTH REAL
ESTATE LLC
2170 OK-16 BUS
TYLER, TX 75709
SHIPPS, MARJORIE
1804 FLAVIA TERN
MUSKOGEE, OK 74401-9000
Case Number: 25-77720
Street Address: 500 Elgin and Accessory Building
Legal Description: SEE BELOW
ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION
FINDINGS BY THE BUILDING INSPECTOR:
CORRECTIVE ACTION:
www.muskogeeonline.org
planning@muskogeeonline.org
MUSKOGEE
Code Enforcement
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235
Public Nuisance Review Committee
Should you fail to appear,
MUSKOGEE
Code Enforcement
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235
Code Enforcement Supervisor
City of Muskogee
Legal Description:
www.muskogeeonline.org
planning@muskogeeonline.org

2025/08/19


1505
2025/08/19

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix

214 Wall St

Muskogee, Ok 74401

918-684-2810

Case:

PNRC DS
9.18.25

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

PUBLICATION DATES: 8/21/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 21 day of Aug 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: $ 83.30

Published in The Muskogee Phoenix on August 21, 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: September 18, 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.

3420 Court
The West 40 feet of Lot 4 and the East 20 feet of Lot 5 in Block 2 Agency Addition to the City of
Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

1505 Elgin

MUSKOGEE COUNTY, Oklahoma to-wit: MUSKOGEE OT N100 LOTS 1 & 2 BLOCK 141

1303 Sallie

Lots 19 and 20 in Block 21 in ROBINSON'S AMENDED 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: 09/17/2025

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
SEPTEMBER 18, 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 September 4, 2025, or take other necessary action. (Sarah Winkle)

2. Hold a Public Hearing and determine if the personal property located at 1610 Augusta is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

3. Hold a Public Hearing and determine if the personal property located at 607 Grant aka 609 Grant is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

4. Hold a Public Hearing and determine if the personal property located at 1033 S. C is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

5. Hold a Public Hearing and determine if the personal property located at 2415 Pickens is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

6. Hold a Public Hearing and determine if the personal property located at 2503 Davenport is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

7. Hold a Public Hearing and determine if the high weeds and grass located on the properties listed are detrimental to the health, benefit and welfare of the public and the community as to constituting a public nuisance; and/or a hazard to traffic; and/or a fire hazard to property, or take other necessary action (City Codes Sec. 38-40 and 38-41). (Sarah Winkle)

8. Hold a Public Hearing and determine if the property located at 1303 Sallie is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constituting 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)

9. Hold a Public Hearing and determine if the property located at 1505 Elgin, 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)

10. Hold a Public Hearing and determine if the property located at 3420 Court 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
SEPTEMBER 18, 2025

The Public Nuisance Review Committee of the City of Muskogee, Oklahoma, met in a Regular Schedule Meeting at 11:00 a.m., on SEPTEMBER 18, 2025, at 229 W. Okmulgee Ave., 3rd Floor, Council Chambers, Muskogee, Oklahoma.

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

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

Staff Present:

Attendees: Alan Syfrett, 1610 Augusta
Charles Roberts, 301 N 26th and 2604 Court Street
Raymond Wosley, 1033 S C

1. Consider approval of the Public Nuisance Review Committee Meeting Minutes of September 4, 2025, or take other necessary action. (Sarah Winkle)

Motion was made by Committee Member Codale Ford, seconded by Committee Chair Sarah Winkle to approve the meeting minutes of September 4, 2025.

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

Carried - Unanimously

2. Hold a Public Hearing and determine if the personal property located at 1610 Augusta is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Alan Syfrett, brother of the owner, was present, and spoke about the fact that the property has been deeded over to him. He is cleaning up what he can on the property and trying to put what he can behind the fence and then taking what he can to the curb for curbside pickup.

Chief Code Officer, Codale Ford, offered to call to see if the items on the curb could be picked up sooner. He also mentioned that the fence coming all the way to the front yard is going to have to be taken down as it violates the ordinance as well, but asked that Alan focus on the yard first.

Alan Syfrett stated that he is going to have the vehicles towed.

Motion was made by Committee Member Codale Ford, seconded by Committee Member Brent Roberts hat the personal property at 1610 Augusta is dilapidated and consitutes a public nuisance and should be removed, but we will give an extension of one month to October the 19, 2025 to clean it and make progress.

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

Carried - Unanimously

3. Hold a Public Hearing and determine if the personal property located at 607 Grant aka 609 Grant is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the personal property at 607 Grant aka 609 Grant is dilapidated constituting a public nuisance and should be removed.

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

Carried - Unanimously

4. Hold a Public Hearing and determine if the personal property located at 1033 S. C is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Owner Raymond Wosley was present to speak on the condition of the items on the property and requested more time to clean it up.

Chief Code Officer, Codale Ford, said the boat and stuff in the yard is still needing to be cleaned up. He gave the owner an extension of 2 weeks to get the items cleaned up.

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that the personal property at 1033 S. C. is dilapidated, constituting a public nuisance, and that we are granting a 2-week extension for the owner to clean up the property, and if at the end of that 2 weeks, October 2, 2025, the property is not cleaned up the property will be abated.

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

Carried - Unanimously

5. Hold a Public Hearing and determine if the personal property located at 2415 Pickens is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the personal property at 2415 Pickens is dilapidated constituting a public nuisance and should be removed.

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

Carried - Unanimously

6. Hold a Public Hearing and determine if the personal property located at 2503 Davenport is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the personal property at 2503 Davenport is dilapidated constituting a public nuisance and should be removed.

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

Carried - Unanimously

7. Hold a Public Hearing and determine if the high weeds and grass located on the properties listed are detrimental to the health, benefit and welfare of the public and the community as to constituting a public nuisance; and/or a hazard to traffic; and/or a fire hazard to property, or take other necessary action (City Codes Sec. 38-40 and 38-41). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the high weeds and grass located on the properties listed on this agenda item constitutes a public nuisance and should be abated.

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

Carried - Unanimously

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford, to AMEND the MOTION stating that
the properties at N 18th Street are alleys only
between 18th and 19th that need to be abated.

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

8. Hold a Public Hearing and determine if the property located at 1303 Sallie is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constituting 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 1303 Sallie is dilapidated, constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

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

9. Hold a Public Hearing and determine if the property located at 1505 Elgin, 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)

Chief Code Officer, Codale Ford, stated that he spoke with the owner yesterday. The property was purchased at the tax sale, but he was willing to sign the waivers for demolition.

Director of Planning and Comm. Dev. added that she did text the demolition contractor for a quote for demo on this property.

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 1505 Elgin, including the accessory building, is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

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

10. Hold a Public Hearing and determine if the property located at 3420 Court 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)

Chief Code Officer, Codale Ford, stated that he received a letter from the owner that stated the property was not abandoned or unsecured. He stated he did go by the property and it is now secured at the windows and bottom of the home and is freshly painted.

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 3420 Court is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

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

Carried - Unanimously

With no further business, the meeting was adjourned.

Codale Ford, Secretary

Sarah Winkle, Committee Chair

NOTICE OF DILAPIDATION AND LIEN

STATE OF OKLAHOMA)
)
COUNTY OF MUSKOGEE)

I-2025-008949 Book 4975 Pg 111
08/27/2025 3:37pm Pg 0111-0111
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:

VIVIAN FERN BRIGGS and located at 1505 ELGIN AVE MUSKOGEE OK 74401
Land ID#: 000064368

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

MUSKOGEE OT
N100 LOTS 1 & 2 BLOCK 141
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 August 21, 2025.

Tammy L. Tracy, City Clerk

Ford, Codale
Code Enforcement Officer

Case Number: 25-00077520

MUSKOGEE
Code Enforcement

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

11-13-25

MUSKOGEE REHOBOTH REAL ESTATE LLC,
VICTOR MUIRURI
9341 NW 124TH ST
YUKON, OK 73099
SHEPPARD,KRISTEN
BRIGGS,VIVIAN FERN
1505 ELGIN ST
MUSKOGEE OK 74401-0000

Case Number: 25-77520
Street Address: 1505 Elgin 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 **September 18, 2025** and determined:

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

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on the following month December 31, 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 December 30, 2025.

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

Codale Ford
Code Enforcement Supervisor

Legal Description:

MUSKOGEE COUNTY, Oklahoma to-wit:
MUSKOGEE OT N100 LOTS 1 & 2 BLOCK 141

MUSKOGEE
Code Enforcement

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

11-13-25

MUSKOGEE REHOBOTH REAL ESTATE LLC,
9341 NW 124TH ST
YUKON, OK 73099

Case Number: 25-77520
Street Address: 1505 Elgin and Accessory Building
Legal Description: SEE BELOW

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

Codale Ford
Code Enforcement Supervisor

Legal Description:

MUSKOGEE COUNTY, Oklahoma to-wit:
MUSKOGEE OT N100 LOTS 1 & 2 BLOCK 141

MUSKOGEE
Code Enforcement

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

11-13-25

SHEPPARD,KRISTEN
1505 ELGIN ST
MUSKOGEE OK 74401-0000

Case Number: 25-77520
Street Address: 1505 Elgin 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 **September 18, 2025** and determined:

1) That your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
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Codale Ford
Code Enforcement Supervisor

Legal Description:

MUSKOGEE COUNTY, Oklahoma to-wit:
MUSKOGEE OT N100 LOTS 1 & 2 BLOCK 141

MUSKOGEE
Code Enforcement

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

11-13-25

VICTOR MUIRURI
9341 NW 124TH ST
YUKON OK 73099

Case Number: 25-77520
Street Address: 1505 Elgin and Accessory Building
Legal Description: SEE BELOW

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Codale Ford
Code Enforcement Supervisor

Legal Description:

MUSKOGEE COUNTY, Oklahoma to-wit:
MUSKOGEE OT N100 LOTS 1 & 2 BLOCK 141

MUSKOGEE
Code Enforcement

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

11-13-25

BRIGGS,VIVIAN FERN
1505 ELGIN ST
MUSKOGEE OK 74401-0000

Case Number: 25-77520
Street Address: 1505 Elgin and Accessory Building
Legal Description: SEE BELOW

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Legal Description:

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MUSKOGEE OT N100 LOTS 1 & 2 BLOCK 141

MUSKOGEE
Code Enforcement

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

11-13-25

MUSKOGEE REHOBOTH REAL
ESTATE LLC,
VICTOR MUIRURI
9341 NW 124TH ST
YUKON, OK 73099
SHEPPARD,KRISTEN
BRIGGS,VIVIAN FERN
1505 ELGIN ST
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Case Number: 25-77520
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MUSKOGEE COUNTY, Oklahoma to-wit:
MUSKOGEE OT N100 LOTS 1 & 2 BLOCK 141

2025/11/13

MUSKOGEE
Code Enforcement

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

11-13-25

MUSKOGEE REHOBOTH REAL
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2025/11/13


MUSKOGEE
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235
DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE
www.muskogeeonline.org
planning@muskogeeonline.org
2025/11/13


1505
2025/11/13

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St UBCAB 2

Muskogee, Ok 74401 12.31.25

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: 9/30/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 30 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: $ 84.70

Published in The Muskogee Phoenix on September 30, 2025

NOTICE AND ORDER TO PROPERTY OWNERS

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

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

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

1303 Sallie

Lots 19 and 20 in Block 21 in ROBINSON'S AMENDED ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

1505 Elgin

MUSKOGEE COUNTY, Oklahoma to-wit: MUSKOGEE OT N100 LOTS 1 & 2 BLOCK 141

3420 Court

The West 40 feet of Lot 4 and the East 20 feet of Lot 5 in Block 2 Agency Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.