



P.O. BOX 850 | COWETA, OKLAHOMA 74429 | PH. (918) 486-2189 | FAX (918) 486-5366 | www.cityofcoweta-ok.gov

AGENDA - REGULAR MEETING
COWETA CITY COUNCIL
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, APRIL 1, 2019 6:00 P.M.

MEETING PROCEDURE: Comments on all scheduled agenda items will be heard immediately following the presentation by staff or the petitioner. Please wait until you are recognized by the Mayor and keep your comments as brief as possible. Individuals addressing the City Council must identify themselves by name prior to making any comments. The City Council will act on an agenda item after comments from staff and the City Council have been heard.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

EVETTE MORRIS ____
HAROLD CHANCE ____
STEVE SINCLAIR ____
JOHN McCrackin ____
RANDY WOODWARD ____

IV. GENERAL CITY COUNCIL COMMENTS

(During the General City Council Comments section of the agenda, the City Council shall make no decision or take any action except as to request the City Manager to schedule the matter for Council discussion at a later date.)

V. CONSENT

(All matters under the "Consent Calendar" are considered by the City Council to be routine and will be enacted by one motion. Any Councilmember may, however, remove an item from consent by request.)

1. Minutes for March 4, 2019 Meeting

Approval of the minutes of the Coweta City Council Regular Meeting held on March 4, 2019.

Documents:

[190304 MINUTES CITY COUNCIL.PDF](#)

2. Nomination for Municipal Judge and Alternate Municipal Judge

Acknowledgment of Mayor Morris's nomination of Dennis Sagely to serve as Coweta Municipal Court Judge and Robert "Bob" Perugino as Coweta Alternate Municipal Court Judge, in compliance with Section 6-108 of the Coweta Code of Ordinances.

Documents:

[787.PDF](#)

VI. OLD BUSINESS

1. Resolution on support for 2020 U.S. Census

Discussion and possible action on the adoption by the City Council of Coweta, Oklahoma of Resolution 2019-07 supporting the U.S. Census Bureau in its efforts to obtain a complete count for the decennial U.S. census in 2020.

(Roger Kolman, City Manager)

Documents:

[190401 STAFF REPORT ON RESOLUTION 2019-07.PDF](#)
[190401 RESOLUTION SUPPORTING THE EFFORTS OF THE US CENSUS BUREAU.PDF](#)

2. Resolution for Supplemental Appropriations

Discussion and possible action regarding the adoption of Resolution No. 2019-08, a Resolution of the City Council of the City of Coweta, Oklahoma adopting amendments to the annual revenues and appropriations for the budget of the City of Coweta, Oklahoma, for Fiscal Year ending June 30, 2019.

Documents:

[190401 STAFF REPORT BUDGET AMENDMENT.PDF](#)
[RESOLUTION ON BUDGET AMENDMENT.PDF](#)

3. 2019 Street Overlay Project

Discussion and possible action regarding the award of the 2019 Street Improvement Project to A & A Asphalt, Inc. in the amount of One Hundred Seventy Four Thousand One Hundred and Three Dollars (\$174,103.00) and authorization for the City Manager to execute all documents related to the project.

Documents:

[190401 STAFF REPORT 2019 STREET PAVING CONTRACT.PDF](#)
[BID TAB.PDF](#)
[BID - AA ASPHALT.PDF](#)

4. Hearing on the appeal of a denial of rezoning

Hearing on the appeal of Truco Development, Inc. from a recommendation for denial by the Coweta Planning Commission of a request for rezoning (CZ 19-03) on a parcel of property owned by Truco Development, Inc. The request is to change the zoning of the following described property from RS-1 (Residential Single Family Classification) to RS-3 (Residential Single Family Classification). The legal description of the parcel of property is, "a tract of land being a part of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter (NE/4 NE/4 NE/4) of Section 11, Township 17 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, Oklahoma". This parcel of property is generally located at the southwest corner of East 131st Street South and South 273rd East Avenue. The parcel of property is approximately 4.38 acres, more or less.

5. Ordinance No. 816

Discussion and possible action on the adoption of Ordinance No. 816 an ordinance amending Ordinance No. 377 rezoning a parcel of property from RS-1 (Residential Single Family Classification) to RS-3 (Residential Single Family Classification). The parcel of property is located south of East 131st Street South and west of South 273rd East Avenue in the City of Coweta, Wagoner County, Oklahoma as more particularly hereinafter described, repealing all ordinances or parts of ordinances in conflict herewith and declaring an emergency.

Documents:

[190401 STAFF REPORT ORDINANCE 816.PDF](#)
[CZ 19-03 LOCATION MAP.PDF](#)
[2020 LAND USE INTENSITY MAP.PDF](#)
[\(1994\) EXISTING LAND USE INTENSITY MAP.PDF](#)
[LAND USE INTENSITY VALUES.PDF](#)
[RESIDENTIAL AREA GOALS, OBJECTIVES AND POLICIES.PDF](#)
[PC MINUTES 2.25.2019.PDF](#)
[ORDINANCE 816.PDF](#)

6. Declaration of an Emergency

Discussion and possible action declaring an emergency for Ordinance No. 816, making it effective immediately upon passage.

VII. NEW BUSINESS

(Business which was not foreseen prior to the posting of the agenda.)

VIII. ADJOURNMENT

IF YOU REQUIRE A SPECIAL ACCOMMODATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY CITY HALL BY 9:00 A.M. ON THE DATE OF THE MEETING.

MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
MARCH 4, 2019

6:00 P.M.

The members of the Coweta City Council met in regular session on Monday, March 4, 2019, at 6:00 p.m. in the Coweta City Hall, 310 South Broadway, Coweta, Oklahoma.

COUNCILMEMBERS PRESENT: Evette Morris, Harold Chance, Steve Sinclair, John McCrackin, Randy Woodward.

COUNCILMEMBERS ABSENT: None.

STAFF PRESENT: Roger Kolman, Ron Cates, Brittany Long, Rob Werley, Chip Cohrs, Greg Edwards, Paula Emmons, Tom Young, Rom Peterson.

- I. The meeting was called to order by Mayor Morris.
- II. Pledge of Allegiance given.
- III. Roll call taken. Councilmembers present and absent as shown above.
- IV. GENERAL CITY COUNCIL COMMENTS

Mayor Morris congratulated the two City employees, Mike Bell and Paula Emmons, for winning awards at the Annual Coweta Chamber Banquet.

V. CONSENT

Motion by Harold Chance, second by Steve Sinclair, to approve consent calendar items:

1. Minutes of the Coweta City Council Regular Meeting held on February 4, 2019.
2. Budget Calendar for Fiscal Year ending June 30, 2020.

Aye: Randy Woodward
John McCrackin
Steve Sinclair
Harold Chance
Evette Morris

VI. OLD BUSINESS

Discussion held regarding possible action on the adoption of Resolution No. 2019-05, a joint resolution of the City Council and the Board of Trustees of the Coweta Public Works Authority setting fees for connecting to the public sanitary sewer system and reserving those fees collected for costs related to debt service and system expansion. City Manager Roger Kolman presented information regarding the increase of the sewer tap fees and restricting the revenues for debt service and system expansion purposes.

Motion by Harold Chance, second by Steve Sinclair, to approve the adoption of Resolution No. 2019-05, a joint resolution of the City Council and the Board of Trustees of the Coweta Public Works Authority setting fees for connecting to the public sanitary sewer system and reserving those fees collected for costs related to debt service and system expansion.

Aye: Randy Woodward
John McCrackin
Steve Sinclair
Harold Chance
Evette Morris

Discussion held regarding possible action on a request to approve an Agreement for Planning Services with the Indian Nations Council of Governments for the update of the Coweta Comprehensive Plan. City Manager Roger Kolman presented information regarding the need for a new agreement due to the Coweta Metropolitan Area Planning Commission (CMAPC) deciding against doing a joint comprehensive plan.

Motion by Evette Morris, second by Harold Chance, to approve an Agreement for Planning Services with the Indian Nations Council of Governments for the update of the Coweta Comprehensive Plan.

Aye: Randy Woodward
John McCrackin
Steve Sinclair
Harold Chance
Evette Morris

Discussion held regarding possible action to approve a Lease Agreement with the American Legion Zoal Stringer Post 226 regarding real property generally located at the southwest corner of the intersection Highway 72 and W Pecan Street in Coweta, Oklahoma. City Manager Roger Kolman stated that Resolution 2018-33 recognized the contributions the American Legion has made for our country and community. This lease is a ground lease to place a monument celebrating the Legion's 100th anniversary.

Motion by Harold Chance, second by Randy Woodward, to approve a Lease Agreement with the American Legion Zoal Stringer Post 226 regarding real property generally located at the southwest corner of the intersection Highway 72 and W Pecan Street in Coweta, Oklahoma.

Aye: Randy Woodward
John McCrackin
Steve Sinclair
Harold Chance
Evette Morris

Discussion held regarding possible action to approve the award of a bid to A-Best Roofing in the amount of Ninety Three Thousand Seven Hundred Seventy Seven Dollars (\$93,777.00) for the repair of the roof at the Coweta Public Library and to authorize the City Manager to execute all documents related thereto. City Engineer Chip Cohrs stated that the bid opening resulted in one bid for a total of \$93,777.00. Five (5) companies participated in the mandatory pre-bid meeting but only one bid was submitted. The new roof will have a twenty (20) year manufacturer's warranty and should be completed within 60 days.

Motion by Randy Woodward, second by Harold Chance, to approve the award of a bid to A-Best Roofing in the amount of Ninety Three Thousand Seven Hundred Seventy Seven Dollars (\$93,777.00) for the repair of the roof at the Coweta Public Library and to authorize the City Manager to execute all documents related thereto.

Aye: Randy Woodward
John McCrackin
Steve Sinclair
Harold Chance
Evette Morris

Discussion held regarding possible action on the adoption of Resolution No. 2019-04, a resolution authorizing the Mayor and City Manager to execute documents related to the City of Coweta's Community Development Block Grant (17290 CDBG 18) for Water System Improvements. Andy Armstrong presented information regarding the CDBG project and the need for the resolution.

Motion by Randy Woodward, second by Steve Sinclair, to approve the adoption of Resolution No. 2019-04, a resolution authorizing the Mayor and City Manager to execute documents related to the City of Coweta's Community Development Block Grant (17290 CDBG 18) for Water System Improvements.

Aye: Randy Woodward
John McCrackin
Steve Sinclair
Harold Chance
Evette Morris

Discussion held regarding possible action on the approval of the Final Plat for Spradlin Estates Phase I, a residential subdivision located approximately a half mile north of the intersection of 131st Street South and 273rd East Avenue in part of the Northwest Quarter of Section 1, Township 17 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, Oklahoma. Owner/Developer Ron Spradlin. Community Development Director Chip Cohrs presented the final plat for Spradlin Estates Phase I, which has 10 lots. Planning Commission and Staff recommends approval.

Motion by Harold Chance, second by Randy Woodward to approve the Final Plat for Spradlin Estates Phase I, a residential subdivision located approximately a half mile north of the intersection of 131st Street South and 273rd East Avenue in part of the Northwest Quarter of Section 1, Township 17 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, Oklahoma.

Aye: Randy Woodward
John McCrackin
Steve Sinclair
Harold Chance
Evette Morris

Discussion held regarding possible action on the adoption of Ordinance No. 803 (Amended), an Ordinance of the City of Coweta, Oklahoma accepting, adding, and annexing land located in Section 1, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner County, to the City of Coweta, all that certain real estate being more particularly described hereinafter; providing that said real estate shall be part of the City of Coweta, Oklahoma and all property situated therein shall be subject to the jurisdiction, control, laws and ordinances of the City of Coweta; providing a service plan for the annexed area; directing notification; and declaring an emergency. Community Development Director Chip Cohrs explained that during the initial adoption of Ordinance 803, a piece of the property that should have been included was left out by accident.

Motion by Harold Chance, second by Evette Morris, to approve the adoption of Ordinance No. 803 (Amended), an Ordinance of the City of Coweta, Oklahoma accepting, adding, and annexing land located in Section 1, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner County, to the City of Coweta, all that certain real estate being more particularly described hereinafter; providing that said real estate shall be part of the City of Coweta, Oklahoma and all property situated therein shall be subject to the jurisdiction, control, laws and ordinances of the City of Coweta; providing a service plan for the annexed area; directing notification; and declaring an emergency.

Aye: Randy Woodward
John McCrackin
Steve Sinclair
Harold Chance
Evette Morris

Discussion held regarding possible action declaring an emergency for Ordinance No. 803 (Amended), making it effective immediately upon publication.

Motion by Harold Chance, second by Evette Morris, to declare and emergency for Ordinance No. 803 (Amended), making it effective immediately upon publication.

Minutes of the Coweta City Council Regular Meeting held March 4, 2019

Aye: Randy Woodward
John McCrackin
Steve Sinclair
Harold Chance
Evette Morris

VII. NEW BUSINESS

There was no new business.

VIII. ADJOURNMENT

Mayor Morris adjourned the meeting at 6:35 p.m.

Evette Morris, Mayor

Brittany Long, City Clerk



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Memorandum

To: Coweta City Council
From: Evette Morris, Mayor
Re: Nomination of Dennis Sagely to Serve as Coweta Municipal Judge and Robert “Bob” Perugino as Coweta Alternate Municipal Court Judge
Date: April 1, 2019

BACKGROUND

In compliance with Section 6-108 of the Coweta Code of Ordinances, I would like to take this opportunity to nominate Mr. Dennis Sagely as the Municipal Court Judge for the City of Coweta and Mr. Robert “Bob” Perugino as the as the Alternate Municipal Court Judge. It should be noted that Mr. Sagely is the current Municipal Court Judge for the City of Coweta and Mr. Perugino is the current Alternate Municipal Court Judge.

According to Section 6-108:

Judges shall be appointed by the mayor with the consent of the city council. A proposed appointment shall be submitted in writing to the city council at the next to last regularly scheduled meeting prior to the day upon which the appointment is to take effect, and shall be acted upon at the next regularly scheduled meeting. The city council may decide upon the proposed appointment by a majority vote of a quorum present and acting. Failure of decision upon a proposed appointment shall not prevent action thereon at a later regularly scheduled meeting of the city council unless the mayor, in writing, withdraws the proposed appointment.

According to Section 6-106:

There may be appointed, for each judge of the court, an alternate judge possessed of the same qualifications as the judge. His appointment shall be for the same term and made in the same manner as the judge. He shall sit as acting judge of the court in any case if the judge is absent from the court, unable to act as judge, or disqualified from acting as judge in the case.



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Memorandum

To: Honorable Mayor and Members of the City Council
From: Roger Kolman, City Manager
Re: Resolution 2019-07
Date: 04/01/2019

BACKGROUND

The decennial census for 2020 is rapidly approaching and our partners at INCOG are seeking resolutions of support from member governments showing their commitment in helping to obtain a complete count during the census. Significant amounts of federal and state funding for the benefit of local residents is allocated to various local governments, at least in part based upon the results of the decennial census. Additionally, federal, state and local elected representative boundaries are based upon the results of the census.

STAFF RECOMMENDATION

Staff recommends adoption of Resolution 2019-07 supporting the efforts of the U.S. Census Bureau in obtaining a complete count during the 2020 decennial census.

ATTACHMENTS

Resolution 2019-07

RESOLUTION NO. 2019-07

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COWETA,
OKLAHOMA, SUPPORTING THE U.S. CENSUS BUREAU IN ITS EFFORTS TO
OBTAIN A COMPLETE COUNT FOR THE DECENNIAL U.S. CENSUS IN 2020.**

WHEREAS the U.S. Census Bureau is required by the U.S. Constitution to conduct a count of the population and provides a historic opportunity to help shape the foundation of our society and play an active role in American democracy; and

WHEREAS the City of Coweta is committed to ensuring every resident is counted; and

WHEREAS federal and state funding is allocated to communities, and decisions are made on matters of national and local importance based, in part, on census data and housing; and

WHEREAS census data helps determine how many seats each state will have in the U.S. House of Representatives and is necessary for the accurate and fair redistricting of state legislative seats, county and city councils and voting districts; and

WHEREAS information from the 2020 Census and American Community Survey are vital tools for economic development and increased employment; and

WHEREAS the information collected by the census is confidential and protected by law; and

WHEREAS a united voice from business, government, community-based and faith-based organizations, educators, media and others will enable the 2020 Census message to reach more of our citizens.

Now, therefore, **BE IT RESOLVED** that the City Council of the City of Coweta, Oklahoma is committed to partnering with the U.S. Census Bureau and the State of Oklahoma and will:

1. Support the goals and ideals for the 2020 Census and will disseminate 2020 Census information.
2. Encourage all City residents to participate in events and initiatives that will raise the overall awareness of the 2020 Census and increase participation.
3. Support census takers as they help our City complete an accurate count.
4. Strive to achieve a complete and accurate count of all persons within our borders

This Resolution is approved in open meeting by the City Council of the City of Coweta, Oklahoma, on this 1st day of April, 2019.

Evette Morris, Mayor

ATTEST:

Brittany Long, City Clerk

APPROVED:

Ronald D. Cates, City Attorney



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Memorandum

To: Honorable Mayor and City Council
From: Brittany Long, City Clerk/Treasurer
Re: Supplemental Appropriations for City Funds
Date: April 1, 2019

BACKGROUND

Due to various unforeseen circumstances, a supplemental appropriation is needed to cover the unexpected expenditure:

- On February 5, 2019, one of our Police Officers was involved in a motor vehicle accident. Oklahoma Municipal Assurance Group (OMAG) paid for the repairs in the amount of \$4,225.50, therefore those funds need to be added to Maintenance for Vehicles and Equipment – Police (01-5310.007) to pay for the repairs needed to get the unit operational again.
- Unexpected repairs to equipment and infrastructure requires an amendment to Contracted Services – Streets (01-5325.015) in the amount of \$12,000. These repairs included replacement of 2 signal light cameras, extending West Redwood, repairs to drainage, and repairs to the decorative lights throughout the Downtown area.
- Coweta Public Library received a grant in the amount of \$1,724.00 for one employee to attend a Health Literacy Conference in Madison, WI, therefore the account for Travel and Training (05-5305.080) needs to be amended to pay for the costs.
- EMS 2 was remounted using the Fire Tax Funds that are received from Wagoner County in the amount of \$86,655.00, therefore the budget for our Rural Fire Fund need to be amended in the Capital Outlay – County Fire Tax account (13-5401.095).

STAFF RECOMMENDATION

Staff recommends approval of the supplemental appropriations to the 2018-2019 budget.

ATTACHMENTS

Proposed Resolution 2019-08

RESOLUTION NO. 2019-08

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA
ADOPTING AMENDMENTS TO THE ANNUAL REVENUES AND APPROPRIATIONS
FOR THE BUDGET OF THE CITY OF COWETA, OKLAHOMA, FOR FISCAL YEAR
ENDING JUNE 30, 2019.**

WHEREAS, the City of Coweta has received monies not anticipated that have not been appropriated in the budget for fiscal year 2018-2019; and

WHEREAS, the City of Coweta had unexpended unencumbered cash balances on hand at the end of fiscal year 2017-2018; and

WHEREAS, the City of Coweta has need for unexpected expenditures that were not appropriated in the adopted budget for fiscal year 2018-2019; and

WHEREAS, the City of Coweta, Oklahoma is required to make supplemental appropriations for revenue sources and expenditures not appropriated in the budget;

NOW THEREFORE BE IT RESOLVED by the City Council for the City of Coweta, Oklahoma, that the following supplemental appropriations be made:

GENERAL FUND

Revenue: Property/Liability Insurance Claims Payments	\$ 4,225.50
Expenditure: 01 5310.007 Maintenance – Vehicles - Police	\$ 4,225.50
Revenue: Fund Balance	\$ 12,000.00
Expenditure: 01 5325.015 Contracted Services – Streets	\$ 12,000.00

LIBRARY FUND

Revenue: Library Grant	\$ 1,724.00
Expenditure: 05 5305.080 Travel and Training	\$ 1,724.00

RURAL FIRE FUND

Revenue: Fund Balance	\$ 86,655.00
Expenditure: 13 5401.095 Capital Outlay – Co. Fire Tax	\$ 86,655.00

PASSED BY THE CITY COUNCIL FOR THE CITY OF COWETA, OKLAHOMA, and signed by the Mayor this 1st day of April, 2019.

Evette Morris, Mayor

ATTEST:

APPROVED AS TO FORM:

Brittany Long, City Clerk

Ronald D. Cates, City Attorney



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Memorandum

To: Honorable Mayor and City Council
From: Rob Werley, Public Works Director
& Wm. H. Cohrs, III, P.E. City Engineer
Re: 2019 Street Paving Project
Date: March 28, 2019

BACKGROUND

Bids were received on March 27, 2019 for the 2019 Street Paving projects. The City received bids from 4 contractors ranging from a low of \$174,103.00 to a high bid of \$243,551.00. The lowest responsible bidder of the four received is A & A Asphalt, Inc. This particular contractor has been used on similar projects by the City of Coweta in the past and the work done was acceptable.

STAFF RECOMMENDATION

Staff recommends awarding the 2019 Street Paving Contract to A & A Asphalt, Inc. in the amount of \$174,103.00.

ATTACHMENTS

Bid Tabulation
Bid received from A & A Asphalt

**BID TABULATION
CITY OF COWETA
2019 STREET OVERLAY PROJECT
March 27, 2019 10:00 A.M.**

BID BOND	VENDOR	TOTAL BID PRICE
Yes	A+A Asphalt	\$174,103. ⁰⁰
Yes	APAC Central	\$213,806. ¹⁰
Yes	Ross Construction	\$218,877. ⁵⁰
Yes	Dunham's Asphalt	\$243,551. ⁰⁰

Blong 3/27/19

NOTICE TO BIDDERS

SEALED BIDS FOR:

2019 STREET IMPROVEMENT PROJECT

Notice is hereby given that pursuant to an order by the City of Coweta, Oklahoma, sealed bids will be received at the office of the City Clerk, 310 South Broadway, of said City for furnishing all tools, material and labor, and performing the work necessary to be done in the construction of the following:

- **Asphalt Street Resurfacing** – Approximately 9,280 linear feet of 2" asphalt overlay (after compaction), nominally 15 to 28 feet in width, 1 manhole riser to finish grade; each of the 8 locations is to be bid as a separate project.

The work shall be completed within ninety (90) calendar days after the authorized starting date. Liquidated damages are established at \$100.00 per day.

All bids will be opened and considered by the City at a meeting to be held in the City Hall Council Chambers, located at 310 S. Broadway, Coweta, Oklahoma, at 10:00 a.m. on **March 27, 2019**. The bid shall be accompanied by a certified check, cashier's check or bid bond equal to five percent (5%) of the bid, which shall be deposited with the awarding public agency as a guaranty.

The City of Coweta reserves the right to accept all items for completion, select and split items depending upon cost, or reject all bids.

The following bonds will be required from the bidders:

- Performance bond to the Full Amount of the Contract Price.
- Statutory Public Works Bond for payment of all labor and materials used in the construction of such improvements in the Full Amount of the Contract Price.
- One (1) year Maintenance Bond to the Full Amount of the Contract Price.

The bidder must supply all the information required by the bid date on proposal form including completion of the Bidders Certifications and affidavits. Failure to include this information will render the bid incomplete and therefore rejected. Bidders must satisfy themselves of the accuracy of the estimated quantities in the bid schedule by examination of the sites. After bids have been submitted, the bidder shall not assert that there was a misunderstanding concerning the quantities of work or of the nature of the work to be completed. Information obtained from an officer, agent, or employee of the City of Coweta or any other person shall not affect the risks or obligations assumed by the contractor or relieve him from fulfilling any of the conditions or the contract. The City of Coweta reserves the right to reject any and all bids and to waive informalities in any bid.

Dated at Coweta, Oklahoma, on this 6th Day of March 2019.

Brittany Long
City Clerk
City of Coweta

INSTRUCTION TO BIDDERS

Bids:

Each bid shall be printed in ink or typewritten on the form provided in the copy of proposed contract documents. The written words shall govern over the figures if there is a difference between the two. No alterations, additions, or erasures shall be made on the Proposal Form. Erroneous entries shall be lined out, initialed by the bidder, and the correct entry inserted. The unit price bid must cover all expense for furnishing the labor, materials, tools, equipment and furnish all work required by and in conformance with the specifications.

Each bid shall be enclosed in a sealed envelope addressed to the City of Coweta, PO BOX 850, Coweta, Oklahoma, 74429-0850 identified on the outside with the works:

“2019 COWETA STREET IMPROVEMENT PROJECT”

and filed with the City Clerk located at 310 South Broadway, Coweta, Oklahoma, 74429. All addenda to the contract documents, properly signed by the bidder shall accompany the bid when submitted. Contractor will be provided a letter authorizing purchases related to this contract to be tax exempt.

SPECIFICATIONS

General:

The Oklahoma Department of Transportation Standard Specification for Highway Construction, most recent approved addition and supplements shall be used on this project with exceptions as noted in Special Provisions.

Project Description (Base Bid):

Some of the existing streets to be improved under this program are not of uniform width or subgrade conditions.

Any necessary existing drainage ditch relocation or regrading shall be coordinated with the City of Coweta.

The bid shall be for street overlay with a minimum two (2”) inches of asphalt (after compaction) to a uniform width of the existing roadway.

Centerline striping to be included where applicable.

The overlay shall be Type “B” asphalt as defined in the referenced ODOT Specifications.

A tack coat shall be applied to the overlay area. The tack coat shall provide full coverage with no gaps and shall be properly cured before laying the asphalt overlay.

The finished overlay shall be of uniform grade and cross slope to prevent water hold depressions. In the event depressions develop, these areas shall be tack coated and a leveling course applied and rolled to specifications.

Overlay areas shall match all existing driveway grades. All approach aprons shall be overlaid as needed.

Roadways along schools shall be overlaid during the school summer break or on weekends in order to not disrupt normal traffic flows in the area.

Manholes and valve risers are to be brought to finish grade using riser extensions approved by the City. No manholes or valves are to be paved over. Any manhole or valve found to be paved over will be uncovered, raised and the area around the manhole / riser will be repaved at the contractor's expense.

The following streets are involved in the 2019 Street Improvement Project, with each location to be bid as a separate item:

<u>Description</u>	<u>Linear Distance (feet)</u>	<u>Nominal Width (feet)</u>
1. S 267 th E Ave	2,100	28
2. E 105 th St S	660	15
3. W Ash St. (Broadway to Division)	1,150	20
4. S 300 th E Ave	1,220	20
5. E 143 rd St S	1,030	24
6. S 302 nd E Ave	640	24
7. S 275 th E Ave (131 st to 133 rd)	1,300	21
8. 1 MH riser to grade		LS
9. Various center line striping per linear foot		LF

Testing:

The contractor shall provide for density and thickness testing of the sub-base, overlay and new pavement sections. One density and thickness test per block shall be provided. The testing shall be done by a laboratory acceptable to the City. The test results shall be submitted directly from the laboratory to the City.

Cleanup:

At the completion of the work, the contractor shall clean up all areas of the work, remove all excess material and dress the areas as needed and approved by the City.

PROPOSAL

TO: CITY OF COWETA
COWETA, OKLAHOMA

Gentlemen:

THE UNDERSIGNED BIDDER, having carefully examined the Specifications, and other Contract Documents of the above project presently on file in the office of the City Clerk, Coweta, Oklahoma; and,

CERTIFIES that he has inspected the sites of the proposed work and has full knowledge of the extent and character of the work involved, construction difficulties that may be encountered, materials necessary for construction, and all other factors affecting or which may be affected by the specified work; and,

HEREBY PROPOSED to enter into a contract to provide all necessary labor, materials, equipment and tools to completely construct and finish all the work required by the Contract Documents hereto attached and other documents referred to herein; to complete said work within ninety (90) calendar days after the work order is issued and to accept in full payment therefore the amounts set forth below for all work actually performed as computed by the Engineer as set forth in the Contract.

BUSINESS RELATIONSHIP AFFIDAVIT

STATE OF OKLAHOMA)
)§
COUNTY OF Wagoner)

Mark Autry, of lawful age, being first duly sworn, on oath says that (s)he is the agent authorized by the bidder to submit the attached bid. Affiant further states that the nature of any partnership, joint venture, or other business relationship presently in the effect or which existed within one (1) year prior to the date of this statement with any party to the project is as follows:

None

Affiant further states that any such business relationship presently in effect or which existed within one (1) year prior to the date of this statement between any officer or director or the bidding company and any other party to the project is as follows:

None

Affiant further states that the names of all persons having any such business relationships and the positions they hold with their respective companies or firms are as follows:

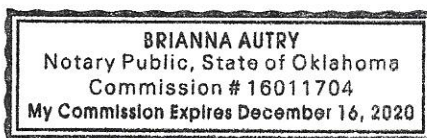
None

(If none of the business relationships hereinabove mentioned exist, affiant should so state.)

Mark Autry

Subscribed and sworn to before me this 25 day of March, 2019.

Brianna Autry
Notary Public



My Commission Expires:

December 16, 2020

NONCOLLUSION AFFIDAVIT

STATE OF OKLAHOMA)
COUNTY OF Wagoner) §

Mark Autry, of lawful age, being first duly sworn, on oath says that (s)he is the agent authorized by the bidder to submit the attached bid. Affiant further states the bidder has not been a party to any collusion among bidders in restraint of freedom of competition by agreement to bid at a fixed price or to refrain from bidding; or with any city official or employee as to quantity, quality or price in the prospective contract; or in any discussions between bidders and any city official concerning exchange of money or other thing of value for special consideration in the letting of a contract.

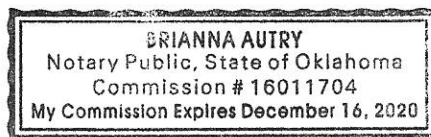
Mark Autry

SUBSCRIBED AND SWORN to before me this 25 day of March, 2019.

Brianna Autry
Notary Public

My Commission Expires:

Dec. 16, 2020



CITY OF COWETA
2019 STREET IMPROVEMENTS PROJECT
BASE BID

Description: 2" Asphalt overlay after compaction

<u>Location</u>	<u>Length</u>	<u>Bid</u>
1. S 267 th E Avenue	2,100	<u>\$45,300.00</u>
2. E 105 th St S	660	<u>\$8,300.00</u>
3. W Ash	1,150	<u>\$19,200.00</u>
4. S 300 th E Ave	1,220	<u>\$20,400.00</u>
5. E 143 rd St S to 302 nd E Ave	1,220	<u>\$24,400.00</u>
6. E 143 rd St S to 302 nd E Ave	1,030	ma \$24,400.00 \$20,600.00
7. S 302 nd E Ave / Hwy 51 to E 143 rd	640	ma \$20,600.00 \$12,800.00
8. 275 th from 131 st to 133 rd	1,300	ma \$12,800.00 \$22,800.00
9. MH riser to grade	LS	<u>\$300.00</u>
10. Various center line striping per linear foot	LF	<u>\$3.00</u>

Total Project Cost:

\$ 174,103.00

DATED THIS 27th DAY OF March 2019.

Respectfully submitted,

SIGNATURE: Mark Autry TITLE: President
 PRINTED NAME: Mark Autry COMPANY: A & A Asphalt, Inc.

MID-CONTINENT CASUALTY COMPANY

P. O. Box 1409
TULSA, OKLAHOMA 74101

BID BOND

KNOW ALL MEN BY THESE PRESENTS: That We, A & A Asphalt, Inc.

as Principal, and **MID-CONTINENT CASUALTY COMPANY**, a corporation organized and existing under the laws of the State of Ohio, and authorized to do business in the State of Oklahoma as Surety, are held and firmly bound unto the City of Coweta

as Obligee,
in the amount of Five Percent of Bid Amount (-----5% of Bid-----) DOLLARS lawful money of the United States of America, to the payment of which sum of money well and truly to be made, the said Principal and Surety bind themselves, and each of their heirs, executors, administrators, successors and assigns, jointly and severally, by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that, if the Obligee shall make an award to the Principal for:

2019 Street Improvement Project

Asphalt

according to the terms of the proposal or bid made by the Principal therefor, and the Principal shall duly make and enter into a contract with the Obligee in accordance with the terms of said proposal or bid and award and shall give bond for the faithful performance thereof, with **MID-CONTINENT CASUALTY COMPANY** as Surety or with other Surety or Sureties approved by the Obligee; or if the Principal shall, in case of failure so to do, pay to the Obligee the damages which the Obligee may suffer by reason of such failure not exceeding the penalty of this bond then this obligation shall be null and void, otherwise it shall be and remain in full force and effect.

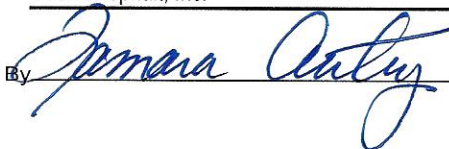
Signed, Sealed and Dated this 25th day of March, 2019.



Witness

A & A Asphalt, Inc.

By

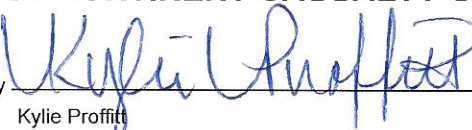


Principal

(Seal)

MID-CONTINENT CASUALTY COMPANY

By



Kylie Proffitt

Attorney-in-fact

(Seal)

MID-CONTINENT CASUALTY COMPANY

1437 SOUTH BOULDER, SUITE 200 • TULSA, OKLAHOMA 74119 • 918-587-7221 • FAX 918-588-1253

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the MID-CONTINENT CASUALTY COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof. Amanda Applegate, James Beavers, Heather Bryson, Terry D. Cupp, Kylie Proffitt and Sharon Sappington, all of BROKEN ARROW, OK

IN WITNESS WHEREOF, the MID-CONTINENT CASUALTY COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 03 day of January, 2019



ATTEST:

SHARON HACKL

Secretary

MID-CONTINENT CASUALTY COMPANY

TODD BAZATA

VICE PRESIDENT

On this 03 day of January, 2019 before me personally appeared TODD BAZATA, to me known, being duly sworn, deposes and says that s/he resides in Broken Arrow, Oklahoma, that s/he is a Vice President of Mid-Continent Casualty Company, the company described in and which executed the above instrument; that s/he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of her/his office under the By-Laws of said Company, and that s/he signed his name thereto by like authority.

STATE OF OKLAHOMA

COUNTY OF TULSA

SS



Commission # 11008253

My Commission Expires: 09-08-19

JULIE CALLAHAN

Notary Public

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Mid-Continent Casualty Company by unanimous written consent dated September 25, 2009.

RESOLVED: That the President, the Executive Vice President, the several Senior Vice Presidents and Vice Presidents or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, SHARON HACKL, Secretary of Mid-Continent Casualty Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of September 25, 2009 have not been revoked and are now in full force and effect.

Signed and sealed this 25th day of March, 2019



SHARON HACKL

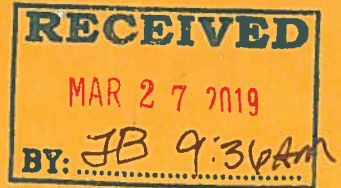
Secretary

VOID IF BOX IS EMPTY



A&A ASPHALT

**A & A Asphalt, Inc.
PO Box 1323
Broken Arrow, OK 74013**



**City of Coweta
PO Box 850
Coweta, OK 74429-0850**

**Bid Opening for
2019 Coweta Street Improvement Project
March 27th, 2019 10:00 am**



POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • www.cityofcoweta-ok.gov

Memorandum

To: Honorable Mayor and City Council
From: Wm. H. Cohrs, III, Community Development Director
Re: Appeal of Planning Commission recommendation on rezoning request by
Truco Development, Inc.
Date: March 28, 2019

BACKGROUND

Truco Development applied for a zoning change on a parcel of property they own located at the southwest corner of 131st Street South and 273rd East Avenue, the request is to change the zoning from (RS-1) Residential Single Family Classification to (RS-3) Residential Single Family Classification, a tract of land being a part of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter (NE/4 NE/4 NE/4) of Section 11, Township 17 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, Oklahoma. The property is approximately 4.38 acres more or less.

The property was annexed into the City of Coweta in 1982 by Ordinance 315 with a Wagoner County zoning classification equivalent to RS-1. The 1994-2020 Comprehensive Plan ('Plan') indicates that the land use intensity for that parcel should be Medium (2020 Land Use Intensities Map). According to the Plan (pg. 9), the Medium Intensity land use would allow up to 17 dwelling units ('DU') per gross acre, or 74 DU on the 4.38 acres.

A review of existing development in the surrounding area reveals that the area has developed as larger acreage tracts, generally from one to five acres, which would normally fit the Rural Residential Intensity as defined in the Plan. On page 9 of the Plan, recognition is given to conflicts between new development and existing development by excluding Medium Intensity Uses from areas where existing Low Intensity Uses have developed (page 9 No. 5) but allowing Rural Residential Intensity areas to be redeveloped into Low Intensity Uses (page 9 No. 3). The values for Low Intensity Use for residential, according to the Plan (pg. 9) shows that up to a maximum of 9 DU/gross acre would be allowed and still be in compliance with the Plan, or 39 DU on the 4.38 acres. Coweta's RS-1 zoning classification generally requires lot sizes of 11,400 square feet (3.82 DU/acre) and the RS-3 zoning classification requires lot sizes of 5,000 square feet (8.7 DU/acre). Both RS-1 and RS-3 zoning classifications fit within the definition of Low Intensity Use for residential properties according to the Plan, and therefore the requested change in zoning could meet the minimum use intensity requirements of the 1994-2020 Comprehensive Plan as well as the Residential Area Goals, Objectives and Policies found in that Plan.

A public hearing was held before the Planning Commission on the 25th of February, 2019. After closing the public hearing the Planning Commission voted 3-2 to recommend denial of the rezoning request from RS-1 to RS-3 (see accompanying minutes of the meeting).

STAFF RECOMMENDATION

Staff reviewed the request of the applicant and found that it meets the minimum requirements of the 1994-2020 Coweta Comprehensive Plan.

ATTACHMENTS

Location Map of the Area

2020 Land Use Intensity Map

(1994) Existing Land Use Intensity Map

Land Use Intensity Values

Residential Area Goals, Objectives, and Policies

Minutes of the Planning Commission

Ordinance No 816

CZ 19-03 Rezone from (RS-1) Residential Single to (RS-3) Residential Single Family

Truco Development Company LLC, Property

271st East

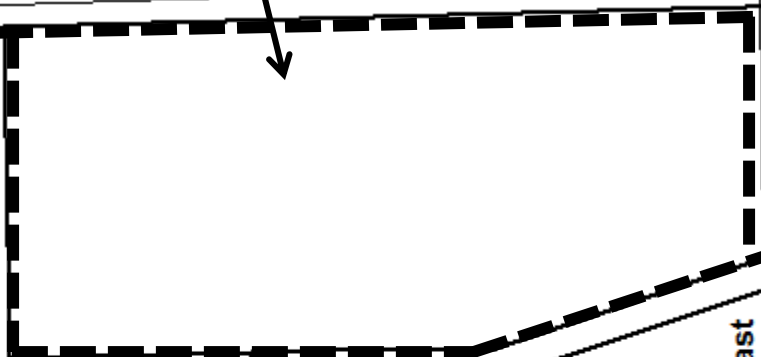
131st

AG

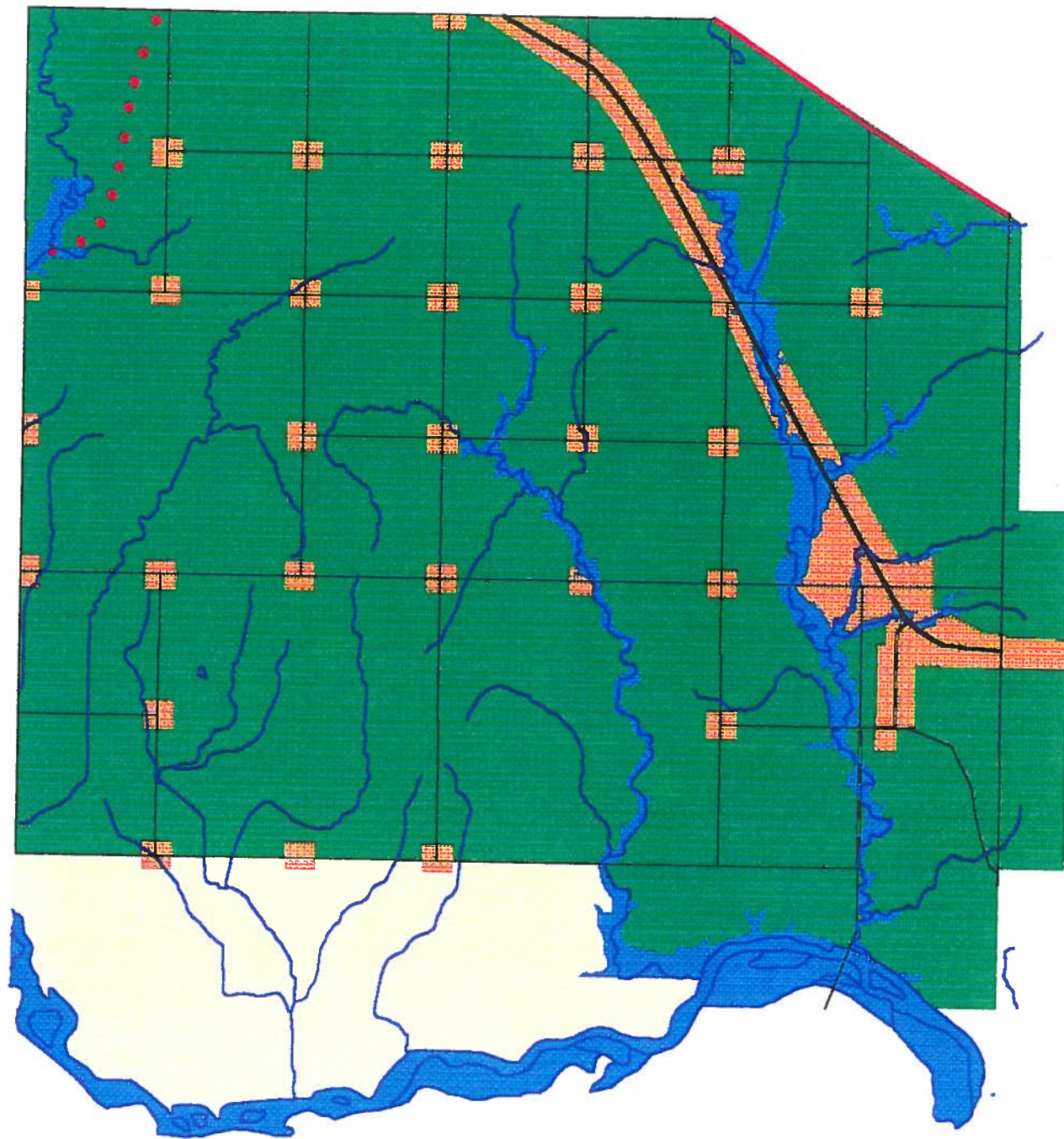
RS-1

273rd East

RS-1

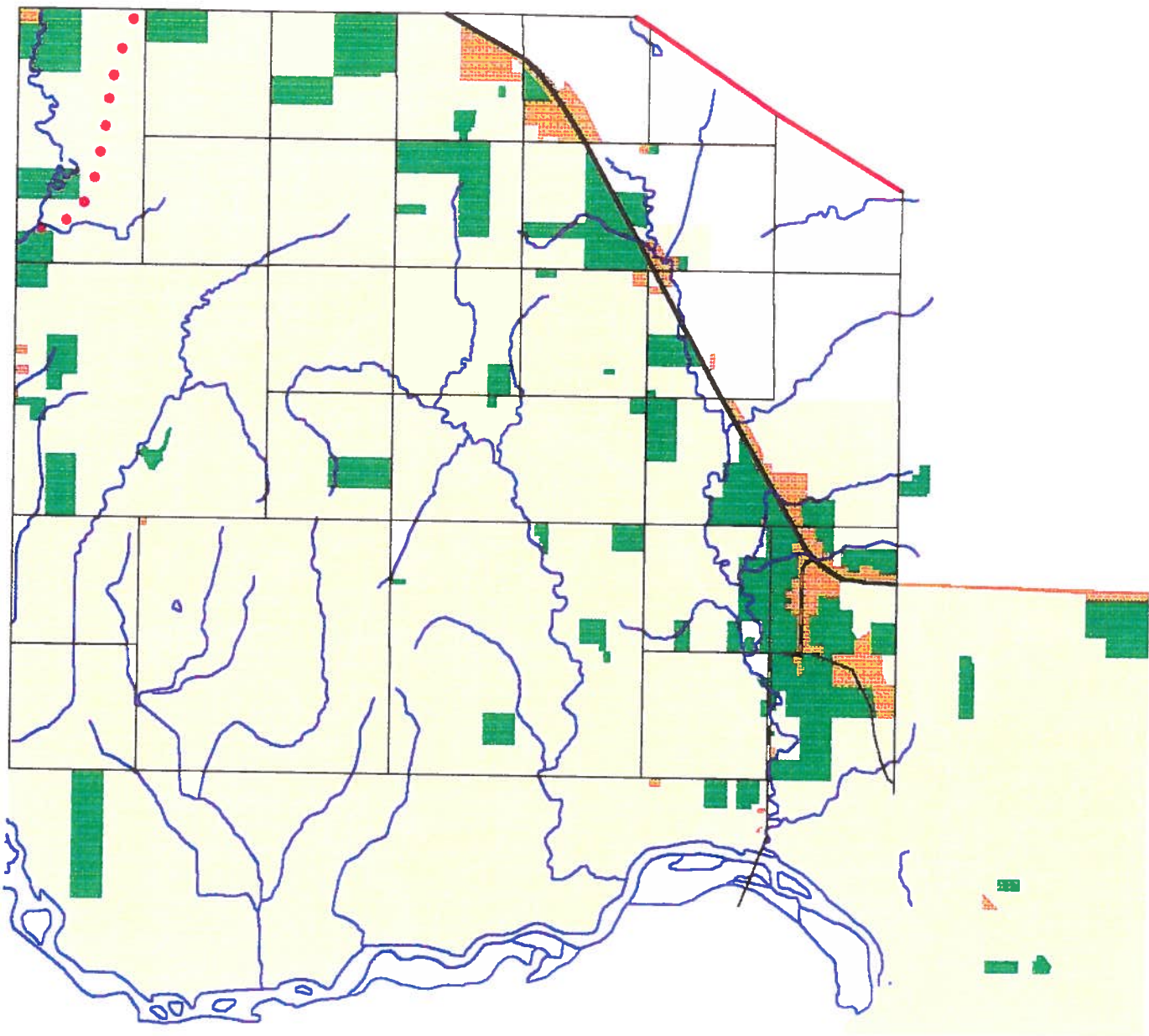


2020 Land Use Intensities



- Rivers, Creeks & Streams
 Major Streets & Highways
 Limited Access - 4 Lanes
 Limited Access - 4 Lanes Planned
 2 Lanes
 4 Lanes
 4 Lanes Planned
 Future Land Use
 Low
 Medium
 Rural
 Environmentally Sensitive

Existing Land Use Intensities



Rivers, Creeks & Streams



Major Streets & Highways

Limited Access - 4 Lanes

Limited Access - 4 Lanes Planned

2 Lanes

4 Lanes

4 Lanes Planned

Existing Land Use Intensities

Low

Medium

Rural



2. The Intensity Development Concept may depict the Coweta planning area at full or one hundred percent (100%) development situation and sets forth intensity relationships and development patterns, should areas develop prior to that which is anticipated to the year 2020.
3. Areas designated rural residential intensity may be transitional and may be redeveloped to low intensity uses upon the availability of public services.
4. Low intensity residential uses will be preserved within the planning area.
5. Medium and high intensity uses will not be allowed in existing low intensity residential areas.
6. Medium intensity residential uses will act as buffers between low intensity residential uses and higher intensity uses.
7. The intensities depicted on the Land Use Plan and Intensity Area 1994-2020 Map have the following values:

	<u>Nonresidential**</u>	<u>Residential***</u>
High Intensity	75%	N/A
Medium Intensity	50%	17 maximum
Low Intensity	-	9 maximum
Rural Residential Intensity	-	1.5 maximum
Development Sensitive Area	*	*

- * Development Sensitive Area is a supplemental designation in that it is superimposed over either high, medium, low or rural residential intensity areas.

RESIDENTIAL AREAS

This category of land use consists of areas in which people live and maintain homes. Uses within this area are comprised of single family homes, duplexes, townhouses, apartment units, and mobile homes.

Residential Area Goals:

1. It is intended that existing and future residential neighborhoods be provided which are safe, comfortable, quiet and stable for all citizens.
2. It is intended that a variety of dwelling unit types and densities be provided in the residential areas to meet the needs of all citizens.
3. It is intended that the opportunity for unlimited choice for citizens as to location in the various areas of Coweta be promoted.
4. It is intended that adequate housing be provided all citizens.

Residential Area Objectives:

1. Existing and future residential areas will be conserved by eliminating and preventing the spread of blight.
2. The character of residential areas will be preserved by preventing the intrusion of incompatible nonresidential uses.
3. Public facilities and utilities in existing residential areas will be upgraded and maintained at a high level.

4. Existing regulations and codes will be enforced in order to preserve, enhance, and stabilize existing and future residential areas and to maintain the quality of housing.

Residential Area Policies:

1. Local, state and federal grants will be utilized whenever feasible and appropriate to rehabilitate and conserve existing residential areas and to maintain the existing housing stock.
2. Residential areas should be designed and developed in such a manner that single family residential areas are buffered from office, commercial, and industrial uses by multifamily residential areas and/or open space and recreation areas.
3. Residential development within areas subject to periodic flooding will be discouraged and regulated.
4. New residential development will be designed, developed, and constructed in a manner that will preserve the natural environment and enhance the environmental quality of residential areas. Careful regard will be given to preserving forested areas, drainageways, and scenic vistas and to utilizing the contours of the land in site development.
5. Abandoned and deteriorating housing structures should be rehabilitated whenever feasible and appropriate or should be cleared.
6. Residential mobile home parks will be screened from abutting single family residential uses.

7. The concept of a neighborhood unit will be utilized in the design and development of residential areas.
8. No public or public supported project shall be undertaken which produces housing that is restricted from sale to anyone on the basis of race, color, sex, or national origin.

COMMERCIAL AREAS

This category of land use includes the retail and service commercial establishments as well as offices located within the Planning Area.

Commercial Area Goals:

1. It is intended that commercial activities be concentrated in planned shopping centers conveniently situated throughout the Planning Area in relation to the needs and services of the people in the area.
2. It is intended that nonconforming and strip commercial development be discouraged from expanding or being established.
3. It is intended that an economically healthy range of commercial and office uses be designed and developed to serve the needs of existing and future Coweta area residents.

Commercial Area Objectives:

1. Commercial and office land uses will be concentrated and clustered at major street intersections.
2. Commercial and office land use sites will be of appropriate size and developed in accordance with existing zoning and subdivision regulations in order to avoid parking, crowding,



**MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL 310 S. BROADWAY
MONDAY, FEBRUARY 25, 2019, 6:30 PM**

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Carter Mathews	Present
Kathleen Robinson	Present
Jessica Morris	Present
Joanna Jones	Present
Melanie Lander	Present

Chairperson Melanie Lander requested that the roll be called and a quorum was declared to be present.

IV. CONSENT

Discussion and Consideration of the Minutes of the Regular Meeting of January 28, 2019.

Motion was made by Commissioner Carter Mathews and seconded by Commissioner Kathleen Robinson to approve the Minutes of the Coweta Planning Commission regular meeting held on January 28, 2019.

Motion passed by a vote of 5-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathleen Robinson	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

V. PUBLIC HEARING ITEMS

1. CZ 19-03

Public Hearing to accept public comment on CZ 19-03, an application by Truco Development Company, LLC. The request is to change the zoning of the following described property from (RS-1) Residential Single Family Classification to (RS-3) Residential Single Family Classification, a tract of land being a part of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter (NE/4 NE/4 NE/4) of Section 11, Township 17 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, Oklahoma. This property is generally located at the southwest corner of East 131st Street South and South 273rd East Avenue. The property is approximately 4.38 acres more or less.

The developer, Truco Development Company, LLC, was present for the meeting.

City Planner, Tom E. Young, Jr., read the staff report.

The floor was opened for public comment.

Ms. Anne Morrison came forward to address the commission with concerns about how small the lots will be for this development. She fears the development will decrease her property value.

Next, Mr. Donnie Jarman expressed concerns about a number of things, including his opinion that this developer plans to build too many homes on a piece of land that size. He said the homes will be so small that the development will decrease their property values. Also, Mr. Jarman said that 131st street gets very congested because of school traffic and if the development goes in, it will only make this problem worse. He says it will not be safe because there is not a stop light and the road is too narrow.

Mr. Charles Roberts also shared concerns of too many houses on a piece of land sized at just under 5 acres.

Mr. Cole Helton came forward and said that he agrees with everything that has been said already. He wanted to add another concern about 270th street where he lives. He says 270th street is frequently used by many as a route to get around school traffic and they go way too fast. He is afraid that the development will only add more traffic making this problem worse.

Mr. Kevin Sagely also shared concerns regarding the safety of 131st street. He says his daughter attends Northwest Elementary and they will not allow her to walk or ride her bike to school because the road gets so congested in the morning and afternoon. He also does not like the number of houses proposed to be built on a piece of land that size.

Mr. Don McCracken came forward next and shared many of the same concerns as those before him. His biggest concern was the intersection of 131st and 270th being very unsafe. He asked that if the development is allowed to go in that the intersection be improved.

Ms. Sonia Mullis next expressed concerns about the size and value of the proposed homes. She also fears the development will devalue their property.

Next, Mr. Milo Morrison came forward to say that he owns a trucking company and his business is located on 131st street. He described the difficulty that his trucks have, at times, in getting up the hill on 131st street. He says the location of this development would be at the top of that hill and this could cause potential safety hazards with his trucks being unable to stop quickly for traffic coming out of that development. He also said that they chose to live outside the city limits and he does not want the city encroaching on their rural property.

Mr. Randall Marrs expressed similar concerns regarding traffic problems and also mentioned issues with parking congestion on the road when there is a program held at the school.

Mr. James Anderson came forward and voiced concerns about how this development could affect property values and potential issues caused by storm water drainage. He also said he feels that, from the zoning changes that Truco has had approved by the City, they may be receiving preferential treatment.

An unknown citizen complained about the size of the sign that was put out to inform landowners of the proposed zoning change. He referred to it as "the size of a postage stamp" and said he thought a 4-foot sign was supposed to be posted. He said it appeared that the City was trying to hide the zoning change.

Lastly, Mr. Brad Harris spoke to the commission and Mr. Wayne Mack followed. Both shared similar concerns as others who have spoken, including the large number of houses proposed

to be built on, from their viewpoint, a piece of land that is too small and the moderate value of the development's houses compared to those around them.

Chairperson Melanie Lander inquired if anyone else in attendance had something more to share. Nobody came forward so she then closed the public hearing.

VI. OLD BUSINESS

1. Zoning CZ 19-03

Discussion and possible action on an application submitted by Truco Development Company, LLC. The request is to change the zoning of the following described property from (RS-1) Residential Single Family Classification to (RS-3) Residential Single Family Classification, a tract of land being a part of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter (NE/4 NE/4 NE/4) of Section 11, Township 17 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, Oklahoma. This property is generally located at the southwest corner of East 131st Street South and South 273rd East Avenue. The property is approximately 4.38 acres more or less.

City Planner, Tom E. Young, Jr., read the staff report. He also added that the sign that was posted to inform landowners of the proposed zoning change met all state statute requirements.

Mr. Mark Truitt of Truco Development Company, LLC, stepped forward to address the Coweta Planning Commission about the concerns voiced by the people in attendance. He said that his proposed development would be very similar to another development in Coweta, Cedar Creek. The lot sizes and number and size of the houses in Cedar Creek is very much like what his development would be like. He informed the commission that the development plan does account for water detention and the plan meets all statutes and requirements. He said the houses in this development will be priced between 160,000 and 200,000 dollars, they will be farmhouse style houses and will be sized anywhere from 1,400 to 1,750 square feet.

Commissioner Kathleen Robinson asked what the difference was between RS-1 and RS-3 zoning. City Planner, Tom E. Young, Jr., answered that the difference is in the size of the lots. RS-3 is a smaller lot than an RS-1, thereby enabling developers to fit more homes onto a piece of land.

Chairperson Melanie Lander asked Mr. Truitt how big the lots would be for this development. Mr. Truitt answered that the lots would be sized anywhere from 5,014 to 5,551 square feet. Mr. Truitt also added that this development would be a covenanted community, just like Cedar Creek, and would have a homeowner's association.

City Planner, Tom E. Young, Jr., noted that the request by Truco Development Company, LLC, is in compliance with the Coweta Comprehensive Plan and that the staff recommends approval of the request.

Motion was made by Commissioner Kathleen Robinson and seconded by Commissioner Carter Mathews to approve the rezone request by Truco Development Company, LLC.

Motion was not approved by a vote of 3-2 with the following votes cast:

Carter Mathews	Yes – to approve
Kathleen Robinson	Yes – to approve
Jessica Morris	No – to approve
Joanna Jones	No – to approve
Melanie Lander	No – to approve

City Planner, Tom E. Young, Jr., informed Mr. Mark Truitt of Truco Development Company, LLC, that they have 15 days to appeal the zoning change request vote and seek approval of the request by the Coweta City Council.

VII. PLATS

1. Cottages at the Park

Discussion and possible action on a request by Truco Development Company, LLC, Developer and KKT Architects, Inc., Engineer for preliminary plat approval of Cottages at the Park – Phase I, a gated mixed Single Family and Multi-Family community (PUD-R 18-01) subdivision of approximately 7.96 acres more or less with 23 lots, generally located on the southwest corner of East 141st Street and South 305th East Avenue in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, City of Coweta, Wagoner County, Oklahoma.

The developer was present for the meeting.

City Planner, Tom E. Young, Jr., read the staff report and noted that staff had reviewed the preliminary plat and that a Technical Advisory Committee (T.A.C.) meeting had been held. Staff comments and recommendations had not yet been forwarded to KKT Architects, Inc., but that would be done very soon. Also, they had not received any comments from any of the utility companies regarding the plat.

Commissioner Jessica Morris inquired about what kind of development Phase I will be. Ms. Nicole Watts, the engineer for KKT Architects, Inc., answered that Phase I is the multifamily portion of the development.

Commissioner Kathleen Robinson asked if they were still planning on putting sidewalks in and around the development. Ms. Watts answered that the sidewalks were still in the plans.

City Planner, Tom E. Young, Jr., noted that staff recommends approval of the preliminary plat for Cottages at the Park – Phase I, with the condition that they meet staff and T.A.C. recommendations.

Motion was made by Commissioner Jessica Morris and seconded by Commissioner Joanna Jones to approve the preliminary plat of Cottages at the Park – Phase I.

Motion was approved by a vote of 5-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathleen Robinson	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

2. Coweta Farms

Discussion and possible action on a request by Truco Development Company, LLC, Developer and Heartland Surveying & Mapping, LLC, Surveyor, for preliminary plat approval of Coweta Farms, a Single Family Residential (RS-3) subdivision of approximately 4.38 acres more or less with 21 lots generally located on the southwest corner of East 131st Street South and South 273rd East Avenue in Section 11, Township 17 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, Oklahoma.

Chairperson Melanie Lander noted that the zoning change request for this plat was not approved, therefore, she made a motion to continue this item to the next Coweta Planning Commission meeting. That motion was seconded by Commissioner Jessica Morris.

Motion was approved by a vote of 5-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathleen Robinson	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

3. Stonebrook

Discussion and possible action on a request by H2 Property Investments, Developer and Engineer/Surveyor Cook & Associates Engineering, Inc., for preliminary plat approval of Stonebrook, a Single Family Residential (RS-3) subdivision of approximately 4.848 acres, more or less, with 24 lots, generally located on the northwest corner of East 151st Street South and South 285th East Avenue in Section 13, Township 17 North, Range 15 East, of the Indian Base and Meridian, City of Coweta, Wagoner County, Oklahoma.

The developer was not present at this meeting but Ms. Kathleen Cook, the engineer for Cook & Associates Engineering, Inc., was present.

City Planner, Tom E. Young, Jr., read the staff report and noted that staff had reviewed the preliminary plat. He also informed the commissioners that this piece of land was previously platted by a different developer but that project was dropped before the final plat phase. A rezone request was presented to the Coweta Planning Commission by that previous developer and it was approved. Mr. Young continued by noting that a Technical Advisory Committee (T.A.C.) meeting had been held. Staff comments and recommendations have been forwarded to the engineer. There were no comments from any of the utility companies.

Commissioner Jessica Morris asked how big the houses in this development will be. Ms. Cook answered that the houses will be between 1,800 and 2,000 square feet. Commissioner Morris also asked if they are worried the houses might be difficult to sell since they will be neighbors to a trailer park. Ms. Cook said that they did not anticipate the houses being hard to sell.

Commissioner Carter Mathews inquired about the price range of the houses. Ms. Cook said that she did not know the answer to that question.

Commissioner Kathleen Robinson asked if the houses will be one or two story houses. Ms. Cook informed the commission that the houses will be one story.

City Planner, Tom E. Young, Jr., noted that staff recommends approval of the preliminary plat for Stonebrook with the condition that they meet staff and T.A.C. recommendations.

Motion was made by Commissioner Carter Mathews and seconded by Commissioner Jessica Morris to approve the preliminary plat of Stonebrook.

Motion was approved by a vote of 5-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathleen Robinson	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

VIII. NEW BUSINESS

IX. ADJOURNMENT

Chairperson Melanie Lander moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 7:29 p.m.

Approved:

Melanie Lander
Chairman

3/25/19
Date

[Signature]
Secretary

ORDINANCE NO. 816

AN ORDINANCE AMENDING ORDINANCE NO. 377 REZONING A TRACT OF LAND LOCATED IN SECTION 11, TOWNSHIP 17 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, FROM RS-1 (RESIDENTIAL SINGLE FAMILY) CLASSIFICATION TO RS-3 (RESIDENTIAL SINGLE FAMILY) CLASSIFICATION, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA, THAT, TO-WIT:

SECTION 1: ORDINANCE NO. 377 IS HEREBY AMENDED BY REZONING THE FOLLOWING DESCRIBED PROPERTY FROM RS-1 (RESIDENTIAL SINGLE FAMILY CLASSIFICATION) TO RS-3 (RESIDENTIAL SINGLE FAMILY CLASSIFICATION), to wit:

TRACT 1: A tract of land being a part of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter (NE/4 NE/4 NE/4) of Section 11, Township 17 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma, being more particularly described as follows, to-wit:

Beginning at the Northeast corner of said NE/4 NE/4 NE/4 of said Section 11, Thence S89°56'15"W along the North line of said NE/4 NE/4 NE/4 a distance of 660.00 feet to the Northwest corner of said NE/4 NE/4 NE/4, thence due South a distance of 305.25 feet, thence N89°56'15"E a distance of 275.00 feet, thence N86°09'36"E a distance of 180.65 feet, thence N70°45'23"E a distance of 190.66 feet, thence N89°56'25"E a distance of 24.75 feet to the point on the East line of said NE/4 NE/4 NE/4, thence due North along said East line a distance of 230.70 feet to the Point of Beginning. Containing 4.38 acres, more or less.

SECTION 2: THAT ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith BE AND THE SAME ARE HEREBY EXPRESSLY REPEALED.

SECTION 3: THAT AN EMERGENCY EXISTS FOR THE PRESERVATION OF PUBLIC HEALTH, PEACE AND SAFETY AND BY REASON WHEREOF, THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON ITS PASSAGE.

PASSED AND APPROVED WITH THE EMERGENCY CLAUSE RULED ON
SEPARATELY this 1st day of April, 2019.

EVETTE MORRIS, MAYOR

APPROVED AS TO FORM:

BRITTANY LONG, CITY CLERK

RONALD D. CATES, CITY ATTORNEY