



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 3, 2023 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 YOUNG _____
 - HAROLD CHANCE _____
 - NAOMI HOGUE _____
 - LOGAN BROWN _____
 - 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 OF THE SPECIAL MEETING
APPROVAL OF THE MINUTES OF THE COWETA CITY COUNCIL SPECIAL MEETING HELD ON MARCH 20, 2023. (JULIE CASTEEN, ASSISTANT CITY MANAGER)

Documents:

[230320 MINUTES OF THE SPECIAL MEETING.PDF](#)

- 2. SURPLUS PROPERTY
APPROVAL OF A DECLARATION OF SURPLUS ON THE FOLLOWING AND AUTHORIZATION FOR THE CITY MANAGER TO DISPOSE OF ACCORDINGLY:

- 1. COWETA PUBLIC LIBRARY CHAIRS

(JULIE CASTEEN, ASSISTANT CITY MANAGER)

Documents:

[LIBRARY CHAIRS SURPLUS FORM.PDF](#)

3. MINUTES OF THE REGULAR MEETING

APPROVAL OF THE MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING HELD ON MARCH 6, 2023. (JULIE CASTEEN, ASSISTANT CITY MANAGER)

Documents:

[230306 MINUTES OF THE CITY COUNCIL.PDF](#)

4. OPIOID SETTLEMENT

CONSIDERATION OF APPROVAL TO PARTICIPATE IN THE 2022 GLOBAL OPIOID SETTLEMENTS WITH CVS, WAL-MART, WALGREENS, ALLEGAN, AND TEVA, INCLUDING AGREEING TO THE TERMS OF THE GLOBAL SETTLEMENTS, THE RELEASE OF ALL CLAIMS AGAINST THESE ENTITIES, AND THE PERMISSABLE USES OF MONIES RECEIVED PURSUANT TO THE SETTLEMENTS FOR OPIOID ABATEMENT AND DESIGNATING THE CITY MANAGER AS THE AUTHORIZED REPRESENTATIVE TO SIGN THE SUBDIVISION PARTICIPATION FORMS TO FINALIZE PARTICIPATION IN THESE SETTLEMENTS.

Documents:

[230403 OPIOID SETTLEMENT INFORMATION.PDF](#)

[230403 USES FOR OPIOID SETTLEMENT FUNDS.PDF](#)

VI. PROCLAMATIONS/PRESENTATIONS

1. PROCLAMATION NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK

Documents:

[230403 PROCLAMATION PUBLIC SAFETY TELECOMMUNICATIONS WEEK.PDF](#)

2. PRESENTATION OF ICTC PROGRESS

SUPERINTENDENT TONY PIVEC SHALL PROVIDE A PRESENTATION ON THE PROGRESS ON THE INDIAN CAPITAL TECHNOLOGY CENTER CAMPUS IN COWETA AND FUTURE PLANS IN THE COMMUNITY.

VII. OLD BUSINESS

1. PUBLIC HEARING ANNEXATION - 15905 S 297TH E AVENUE

PUBLIC HEARING PURSUANT TO RESOLUTION 2023-07 REGARDING ANNEXATION OF LAND INTO THE CITY OF COWETA, OKLAHOMA LOCATED ON SOUTH 297TH EAST AVENUE. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230403 STAFF REPORT PUBLIC HEARING ANNEXATION.PDF](#)
[RESOLUTION 23-07.PDF](#)

[AERIAL MAP.PDF](#)
[ANNEX APPLICATION BICKELL.PDF](#)

2. ORDINANCE 877 - ANNEXATION

DISCUSSION AND POSSIBLE ACTION ON THE ADOPTION OF ORDINANCE 877, AN ORDINANCE OF THE CITY OF COWETA, OKLAHOMA ACCEPTING, ADDING AND ANNEXING LAND LOCATED IN SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA TO THE CITY OF COWETA, OKLAHOMA, 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, OKLAHOMA; DIRECTING NOTIFICATION; PROVIDING FOR REPEALER, SEVERABILITY, AND DECLARING AN EMERGENCY. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230403 STAFF REPORT ORDINANCE 877.PDF](#)
[230403 ORDINANCE 877.PDF](#)

3. DECLARATION OF AN EMERGENCY ORDINANCE 877
DISCUSSION AND POSSIBLE ACTION TO DECLARE AN EMERGENCY REGARDING ORDINANCE 877 MAKING IT EFFECTIVE IMMEDIATELY UPON PASSAGE AND APPROVAL.
4. RESOLUTION 2023-11
DISCUSSION AND POSSIBLE ACTION ON THE ADOPTION OF RESOLUTION 2023-11, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA TRANSFERRING OWNERSHIP OF CERTAIN CITY OWNED REAL PROPERTY, LOCATED ADJACENT TO THE COWETA WASTEWATER TREATMENT FACILITY, TO THE COWETA INDUSTRIAL DEVELOPMENT AUTHORITY. (ROGER KOLMAN, CITY MANAGER)

Documents:

[230403 RESOLUTION 2023-11.PDF](#)
[QUIT CLAIM DEED.PDF](#)

5. APPROVAL OF ROAD MAINTENANCE PROJECTS
DISCUSSION AND POSSIBLE ACTION TO APPROVE THE PROPOSED 2023 ROAD MAINTENANCE PROJECTS AND TO DIRECT STAFF TO PUBLICLY BID SUCH. (ROGER KOLMAN, CITY MANAGER)

Documents:

[230403 STAFF REPORT 2023 ROAD MAINTENANCE PROGRAM.PDF](#)
[PROJECT 1.PDF](#)
[PROJECT 2.PDF](#)
[PROJECT 3.PDF](#)
[PROJECT 4.PDF](#)

6. JOINT RESOLUTION
DISCUSSION AND POSSIBLE ACTION ON THE ADOPTION OF JOINT RESOLUTION 2023-036, A JOINT RESOLUTION OF THE WAGONER COUNTY COMMISSIONERS, THE CITY OF BROKEN ARROW CITY COUNCIL, AND THE CITY OF COWETA CITY COUNCIL IN SUPPORT OF AN APPLICATION FOR TRANSPORTATION IMPROVEMENT PROGRAM FUNDING ADMINISTERED BY THE INDIAN NATIONS COUNCIL OF GOVERNMENTS. (ROGER KOLMAN, CITY MANAGER)

Documents:

[230403 STAFF REPORT JOINT RESOLUTION.PDF](#)
[2025 INCOG STP PROGRAMMING RESOLUTION \(002\).PDF](#)

7. APPROVAL OF RIGHT OF WAY PERMIT
DISCUSSION AND POSSIBLE ACTION ON THE APPROVAL OF A RIGHT OF WAY USE PERMIT WITH 918 HOLDINGS, LLC FOR RIGHT OF WAY ON THE NORTH SIDE OF WEST CYPRESS STREET ADJACENT TO THE EXISTING 1843 RESTAURANT AND DIRECTION TO THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS. (ROGER KOLMAN, CITY MANAGER)

Documents:

[230403 STAFF REPORT RIGHT OF WAY PERMIT.PDF](#)
[COWETA-RIGHT OF WAY USE PERMIT.PDF](#)
[230403 PRELIMINARY DRAWINGS.PDF](#)

VIII. NEW BUSINESS

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

IX. ADJOURNMENT

PLEASE NOTIFY CITY HALL BY 9:00 A.M. ON THE DATE OF THE MEETING.

MINUTES OF THE COWETA CITY COUNCIL SPECIAL MEETING
March 20, 2023 6:00 P.M.

The members of the Coweta City Council met in special session on Monday, March 20, 2023 at 6:00 p.m. in the Coweta City Hall, 310 S Broadway, Coweta, Oklahoma.

COUNCILMEMBERS PRESENT: Evette Young, Harold Chance, Naomi Hogue, Logan Brown, Randy Woodward.

COUNCILMEMBERS ABSENT: None.

I. CALL TO ORDER

The meeting was called to order by Mayor Young.

II. Pledge of Allegiance given

III. ROLL CALL

Roll call taken. Councilmembers were present as shown above.

IV. Old Business

1. Purchase of Temporary Quarters

Interim Fire Chief Brian Woodward led discussion on the purchase of a modular living facility for use as temporary living quarters for the Coweta Fire Department.

Motion by Randy Woodward, second by Evette Young, approving the purchase of a Liberty Model modular living facility from The Home Store for use as temporary living quarters for the Coweta Fire Department.

Aye: Randy Woodward
Evette Young
Harold Chance
Naomi Hogue
Logan Brown

2. Resolution 2023-09

Assistant City Manager Julie Casteen presented information regarding possible action on the adoption of Resolution 2023-09, 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 fiscal year ending June 30, 2023.

Motion by Randy Woodward, second by Harold Chance, adopting Resolution 2023-09, 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 fiscal year ending June 30, 2023.

MINUTES OF THE COWETA CITY COUNCIL SPECIAL MEETING
March 20, 2023 6:00 P.M.

Aye: Randy Woodward
Harold Chance
Naomi Hogue
Logan Brown
Evette Young

VII. NEW BUSINESS

There was no new business.

IIX. ADJOURNMENT

Mayor Young adjourned the meeting at 7:06 p.m.

Evette Young, Mayor

Julie Casteen, City Clerk

**CITY OF COWETA/COWETA PUBLIC WORKS AUTHORITY
SURPLUS PROPERTY DECLARATION AUTHORIZATION**

This form is required to dispose of any City/Authority surplus property. Department Head completes this form and submits it to the City Manager.

Department: _____ Department Contact: _____ Date: _____

Items Requested to be Surplused: _____

ID/Asset Tag Number: _____

<u>PROPERTY DESCRIPTION</u>	<u>CONDITION</u> Excellent Good Fair Poor	<u>DATE PURCHASED</u>	<u>Approximate Current Value</u>
		<u>PURCHASE PRICE</u>	

Reason for being surplused: _____

Has it been offered for transfer to another Department within the City: Yes No

Has it been offered for transfer to another agency within the State: Yes No If so, to whom: _____

Name of agency: _____

Sold for scrap metal: Yes No If yes, to whom: _____

Amount received: _____

-----FINANCE USE ONLY-----

Date placed on surplus website: _____ Did item sell: Yes No

Date Sold: _____ Amount received: \$ _____

Name, Address, and Telephone Number of Buyer: _____

Item ready to be released to buyer with a copy of receipt attached: Yes No Date: _____

City Manager approval of the request for surplus: _____ Date: _____

Date surplus approved by City Council/Trustees: _____

Date, Amount, and receipt of funds from Public Surplus: _____

Date Insurance Cancelled: _____

Date Removed from Fixed Assets: _____

MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
March 6, 2023 6:00 P.M.

The members of the Coweta City Council met in regular session on Monday, March 6, 2023 at 6:00 p.m. in the Coweta City Hall, 310 S Broadway, Coweta, Oklahoma.

COUNCILMEMBERS PRESENT: Evette Young, Harold Chance, Naomi Hogue, Randy Woodward.

COUNCILMEMBERS ABSENT: Logan Brown.

I. CALL TO ORDER

The meeting was called to order by Mayor Young.

II. Pledge of Allegiance given

III. ROLL CALL

Roll call taken. Councilmembers were present as shown above.

IV. GENERAL CITY COUNCIL COMMENTS

City Manager Roger Kolman reminded everyone of the Citizen Survey that will run until the end of March.

V. CONSENT

Motion by Harold Chance, second by Randy Woodward to approve the consent calendar items:

1. Approval of the minutes of the Coweta Council meeting on February 6, 2023.

Aye: Harold Chance
Randy Woodward
Evette Young
Naomi Hogue

VI. Old Business

1. Public Hearing Ceremonial Street Name

Mayor Young opened the public hearing at 6:02 p.m. to receive public comment on a request to ceremonially name the 100 Block of East Sycamore as Gilbert Way. The Gilbert family expressed their appreciation of the gesture. There were no other public comments. Mayor Young closed the hearing at 6:03 p.m.

2. Consent for Annexation

Roger Kolman led discussion regarding a request to annex property at 15905 S 297th E Avenue.

MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
March 6, 2023 6:00 P.M.

Motion by Harold Chance, second by Randy adopting Resolution 2023-07, a resolution of the City Council of the City of Coweta, Oklahoma requesting the annexation of property adjacent to the existing city limits, located at 15905 S 297th East Avenue in Section 19, Township 17 North, Range 16 East, directing the City Manager to take certain actions in compliance with state statutes, and setting a public hearing pertaining to that annexation.

Aye: Harold Chance
Randy Woodward
Evette Young
Naomi Hogue

3. Ordinance 866 – Rezoning CZ 23-01

Roger Kolman discussed an application from Allen’s Custom Homes, LLC to amend the zoning map from (CG) General Commercial to (RD) Residential Two-Family district for property located at 409 East Pecan Street. The Coweta Planning Commission recommended approval at its February 21, 2023 meeting.

Motion by Harold Chance, second by Randy Woodward to adopt Ordinance 866, an ordinance of the City of Coweta, Oklahoma related to the rezoning of property from Commercial (CG) to Residential Two-Family (RD), located in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma, according to the United States Government survey thereof, and generally located at 409 East Pecan Street.

Aye: Harold Chance
Randy Woodward
Evette Young
Naomi Hogue

4. Emergency Medical Dispatcher Training

Roger Kolman discussed a contract for Dispatcher emergency medical training and materials.

Motion by Harold Chance, second by Randy Woodward to approve a contract with The Association of Public-Safety Communications Officials International, Inc. related to emergency medical dispatcher training and materials.

Aye: Harold Chance
Randy Woodward
Evette Young
Naomi Hogue

MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
March 6, 2023 6:00 P.M.

5. Employee Retention Stipend

Assistant City Manager Julie Casteen presented information on a proposed employee stipend for inflation and retention.

Motion by Harold Chance, second by Randy Woodward to approve an employee stipend for all employees.

Aye: Harold Chance
Randy Woodward
Evette Young
Naomi Hogue

6. Resolution 2023-08

Roger Kolman led discussion on deannexing property located in Sections 15, 16, and 17 on the north side of Highway 51 that was annexed into the city limits in 2002.

Motion by Harold Chance, second by Randy Woodward, adopting Resolution 2023-08, a resolution of the City Council of the City of Coweta, Oklahoma providing notice of intent to detach certain properties from the corporate limits of the City of Coweta.

Aye: Harold Chance
Randy Woodward
Evette Young
Naomi Hogue

VII. NEW BUSINESS

There was no new business.

IX. ADJOURNMENT

Mayor Young adjourned the meeting at 6:11 p.m.

Evette Young, Mayor

Julie Casteen, City Clerk



OFFICE OF THE
ATTORNEY GENERAL

March 28, 2023

Dear Sir or Madam,

The State of Oklahoma recently agreed to enter into settlements with CVS, Wal-Mart, Walgreens, Allergan, and Teva (the "Settlements") for their respective roles in causing the opioid epidemic in Oklahoma. Although your political subdivision did not file a lawsuit, you are still entitled to participate in the settlements as a non-litigating "Primary Subdivision." Your participation will increase the amount of settlement funds received by the State, and you are eligible to receive funding from the State's portion of the settlement proceeds that will be allocated by the Oklahoma Opioid Abatement Board. The designated representative of your subdivision should have already received a DocuSign email from the settlement administrator (Rubris) asking for their signature on the participation forms. It is the recommendation of the Office of the Attorney General that you place the following language on the agenda for your next meeting and approve your participation in the Settlements:

Consideration of approval to participate in the 2022 global opioid settlements with CVS, Wal-Mart, Walgreens, Allergan, and Teva, including agreeing to the terms of the global settlements, the release of all claims against these entities, and the permissible uses of monies received pursuant to the settlements for opioid abatement and designation of an authorized representative to sign the subdivision participation forms to finalize participation in these settlements.

After passage and approval, please have the designated representative sign the DocuSign that was emailed to them by the settlement administrator. Once funds are received by the State, they will be distributed in accordance with the rules of the Oklahoma Opioid Abatement Board for use by your subdivisions in abating the opioid epidemic. Attached please find the approved usages for these funds.

Respectfully,

A handwritten signature in blue ink, appearing to read "Rob Johnson", is written over a blue horizontal line.

Rob Johnson
General Counsel

Encl.

Oklahoma Statutes Citationized

Title 74. State Government

Chapter 2 - Attorney General

Political Subdivisions Opioid Abatement Grants Act

Section 30.5 - Definitions

Cite as: 74 O.S. § 30.5 (OSCN 2023), Political Subdivisions Opioid Abatement Grants Act

As used in the Political Subdivisions Opioid Abatement Grants Act:

1. “Approved purpose” and “approved purposes” mean evidence-based, forward-looking strategies, programming and services used to:
 - a. expand the availability of treatment for individuals affected by opioid use disorders, co-occurring substance use disorders and mental health issues,
 - b. develop, promote and provide evidence-based opioid use prevention strategies,
 - c. provide opioid use disorder and co-occurring substance use disorder avoidance and awareness education,
 - d. decrease the oversupply of licit and illicit opioids,
 - e. support recovery from addiction services performed by qualified and appropriately licensed providers,
 - f. treat opioid use, abuse and disorders including early intervention screening, counseling and support,
 - g. support individuals in treatment and recovery from opioid use, abuse and disorder,
 - h. provide programs or services to connect individuals with opioid use, abuse or disorder, or who are at risk of developing opioid use disorder, co-occurring substance use disorder and mental health issues, with treatment and counseling programs and services,
 - i. address the needs of individuals who are involved, or who are at risk of becoming involved, in the criminal justice system due to opioid use, abuse or disorder through programs or services in municipal and county criminal judicial systems including prearrest and postarrest diversion programs, pretrial services and drug or recovery courts,
 - j. address the needs of pregnant or parenting women with opioid use, abuse or disorder and their families,
 - k. address the needs of parents and caregivers caring for babies with neonatal abstinence syndrome,
 - l. support efforts to prevent overprescribing and ensure appropriate prescribing and dispensing of opioids,
 - m. support efforts to discourage or prevent misuse of opioids including the oversupply of licit and illicit opioids,
 - n. support efforts to prevent or reduce overdose deaths or other opioid-related harms including through increased availability and distribution of naloxone and other drugs that treat overdoses for use by first responders, persons who have experienced an overdose event, families, schools, community-based service providers, social workers and other members of the public,
 - o. reimburse or fund law enforcement and emergency responder expenditures relating to the opioid epidemic including costs of responding to emergency medical or police calls for service, equipment, treatment or response alternatives, mental health response training and training for law enforcement and emergency responders as to appropriate practices and precautions when dealing with opioids or individuals who are at risk of opioid overdose or death,
 - p. reimburse attorney fees and allowable expenses directly related to opioid litigation incurred as part of legal services agreements entered into before May 21, 2020,

- q. support efforts to provide leadership, planning and coordination to abate the opioid epidemic through activities, programs or strategies for prevention and recovery models including regional intergovernmental efforts and not-for-profit agency support,
- r. support education of youths regarding the dangers of opioid use, abuse and addiction,
- s. fund training relative to any approved purpose,
- t. monitor, surveil and evaluate opioid use, abuse or disorder, or
- u. provide opioid abatement as identified by the Oklahoma Opioid Abatement Board as consistent with the purpose of the Political Subdivisions Opioid Abatement Grants Act.

Provided that, such strategies, programming and services occurred on or after January 1, 2015;

- 2. “Board” means the Oklahoma Opioid Abatement Board;
- 3. “Eligible participant” means any political subdivision impacted by the opioid crisis;
- 4. “Nonapproved purpose” and “nonapproved purposes” mean strategies, programming and services not falling within the definition of approved purpose or approved purposes as defined in this section;
- 5. “Opioid funds” means all monetary amounts obtained through a settlement or judgment by the Attorney General on behalf of this state related to opioid litigation involving pharmaceutical supply chain participants including the Purdue Political Subdivisions Fund but excluding all other funds received pursuant to the Purdue Settlement Agreement;
- 6. “Opioid grant awards” means grants funded from the Oklahoma Opioid Abatement Revolving Fund, awarded pursuant to the provisions of the Political Subdivisions Opioid Abatement Grants Act;
- 7. “Pharmaceutical supply chain” means the process and channels through which controlled substances are manufactured, marketed, promoted, distributed or dispensed;
- 8. “Pharmaceutical supply chain participant” means any entity that engages in or has engaged in the manufacture, marketing, promotion, distribution or dispensing of an opioid analgesic;
- 9. “Political subdivision” and “political subdivisions” have the same meaning as provided in subparagraphs a, b, c and d of paragraph 11 of Section 152 of Title 51 of the Oklahoma Statutes;
- 10. “Purdue Political Subdivision Fund” means the Twelve Million Five Hundred Thousand Dollars (\$12,500,000.00) plus any interest accrued thereon received from the Revive Oklahoma Health Foundation consisting of funds from the Purdue Settlement Agreement designed for distribution to political subdivisions which have executed a release of legal claims as required by the Purdue Settlement Agreement; and
- 11. “Purdue Settlement Agreement” means the settlement agreement entered into by this state and Purdue Pharma L.P., Purdue Pharma, Inc. and the Purdue Frederick Company on March 26, 2019, and approved by the Court on April 2, 2019.

Historical Data

Laws 2020, HB 4138, c. 130, § 3; Amended by Laws 2022, SB 1275, c. 75, § 1, emerg. eff. April 25, 2022 ([superseded document available](#)).



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Proclamation

National Public Safety Telecommunicators Week

April 9-15, 2023

Whereas the second week of April is nationally designated as a time to recognize and honor the telecommunication personnel in the public safety community; and,

Whereas emergencies can occur at any time that require police, fire or emergency medical services; and,

Whereas when an emergency occurs the prompt response of police officers, firefighters, and paramedics is critical to the protection of life and preservation of property; and,

Whereas the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone the Coweta Communications Center; and,

Whereas Public Safety Telecommunicators are the first and most critical contact our citizens have with the emergency services; and

Whereas Public Safety Telecommunicators are a vital link for our police officers and firefighters by monitoring their activities by radio, providing them information, and ensuring their safety; and,

Whereas Public Safety Telecommunicators of the Coweta Communication Center have contributed substantially to the apprehension of criminals, suppression of fires, and treatment of patients; and,

Whereas each dispatcher has exhibited compassion, understanding, and professionalism during the performance of their job in the past year;

The Council has designated the week beginning April 9, 2023 as “National Public Safety Telecommunicators Week” and has authorized and requested the Mayor to issue a proclamation in observance of this week.

Now, Therefore, I, Evette Young, Mayor of Coweta, Oklahoma do hereby proclaim the week of April 9, 2023, as National Public Safety Telecommunicators Week in Coweta, in honor of the men and women whose diligence and professionalism keep our city and citizens safe.

Signed this 3rd day of April, 2023

Evette Young, Mayor



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Memorandum

To: Honorable Mayor and City Council
From: Tom E Young Jr, City Planner
Location: Section 19, Township 17 North, Range 16 East
Re: Rachel and Jonathan Bickell, request to be annexed into the City of Coweta
Date: 04-03-2023

BACKGROUND

Public hearing before the City Council on the proposed consent for annexation on the following property: A 10.14 Acre, more or less, piece of property located in the Southeast Quarter of Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, commonly known by address 15905 South 297 East Avenue, that abuts South 297 East Avenue to be annexed into the City of Coweta. A notice was published in the local newspaper at least 14 days prior to the public hearing and staff has prepare a service extension plan for this development.

Rachel Bickell and Jonathan Bickell wife and husband, property owners, request to be annexed into the City of Coweta, which shall be zoned Agriculture (AG).

STAFF RECOMMENDATION

Staff recommends that Council consider this request and approve the annexation and zoning request.

ATTACHMENTS

Public Hearing Notice
Case Map

RESOLUTION NO. 2023-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA ACCEPTING A LETTER OF CONSENT FOR ANNEXATION OF PROPERTY INTO THE CITY LIMITS OF COWETA AND DIRECTING THE CITY MANAGER TO TAKE CERTAIN ACTIONS IN COMPLIANCE WITH STATE STATUTES PERTAINING TO THAT ANNEXATION.

WHEREAS, The City of Coweta has received a letter of consent for annexation from Jonathan and Rachel Bickell, husband and wife, the sole owners of real property adjacent to the existing boundaries of the City of Coweta; and,

WHEREAS, The property owned by Jonathan and Rachel Bickell is located fully within the boundaries of Wagoner County, Oklahoma and is further described in the attachments to this Resolution; and,

WHEREAS, The property is currently zoned Agriculture (AG) in Wagoner County and will come into the city with the same zoning classification; and

WHEREAS, in accordance with 11 O.S.§21-103 the City is required to hold a public hearing regarding the annexation before annexing any territory; and

WHEREAS, notice of the public hearing shall be published in a newspaper of general circulation within the territory to be annexed at least fourteen days, but not more than thirty days, before the date of the public hearing.

THEREFORE, BE IT RESOLVED by the City Council of the City of Coweta, Oklahoma that:

SECTION 1 the City Council accepts the Letter of Consent for Annexation from Jonathan and Rachel Bickell.

SECTION 2 the City Council directs the City Manager to take the actions stipulated in 11 O.S. §21-103 pertaining to applications for annexations with the consent of a majority of the owners of the properties to be annexed.

SECTION 3 the City Council sets April 3, 2023 at 6:00 p.m. at the Coweta City Hall as the time and place of the public hearing to be held by the City Council pertaining to this annexation.

This Resolution is approved in open meeting by the City Council of the City of Coweta on this 6th day of March, 2023.

Evette Young, Mayor

ATTEST:

APPROVED:

Julie Casteen, City Clerk

Ronald D. Cates, City Attorney

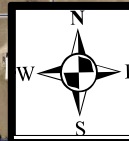
PROPERTY LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SE/4 OF SECTION 19, T17N, R16E OF THE LB&M., WAGONER COUNTY, STATE OF OKLAHOMA: WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

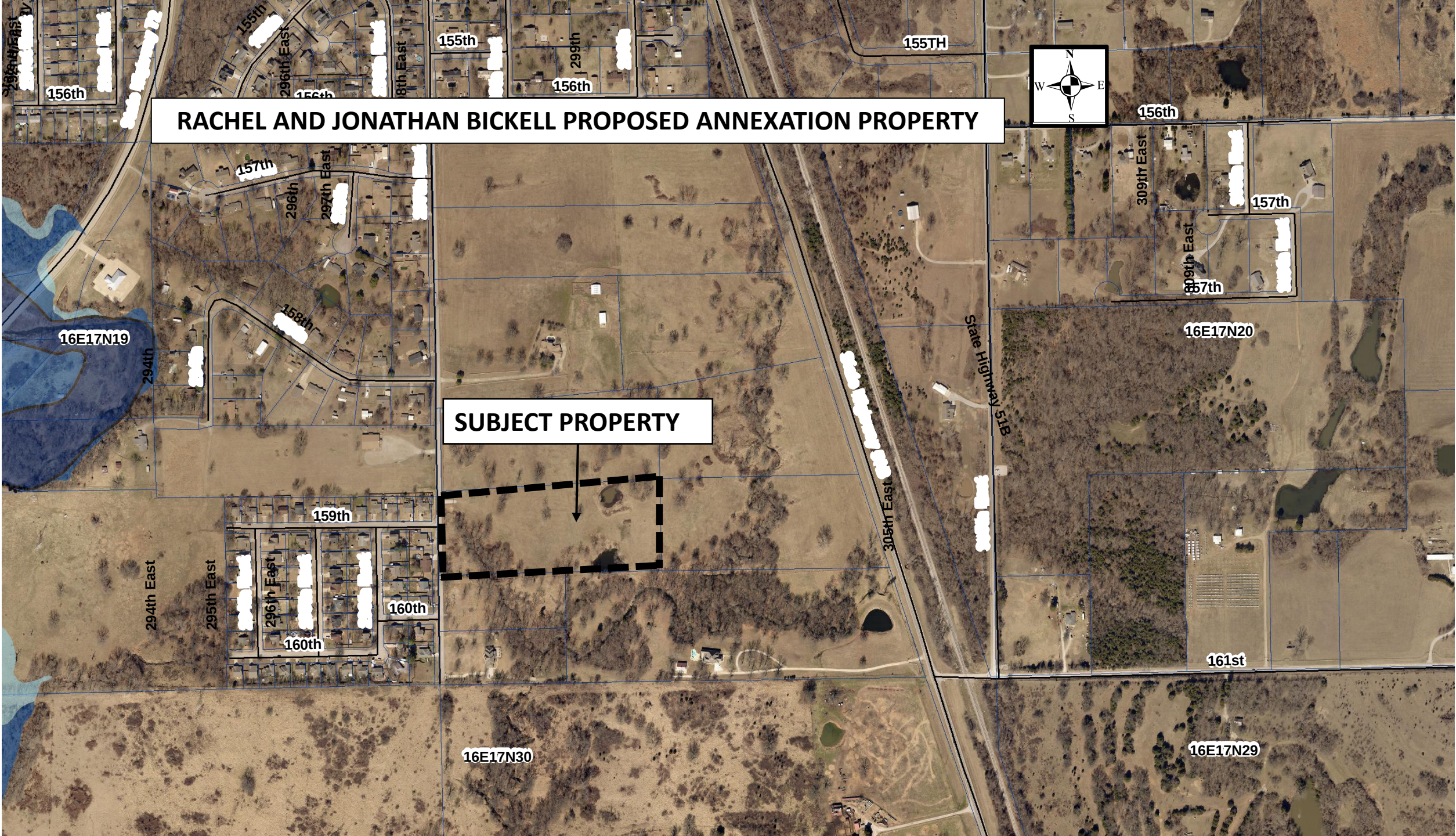
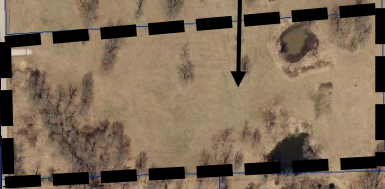
COMMENCING AT THE E1/4 CORNER OF SAID SECTION 19; THENCE S88°47'34"W ALONG THE NORTH LINE OF THE SE/4 OF SAID SECTION A DISTANCE OF 1179.80 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF HIGHWAY 51B; THENCE S17°47'39"E ALONG THE WESTERLY RIGHT-OF-WAY OF HIGHWAY 51B A DISTANCE OF 478.43 FEET; THENCE S29°06'15"E ALONG THE WESTERLY RIGHT-OF-WAY OF HIGHWAY 51B A DISTANCE OF 152.97 FEET; THENCE S17°47'39"E ALONG THE WESTERLY RIGHT-OF-WAY OF HIGHWAY 51B A DISTANCE OF 1590.09 FEET; THENCE S88°50'43"W O DISTANCE OF 1092.23 FEET TO THE POINT OF BEGINNING; THENCE N1°12'09"W A DISTANCE OF 441.61 FEET; THENCE S86°37'16"W A DISTANCE OF 1049.32 FEET TO A POINT ON THE WEST LINE OF THE SE/4 OF SECTION 19; THENCE S1°11'57"E ALONG THE WEST LINE THEREOF O DISTANCE OF 400.88 FEET TO A POINT 527.25 FEET NORTHERLY OF THE SW CORNER OF THE SE/4; THENCE N88°50'43"E A DISTANCE OF 1048.59 FEET TO THE POINT OF BEGINNING. CONTAINING 10.14 ACRES, MORE OR LESS.

PROPERTY ADDRESS: 15905 S 297TH E AVE, COWETA, OK 74429.

RACHEL AND JONATHAN BICKELL PROPOSED ANNEXATION PROPERTY



SUBJECT PROPERTY





OFFICE PROCEDURES FOR PROPERTY OWNERS CONSENTING TO ANNEX INTO COWETA CITY LIMITS

*Note: This information sheet is for **GENERAL REFERENCE** only concerning property owners consenting to annex into Coweta City limits. Refer to State Statute 23-103 thru 23-106*

GENERAL OFFICE PROCEDURES

1. Owner(s) of property who wish to be annexed into Coweta City limits must forward a "Letter of Consent for Annexation" to the Community Development Department, attention the Mayor and City Council. The "Letter of Consent" must indicate the date of the request and the exact legal description of property tract(s) to be considered for annexation. Additionally, the property owner(s) must submit a *Plat of Survey* showing all dimensions, easements, improvements and rights-of-way as well as a copy of the *General Warranty Deed* demonstrating ownership of the requested annexation.

2. If more than one property owner is requesting annexation of an area greater than their own property, a petition with signatures of at least 50% of the property owners within the area proposed for annexation is required and will be forwarded to the Mayor and City Council by the City Clerk.

3. If a zoning request is included, the annexation request will be placed on the next available Planning Commission Agenda for public hearing.

4. The City Council can discuss and take action on the annexation request at the next City Council meeting. An *Annexation Ordinance* shall be developed for this meeting and shall be **read** by the City Clerk as a separate agenda item **if** the City Council accepts the annexation consent letter.

5. If the City Council approves the request the annexation ordinance is:

(A) Forwarded to the local newspaper for publication.

(B) Submitted to the Wagoner County Clerk's Office for recording.

Effective 30 days after the date of publication, the ordinance becomes effective and the property officially is incorporated into the City of Coweta.

Note: The Coweta City Clerk is responsible for submitting the annexation ordinance to the Wagoner County Clerk's Office for recording. The City Clerk should receive an official recorded copy of the annexation ordinance from the Wagoner County Clerk within two weeks of the filing date.

6. Notice of properties annexed into the City must be given to approximately 25 to 30 governmental agencies (ie. County Government, Fire, Police, Health Department, etc.) within the Coweta Area.

The enclosed information includes an Application and a Sample Letter of Consent.

CITY OF COWETA
APPLICATION FOR ANNEXATION

DATE REC'D _____ APP. TAKEN BY _____ COMM. MTG.
DATE _____
STR _____ WARD DISTRICT _____ TRACT SIZE _____ FEE _____ REC.
NO. _____

Applicant Information

NAME(S) Jon and Rachel Bickell PHONE 918 812 6096 918 671 5906
ADDRESS 7312 E Memphis St CITY BA ZIP 74014

ADDRESS/LOCATION OF PROPERTY TO BE
ANNEXED 15905 S 29th E Ave Coweta OK 74029

NAME OF OWNER(S) IF DIFFERENT FROM
APPLICANT same as applicant

ADDRESS OF
OWNER _____ CITY _____ ZIP _____

DOES OWNER CONSENT TO THIS APPLICATION Yes No

LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED:

Deed + plat survey attached

APPLICATIONS MUST INCLUDE A PLAT OF SURVEY BY A REGISTERED LAND SURVEYOR AND A COPY OF A DEED OF OWNERSHIP RECORDED WITH WAGONER COUNTY.

SIGNATURE OF APPLICANT _____ DATE _____

FOR OFFICE USE:
Field Check _____ Date _____ Plat _____ Deed _____ Flood Plain _____
Zoning: existing _____ proposed _____ Structures on tract _____ Use Unit _____
TAC _____ Commission Dates: introduced/read _____ approved _____ publication _____ County Clerk _____
NOTIFICATION: FIRE AMBULANCE POLICE INCOG COUNTY ENG. 911
HEALTH

OTHERS: _____

SAMPLE LETTER OF CONSENT FOR ANNEXATION

Date 2/22/23

Mayor and City Council
CITY OF COWETA
PO Box 850
Coweta, OK 74429

Dear Mayor and City Council:

I (We), Jon & Rachel Bickel, sole owner(s) of the following described property, do hereby consent to annexation of said property into the City of Coweta, Wagoner County, Oklahoma.

Property legal description:

See attached deed & plat survey

I (We) are requesting a Residential Zoning Classification for said property which will be used for the following purposes: Residential, private home
**(If commercial, office or industrial uses are proposed, provide a proposed Site Plan)*

Property Owner(s) Signature(s):

Rachel Bickel
Jon Bickel

NOTARY

Rachel Alexis Johnson 2/22/23



attachments

Enclose a Plat of Survey and copy of deed(s)

2022-12493 B: 2826 P: 0067
06/08/2022 02:03:00 PM Pgs: 1
Fee: \$18.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma



DOC STAMPS: EXEMPT per O.S. 68-3202(3)
Property Address: 5 S 297th E Ave, Coweta, OK 74429
Buyer Mailing Address: 3305 S Dogwood Ave, Broken Arrow, OK 74012

CORRECTED WARRANTY DEED
(Oklahoma Statutory Form)

This deed is being filed to correct the grantors in the deed recorded 02/03/2021 in Book 2860, Page 257

That 1/2 interest: Ray Dean Brashear and Evelyn Self Brashear, as Co-Trustees of the Ray Dean Brashear Trust dated 5/3/2005 and 1/2 interest: Evelyn Self Brashear and Ray Dean Brashear, as Co-Trustees of the Evelyn Self Brashear Trust dated 5/3/2005, dated May 3, 2005, Parties of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Rachel Bickell and Jonathan Bickell, party of the second part, the following described real property and premises situate in Wagoner County, State of Oklahoma, to-wit:

A tract of land situated in the SE/4 of Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, being more particularly described as follows: Commencing at the E1/4 corner of said Section 19, Thence S88°47'34"W along the North line of the SE/4 of said Section 19 a distance of 1179.80 feet to a point on the Westerly Right-of-Way of Highway 51B; Thence S17°47'38"E along the Westerly Right-of-Way of Highway 51B a distance of 478.43 feet; Thence S29°06'15"E along the Westerly Right-of-Way of Highway 51B a distance of 152.97 feet; Thence S17°47'38"E along the Westerly Right-of-Way of Highway 51B a distance of 1590.09 feet; Thence S88°50'43"W a distance of 1092.23 feet to the Point of Beginning; Thence N01°12'09"W a distance of 441.61 feet; Thence S88°37'16"W a distance of 1049.32 feet to a point on the West line of the SE/4 of Section 19; Thence S01°11'57"E along the West line thereof a distance of 400.88 feet to a point 527.25 feet Northerly of the Southwest corner of the SE/4; Thence N88°50'43"E a distance of 1048.59 feet to the Point of Beginning.

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

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

EXCEPT covenants, conditions, easements and restrictions of record.

Signed and delivered this 3 day of August, 2022.

The Ray Dean Brashear Trust, dated May 3, 2005

Ray Dean Brashear
Ray Dean Brashear, Co-trustee

Evelyn Self Brashear
Evelyn Self Brashear, Co-trustee

Evelyn Self Brashear Trust, dated May 3, 2005

Evelyn Self Brashear
Evelyn Self Brashear, Co-trustee

Ray Dean Brashear
Ray Dean Brashear, Co-trustee

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF OKLAHOMA }
COUNTY OF TULSA } ss.

This instrument was acknowledged before me on November 3, 2022, by Ray Dean Brashear and Evelyn Self Brashear, as Co-trustees of the Ray Dean Brashear Trust dated 5/3/2005 and Evelyn Self Brashear and Ray Dean Brashear, as Co-trustees of the Evelyn Self Brashear Trust dated 5/3/2005, dated May 3, 2005.

My Commission Expires:

Teresa Stamile
NOTARY PUBLIC

Deed Presented for Filing By: Integrity Title and Closing, LLC
File No.: 20-00169CD
Name of Title Insurer: American Eagle Title Insurance Company

TERESA STAMILE
Notary Public, State of Oklahoma
Commission # 04058935
My Commission Expires 09-30-2024

SHEET 1 OF 2 PLAT OF SURVEY

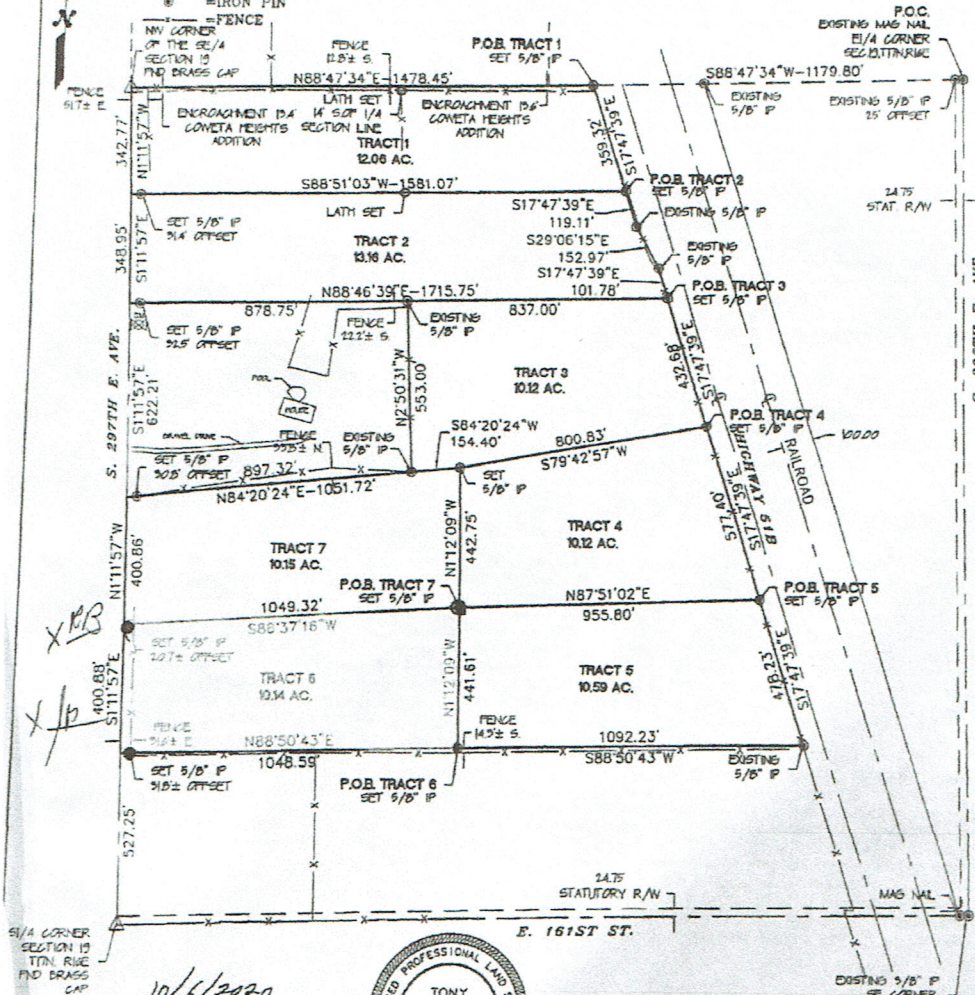
TRACT 1 A tract of land located in the SE/4 of Section 19, T17N, R16E of the I.B.&M., Wagoner County, State of Oklahoma, with the basis of bearing of this description being NAD83 Oklahoma State Plane, and prepared on 10/1/2020 by Tony Robison, LS #1686; said tract of land being more particularly described by metes and bounds as follows: Commencing at the E1/4 Corner of said Section 19; Thence S88°47'34"W along the North Line of the SE/4 of said Section a distance of 1179.80 feet to a point on the Westerly Right-of-Way of Highway 51B also being the Point of Beginning; Thence S17°47'39"E along the Westerly Right-of-Way of Highway 51B a distance of 359.32 feet; Thence S88°51'03"W a distance of 1581.07 feet to a point on the West line of the SE/4 of Section 19; Thence N11°1'57"W along the West line thereof a distance of 342.77 feet to a point being the NW corner of the SE/4 of Section 19; Thence N88°47'34"E along the North line of the SE/4 thereof a distance of 1478.45 feet to the Point of Beginning. Containing 12.06 acres, more or less.

LOCATION MAP

SEC 19 T17N, R16E
SCALE: 1" = 300'

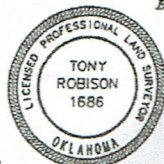
● = IRON PIN

— = FENCE



10/6/2020

Tony Robison
ORY ROBISON, LAND SURVEYOR NO. 1686
Heartland Surveying & Mapping, PLLC
CA #4849
600 Emporia St., Ste. "C"
Muskogee, Oklahoma 74401
(918) 682-7798



FOR: Evelyn Brashear

DATE: 10/1/2020

BEARINGS ARE BASED ON
NAD83 OKLAHOMA STATE
PLANE COORDINATE SYSTEM.

W.O.# 8892

SURVEYED BY: JT/AC

DRAWN BY: AM

Last Site Visit: 9/30/20

FILE NAME: 10/6/2020 - 8/20/20
DATE: 10/6/2020
SCALE: 1" = 300'
DRAWN BY: AM
CHECKED BY: JT/AC
DATE: 10/6/2020
SCALE: 1" = 300'

SHEET 2 OF 2 LEGAL DESCRIPTIONS

TRACT 2: A tract of land located in the SE/4 of Section 19, T17N, R16E of the I.B.&M., Wagoner County, State of Oklahoma; with the basis of bearing of this description being NAD83 Oklahoma State Plane, and prepared on 10/1/2020 by Tony Robison, LS #1686; said tract of land being more particularly described by metes and bounds as follows: Commencing at the E1/4 Corner of said Section 19; Thence S88°47'34"W along the North Line of the SE/4 of said Section a distance of 1179.80 feet to a point on the Westerly Right-of-Way of Highway 51B; Thence S17°47'39"E along the Westerly Right-of-Way of Highway 51B a distance of 359.32 feet to the Point of Beginning; Thence S88°51'03"W a distance of 1581.07 feet to a point on the West line of the SE/4 of Section 19; Thence S11°57'E along the West line thereof a distance of 348.95 feet; Thence N88°46'39"E a distance of 1715.75 feet to a point on the Westerly Right-of-Way of Highway 51B; Thence N17°47'39"W along the Westerly Right-of-Way of Highway 51B a distance of 101.78 feet; Thence N29°06'15"W along the Westerly Right-of-Way of Highway 51B a distance of 152.97 feet; Thence N17°47'39"W along Westerly Right-of-Way of Highway 51B a distance of 119.11 feet to the Point of Beginning. Containing 13.16 acres, more or less.

TRACT 3: A tract of land located in the SE/4 of Section 19, T17N, R16E of the I.B.&M., Wagoner County, State of Oklahoma; with the basis of bearing of this description being NAD83 Oklahoma State Plane, and prepared on 10/1/2020 by Tony Robison, LS #1686; said tract of land being more particularly described by metes and bounds as follows: Commencing at the E1/4 Corner of said Section 19; Thence S88°47'34"W along the North Line of the SE/4 of said Section a distance of 1179.80 feet to a point on the Westerly Right-of-Way of Highway 51B; Thence S17°47'39"E along the Westerly Right-of-Way of Highway 51B a distance of 478.43 feet; Thence S29°06'15"E along the Westerly Right-of-Way of Highway 51B a distance of 152.97 feet; Thence S17°47'39"E along the Westerly Right-of-Way of Highway 51B a distance of 534.46 feet to the Point of Beginning; Thence continuing S17°47'39"E along the Westerly Right-of-Way of Highway 51B a distance of 432.68 feet; Thence S79°42'57"W a distance of 800.83 feet; Thence S84°20'24"W a distance of 154.40 feet; Thence N2°50'31"W a distance of 553.00 feet; Thence N88°46'39"E a distance of 837.00 feet to the Point of Beginning. Containing 10.12 acres, more or less.

TRACT 4: A tract of land located in the SE/4 of Section 19, T17N, R16E of the I.B.&M., Wagoner County, State of Oklahoma; with the basis of bearing of this description being NAD83 Oklahoma State Plane, and prepared on 10/1/2020 by Tony Robison, LS #1686; said tract of land being more particularly described by metes and bounds as follows: Commencing at the E1/4 Corner of said Section 19; Thence S88°47'34"W along the North Line of the SE/4 of said Section a distance of 1179.80 feet to a point on the Westerly Right-of-Way of Highway 51B; Thence S17°47'39"E along the Westerly Right-of-Way of Highway 51B a distance of 478.43 feet; Thence S29°06'15"E along the Westerly Right-of-Way of Highway 51B a distance of 152.97 feet; Thence S17°47'39"E along the Westerly Right-of-Way of Highway 51B a distance of 534.46 feet to the Point of Beginning; Thence continuing S17°47'39"E along the Westerly Right-of-Way of Highway 51B a distance of 478.23 feet; Thence S87°51'02"W a distance of 955.80 feet; Thence N17°09'W a distance of 441.61 feet; Thence N79°42'57"E a distance of 800.83 feet to the Point of Beginning. Containing 10.12 acres, more or less.

TRACT 5: A tract of land located in the SE/4 of Section 19, T17N, R16E of the I.B.&M., Wagoner County, State of Oklahoma; with the basis of bearing of this description being NAD83 Oklahoma State Plane, and prepared on 10/1/2020 by Tony Robison, LS #1686; said tract of land being more particularly described by metes and bounds as follows: Commencing at the E1/4 Corner of said Section 19; Thence S88°47'34"W along the North Line of the SE/4 of said Section a distance of 1179.80 feet to a point on the Westerly Right-of-Way of Highway 51B; Thence S17°47'39"E along the Westerly Right-of-Way of Highway 51B a distance of 478.43 feet; Thence S29°06'15"E along the Westerly Right-of-Way of Highway 51B a distance of 152.97 feet; Thence S17°47'39"E along the Westerly Right-of-Way of Highway 51B a distance of 1111.86 feet to the Point of Beginning; Thence continuing S17°47'39"E along the Westerly Right-of-Way of Highway 51B a distance of 478.23 feet; Thence S88°50'43"W a distance of 1092.23 feet; Thence N17°09'W a distance of 441.61 feet; Thence N87°51'02"E a distance of 955.80 feet to the Point of Beginning. Containing 10.59 acres, more or less.

TRACT 6: A tract of land located in the SE/4 of Section 19, T17N, R16E of the I.B.&M., Wagoner County, State of Oklahoma; with the basis of bearing of this description being NAD83 Oklahoma State Plane, and prepared on 10/1/2020 by Tony Robison, LS #1686; said tract of land being more particularly described by metes and bounds as follows: Commencing at the E1/4 Corner of said Section 19; Thence S88°47'34"W along the North Line of the SE/4 of said Section a distance of 1179.80 feet to a point on the Westerly Right-of-Way of Highway 51B; Thence S17°47'39"E along the Westerly Right-of-Way of Highway 51B a distance of 478.43 feet; Thence S29°06'15"E along the Westerly Right-of-Way of Highway 51B a distance of 152.97 feet; Thence S17°47'39"E along the Westerly Right-of-Way of Highway 51B a distance of 1590.09 feet; Thence S88°50'43"W a distance of 1092.23 feet to the Point of Beginning; Thence N17°09'W a distance of 441.61 feet; Thence S86°37'16"W a distance of 1049.32 feet to a point on the West line of the SE/4 of Section 19; Thence S11°57'E along the West line thereof a distance of 400.88 feet to a point 527.25 feet Northerly of the SW Corner of the SE/4; Thence N88°50'43"E a distance of 1048.59 feet to the Point of Beginning. Containing 10.14 acres, more or less.

TRACT 7: A tract of land located in the SE/4 of Section 19, T17N, R16E of the I.B.&M., Wagoner County, State of Oklahoma; with the basis of bearing of this description being NAD83 Oklahoma State Plane, and prepared on 10/1/2020 by Tony Robison, LS #1686; said tract of land being more particularly described by metes and bounds as follows: Commencing at the E1/4 Corner of said Section 19; Thence S88°47'34"W along the North Line of the SE/4 of said Section a distance of 1179.80 feet to a point on the Westerly Right-of-Way of Highway 51B; Thence S17°47'39"E along the Westerly Right-of-Way of Highway 51B a distance of 478.43 feet; Thence S29°06'15"E along the Westerly Right-of-Way of Highway 51B a distance of 152.97 feet; Thence S17°47'39"E along the Westerly Right-of-Way of Highway 51B a distance of 1590.09 feet; Thence S88°50'43"W a distance of 1092.23 feet; Thence N17°09'W a distance of 441.61 feet to the Point of Beginning; Thence S86°37'16"W a distance of 1049.32 feet to a point on the West line of the SE/4 of Section 19; Thence S11°57'E along the West line thereof a distance of 400.88 feet; Thence N84°20'24"E a distance of 1051.72 feet; Thence S17°09'E a distance of 442.75 feet to the Point of Beginning. Containing 10.15 acres, more or less.

10/6/2020

Tony Robison
T. ROBINSON, LAND SURVEYOR NO. 1686
Heartland Surveying & Mapping, PLLC
CA #4860
600 Emporia St., Ste "C"
Muskogee, Oklahoma 74401
(918) 682-7760



FOR: Evelyn Brashear
DATE: 10/1/2020

W.O.# 8892
SURVEYED BY: JT/AC
DRAWN BY: AM
Last Site Visit: 9/30/20

FILE NAME: 10-06-2020 - 8892.dwg
SCALE: 1"=40' (PLAN) 1"=80' (ELEV)



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: Tom E Young Jr, City Planner
Location: Section 19, Township 17 North, Range 16 East
Re: Rachel and Jonathan Bickell, request to be annexed into the City of Coweta
Date: 04-03-2023

BACKGROUND

The City Council shall consider Ordinance 877, an ordinance adding annexed property to the incorporated limits of the City of Coweta. The property owners, Rachel and Jonathan Bickell, have submitted an application for annexation on the following property: A 10.14 Acre, more or less, piece of property located in the Southeast Quarter of Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, commonly known by address 15905 South 297 East Avenue, that abuts South 297 East Avenue to be annexed into the City of Coweta. If the ordinance is approved, the property shall be annexed into the city limits with AG zoning, the same zoning classification used by Wagoner County.

A notice of consent for annexation was published in the local newspaper at least 14 days prior to the public hearing.

STAFF RECOMMENDATION

Staff recommends that Council consider this request and approve the annexation and zoning request.

ATTACHMENTS

Public Hearing Notice
Case Map
Annexation Ordinance No. 877

CITY OF COWETA, OKLAHOMA

ORDINANCE NO. 877

AN ORDINANCE OF THE CITY OF COWETA, OKLAHOMA ACCEPTING, ADDING AND ANNEXING LAND LOCATED IN SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, TO THE CITY OF COWETA, OKLAHOMA, 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, OKLAHOMA; DIRECTING NOTIFICATION; PROVIDING FOR REPEALER, SEVERABILITY, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Coweta, Oklahoma, a municipal corporation, abuts, adjoins and is contiguous to property hereinafter described, and

WHEREAS, the City of Coweta, Oklahoma, desires to annex the property, which is adjacent to, abutting and contiguous to the present corporate limits and said property is hereinafter described to wit:

A tract of land in the SE1/4 of Section 19, Township 17 North, Range 16 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, being more particularly described as:

Commencing at the E1/4 Corner of said Section 19, Thence S88°47'34"W along the North line of the SE1/4 of said Section 19 a distance of 1179.80 feet to a point on the Westerly right-of-way of Highway 51B, Thence S17°47'39"E along the Westerly right-of-way of Highway 51B a distance of 478.43 feet, Thence S29°06'15"E along the Westerly right-of-way of Highway 51B a distance of 152.97 feet, Thence S17°47'39"E along the Westerly right-of-way of Highway 51B a distance of 1590.09 feet, Thence S88°50'43"W a distance of 1092.23 feet to the Point of Beginning; Thence N01°12'09"W a distance of 441.61 feet; Thence S86°37'16"W a distance of 1049.32 feet to a point of on the West line of the SE1/4 of Section 19, Thence S01°11'57"E along the West line thereof a distance of 400.88 feet to a point 527.25 feet Northerly of the Southwest corner of the SE1/4; Thence N88°50'43"E a distance of 1048.59 feet to the Point of Beginning.

WHEREAS, it is the desire of the Mayor and City Council to annex said territory and to extend the boundaries of said City so as to include said property within its corporate limits.

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

SECTION 1. DESCRIPTION. The land lying within the County of Wagoner, State of Oklahoma, and described herein, and which is adjacent to, abutting and contiguous to the present corporate limits of the City of Coweta, be and the same is hereby annexed and added to the City of Coweta, Oklahoma, and the boundaries of said City of Coweta are extended so as to include said property, which shall be zoned Agriculture (AG).

SECTION 2. NOTIFICATION. That the City Clerk of the City of Coweta, Oklahoma, is hereby directed to file a copy of this Ordinance and a map attached hereto and made a part hereof showing the boundaries of the above-described annexed territory, with the office of the County Clerk of Wagoner County, State of Oklahoma.

SECTION 3. INCLUSION IN CITY. That from and after the date of publication hereof, the effective date of this Ordinance, all of the above described real estate shall be part of the City of Coweta, Oklahoma, and included in Ward 3 thereof, and bearing zoning classifications hereinbefore ordained, and all persons residing therein, and all property situated therein and thereon, shall be and are hereby declared to be subject to the jurisdiction, control, laws and ordinances of the City of Coweta, Oklahoma, in all respects and particulars..

SECTION 4. REPEALER. All ordinances or parts of ordinances, in conflict with this ordinance are hereby repealed to the extent of the conflict only.

SECTION 5. SEVERABILITY. If any part or parts of this ordinance are deemed unconstitutional, invalid, or ineffective, the remaining portions shall not be affected but shall remain in full force and effect.

SECTION 6. DECLARING AN EMERGENCY. That for the immediate preservation of the peace, health and safety of the City of Coweta, Oklahoma, and for the inhabitants thereof, an emergency is hereby declared to exist by reason whereof this ordinance shall become operative and go into effect immediately upon its passage and approval.

PASSED AND APPROVED this 3rd day of April 2023.

Evette Young, Mayor

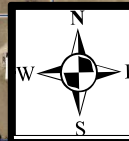
ATTEST:

Julie Casteen, City Clerk

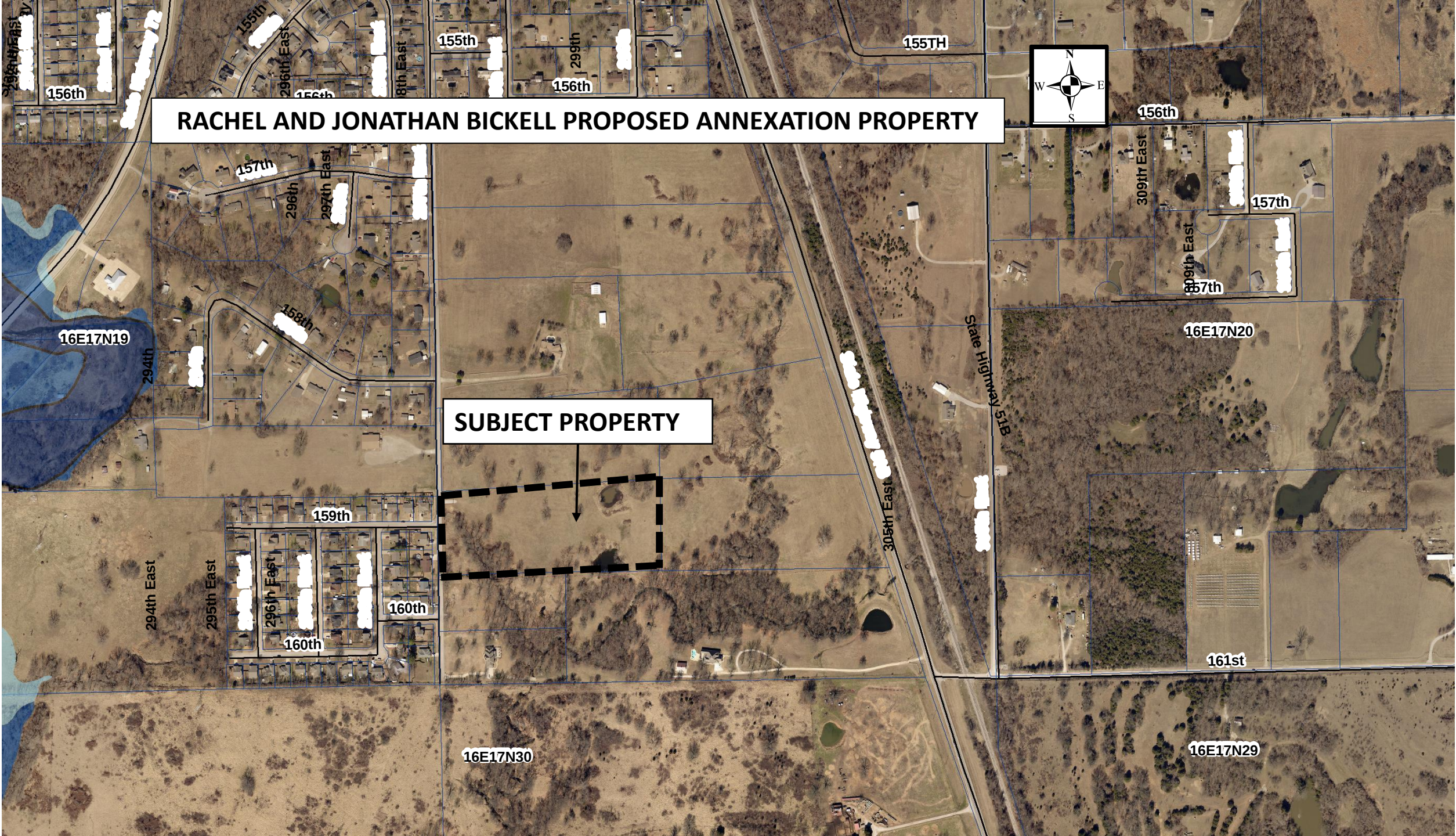
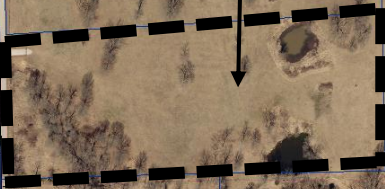
APPROVED:

Ronald D. Cates, City Attorney

RACHEL AND JONATHAN BICKELL PROPOSED ANNEXATION PROPERTY



SUBJECT PROPERTY



RESOLUTION NO. 2023-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA TRANSFERRING OWNERSHIP OF CERTAIN CITY OWNED REAL PROPERTY, LOCATED ADJACENT TO THE COWETA WASTEWATER TREATMENT FACILITY, TO THE COWETA INDUSTRIAL DEVELOPMENT AUTHORITY.

WHEREAS, The City of Coweta acquired certain real properties, as further described in Exhibit A, located in Section 30, Township 17 North, Range 16 East of the I.B.M, Wagoner County, Oklahoma, adjacent to the Coweta Wastewater Treatment Plant, for municipal purposes; and,

WHEREAS, those municipal purposes have been fulfilled, leaving the balance of the property for other uses; and,

WHEREAS, the properties were annexed into the City of Coweta in April of 2018; and,

WHEREAS, the Coweta City Council adopted a change to the zoning classification of the properties to Light Industrial (IL) in 2019 to help promote economic development and job creation opportunities within Coweta; and

WHEREAS, one of the stated purposes for the formation of the Coweta Industrial Development Authority was “to promote the development of industry and culture and industrial, manufacturing, cultural and educational activities within and without the territorial limits of the Beneficiary”; and

WHEREAS, the Coweta Industrial Development Authority has more tools to assist with economic development than does the City.

THEREFORE, BE IT RESOLVED by the City Council of the City of Coweta, Oklahoma that:

SECTION 1 the City hereby transfers ownership of the real properties described in Exhibit A to the Coweta Industrial Development Authority.

SECTION 2 the City Council authorizes the Mayor to execute a quit claim deed to effect this transfer of ownership.

This Resolution is approved in open meeting by the City Council of the City of Coweta on this 3rd day of April, 2023.

Evette Young, Mayor

ATTEST:

APPROVED:

Julie Casteen, City Clerk

Ronald D. Cates, City Attorney

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

The E/2 SW/4 NW/4 of Section 30, Township 17 North, Range 16 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, Less the West 110.00 feet of the North 250.00 feet of the South 750.00 feet thereof; more particularly described as follows, to-wit:

Beginning at the Southwest corner of said E/2 SW/4 NW/4 Thence S88°49'01"W along the South boundary of said E/2 SW/4 NW/4 a distance of 667.21 feet to the Southwest corner thereof; Thence N01°09'55"W along the West boundary of said E/2 SW/4 NW/4 a distance of 500.00 feet; Thence N88°49'01"E parallel to the South boundary of said E/2 SW/4 NW/4 a distance of 110.00 feet; Thence N01°09'55"W parallel to the West boundary of said E/2 SW/4 NW/4 a distance of 250.00 feet; Thence S88°49'01"W parallel to the South boundary of said E/2 SW/4 NW/4 a distance of 110.00 feet to a point in the West boundary of said E/2 SW/4 NW/4 750.00 feet from the Southwest corner thereof; Thence N01°09'55"W along the West boundary of said E/2 SW/4 NW/4 a distance of 571.89 feet to the Northwest corner thereof; Thence N88°50'26"E along the North boundary of said E/2 SW/4 NW/4 a distance of 669.44 feet to the Northeast corner thereof; Thence S01°04'07"E along the East boundary of said E/2 SW/4 NW/4 a distance of 1,321.62 feet to the Point of Beginning; Containing 855,858 square feet or 19.64780 acres, more or less,

and

The Southeast Quarter of the Northwest Quarter (SE/4 W/4) of Section 30, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

QUIT CLAIM DEED

CITY OF COWETA, OKLAHOMA TO THE COWETA INDUSTRIAL DEVELOPMENT AUTHORITY

NO DOCUMENTARY STAMPS REQUIRED

Deeds or instruments to which the State of Oklahoma or any of its instrumentalities, agencies or subdivisions is a party, whether as grantee or as grantor or in any other capacity.

68 O.S. SEC. 3202 (11)

THIS INDENTURE made this ____ day of April 2023 by and between the City of Coweta, Oklahoma, an Oklahoma Municipal Corporation ("Grantor"), and the Coweta Industrial Development Authority, an Oklahoma Public Trust having the City of Coweta, Oklahoma as its Beneficiary ("Grantee").

WITNESSTH:

That for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, convey and quitclaim to the Grantee, its successors and assigns, all of Grantor's right, title and interest in and to the following described real estate and premises, and including all right, title and interest in and to the airspace, light and view above the surface of the following described real estate, to-wit:

The E/2 SW/4 NW/4 of Section 30, Township 17 North, Range 16 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, Less the West 110.00 feet of the North 250.00 feet of the South 750.00 feet thereof; more particularly described as follows, to-wit:

Beginning at the Southwest corner of said E/2 SW/4 NW/4 Thence S88°49'01"W along the South boundary of said E/2 SW/4 NW/4 a distance of 667.21 feet to the Southwest corner thereof; Thence N01°09'55"W along the West boundary of said E/2 SW/4 NW/4 a distance of 500.00 feet; Thence N88°49'01"E parallel to the South boundary of said E/2 SW/4 NW/4 a distance of 110.00 feet; Thence N01°09'55"W parallel to the West boundary of said E/2 SW/4 NW/4 a distance of 250.00 feet; Thence S88°49'01"W parallel to the South boundary of said E/2 SW/4 NW/4 a distance of 110.00 feet to a point in the West boundary of said E/2 SW/4 NW/4 750.00 feet from the Southwest corner thereof; Thence

N01°09'55"W along the West boundary of said E/2 SW/4 NW/4 a distance of 571.89 feet to the Northwest corner thereof; Thence N88°50'26"E along the North boundary of said E/2 SW/4 NW/4 a distance of 669.44 feet to the Northeast corner thereof; Thence S01°04'07"E along the East boundary of said E/2 SW/4 NW/4 a distance of 1,321.62 feet to the Point of Beginning; Containing 855,858 square feet or 19.64780 acres, more or less,

and

The Southeast Quarter of the Northwest Quarter (SE/4 W/4) of Section 30, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma,

together with all and singular the tenements, hereditaments, and appurtenances thereto belonging in anywise appertaining forever.

IN WITNESS WHEREOF, the Grantor has executed this instrument the day and year first above written.

Evette Young, Mayor

ATTEST:

Julie Casteen, City Clerk

Accepted on this ____ day of April 2023 by the Coweta Industrial Development Authority.

Evette Young, Chairperson

Attest:

Harold Chance, Trust Secretary

State of Oklahoma)
)
County of Wagoner)

Before me the undersigned, a Notary Public in and for the State of Oklahoma, on this _____ day of April 2023 appeared Evette Young, as Mayor, and Julie Casteen, as City Clerk, to me known to be the identical persons that executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year above written.

Notary Public

My Commission No.: _____

My Commission Expires: _____

State of Oklahoma)
)
County of Wagoner)

Before me the undersigned, a Notary Public in and for the State of Oklahoma, on this _____ day of April 2023 appeared Evette Young, as Chairperson, and Harold Chance, as Trust Secretary, to me known to be the identical persons that executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year above written.

Notary Public

My Commission No.: _____

My Commission Expires: _____

PLEASE RETURN TO:
Julie Casteen, City Clerk
310 S. Broadway
Coweta, Oklahoma 7442



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Memorandum

To: Honorable Mayor and City Council

From: Wes Richter, Public Works Director

Re: Proposed 2023 Road Maintenance Program.

Date: April 3rd 2023

The Coweta Public Works Department receives numerous complaints on the following list of streets due to potholes and deterioration of the asphalt. While public works crews continuously respond to the complaints to patch the potholes, these roadways need more work than patching in order to bring them to an acceptable level of service.

Utilizing the FirstStep Pavement Management study that was completed in 2021, these projects are some of the areas that were found to be in critical or failed conditions.

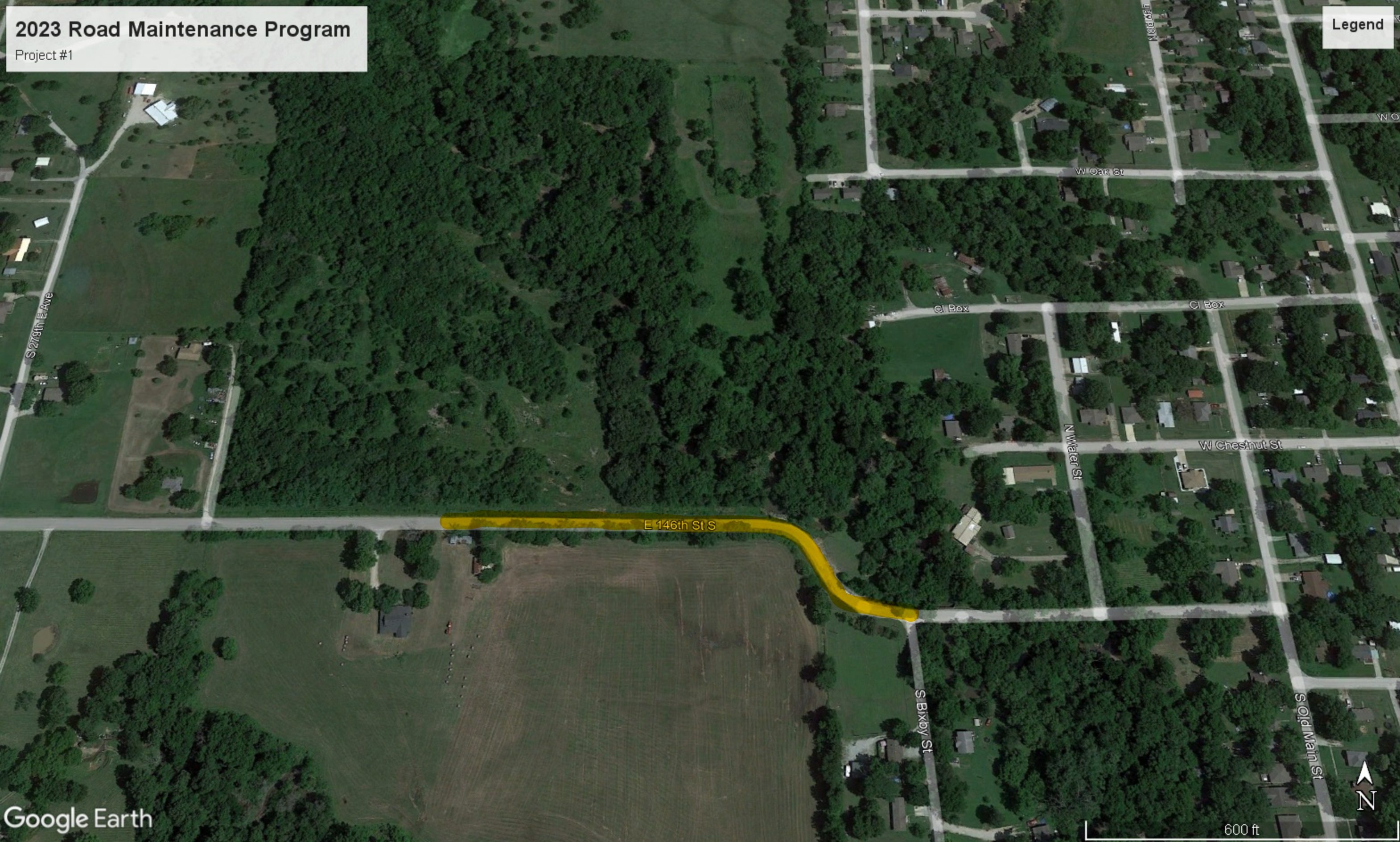
- 1) 2" overlay of 146th St from S. Bixby West to previous overlay location to include installing a guard rail along the curve next to the creek.
- 2) Mill and 2" overlay, replacing failed subgrade in Country Village
 - E. 137th St from S. 284th E. Ave to S. 287th E. Ave
 - E. 138th St from S. 284th E. Ave to S. 287th E. Ave
 - E. 139th St from S. 284th E. Ave to S. 287th E. Ave
 - E. 140th St from S. 284th E. Ave to S. 287th E. Ave
 - S. 287th E. Ave from E. 137th St to E. 141st St
- 3) 2" overlay of Cypress Street, from Broadway to Division
- 4) Dig out and repair failed subgrade of approximately 50' of 141st Street S from edge of roadway to edge of roadway

Staff recommends approval to put the 2023 Road Maintenance Program out to bid.

2023 Road Maintenance Program

Project #1

Legend



E 146th St S

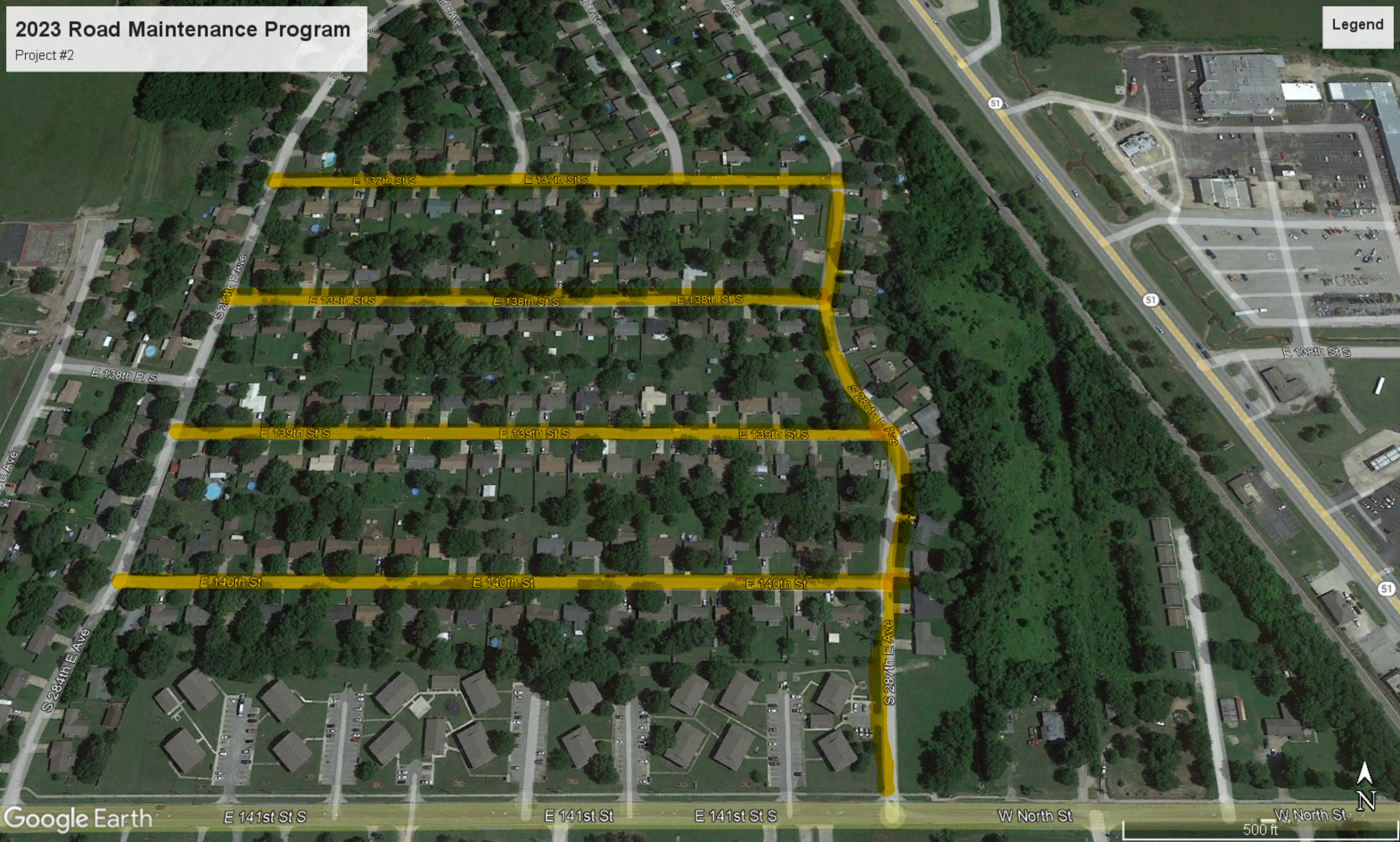
600 ft



2023 Road Maintenance Program

Project #2

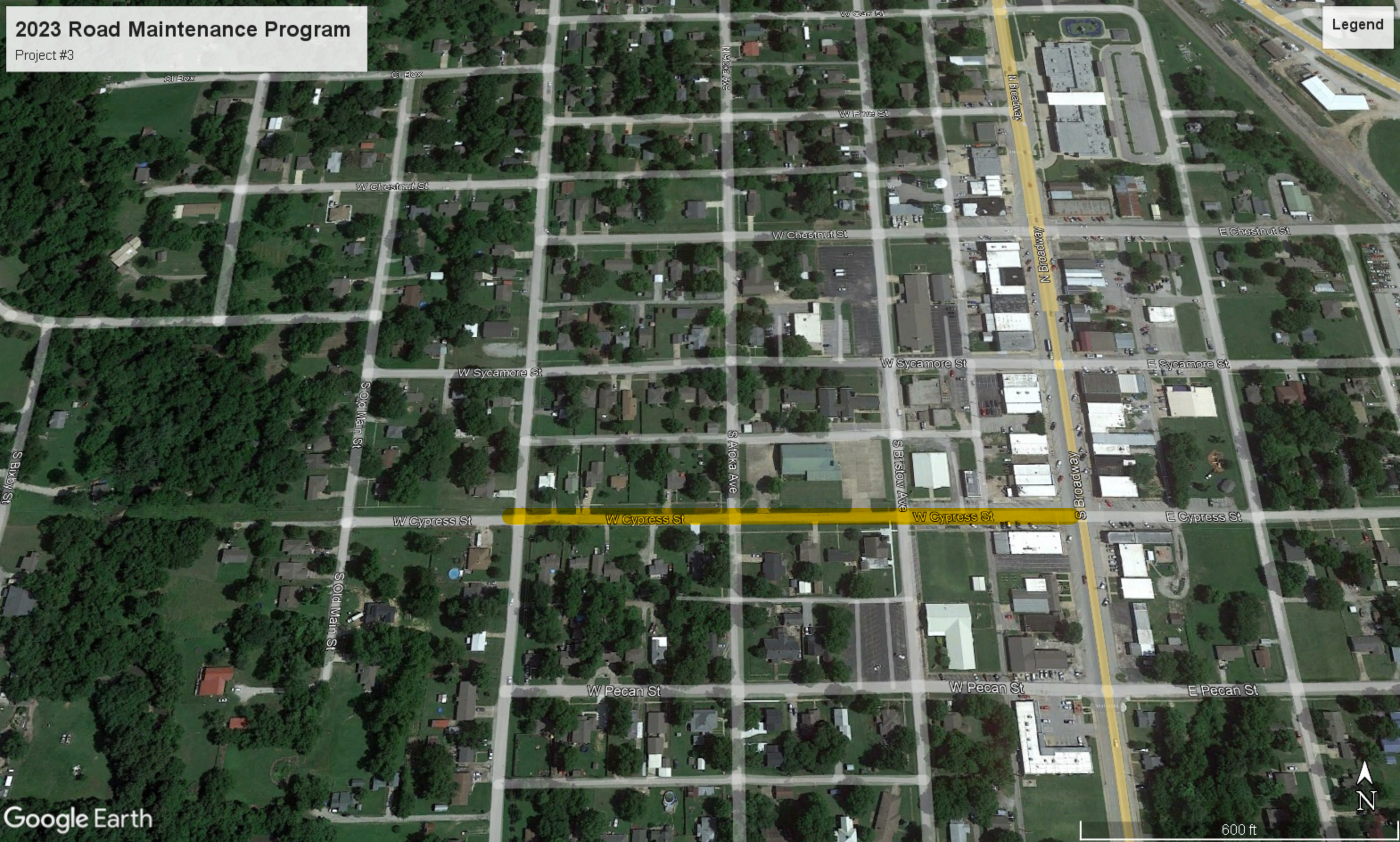
Legend



2023 Road Maintenance Program

Project #3

Legend



2023 Road Maintenance Program

Project #4

Legend





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Mémorandum

To: Honorable Mayor, Members of the City Council
From: Roger Kolman, City Manager
Re: Joint Resolution
Date: 4/3/2023

BACKGROUND

The Indian Nations Council of Governments is administering federal Transportation Improvements Program funding, and grant applications are due on April 21. Each eligible entity may submit up to three projects for consideration and Coweta may be submitting an application for the 111th Street Project.

This joint resolution is for a project to widen 273rd E Avenue between 101st Street and 71st Street in anticipation of the new interchange with the Muskogee Turnpike at that location. There is no commitment of funds from the City of Coweta on this project.

STAFF RECOMMENDATION

Staff recommends approval of the joint resolution.

ATTACHMENTS

Resolution 2023-036

Joint Resolution 2023-036
to Request Programming of
Tulsa Urbanized Area Surface Transportation Funds

WHEREAS, Surface Transportation Program Urbanized Area funds have been made available for transportation improvements within the Tulsa Transportation Management Area; and

WHEREAS, [WAGONER COUNTY, CITY OF BROKEN ARROW, AND CITY OF COWETA](#) have selected a project described as follows: [273RD EAST AVE. BETWEEN 71ST STREET AND 101ST STREET WITH GENERAL SCOPE:](#)

- [OVERALL SYSTEM RECONSTRUCTION ON APPROXIMATELY 3 MILES OF COUNTY ROADS, TO INCLUDE APPROXIMATELY HALF OF THE RIGHT-OF-WAY IN THE CITY LIMITS OF BROKEN ARROW FOR APPROXIMATELY 4,900 LINEAR FEET.](#)
- [ADDITION OF ALTERNATIVE TRANSPORTATION METHODS TO INCLUDE OFF STREET TRAIL SYSTEM](#)
- [OVERAL SYSTEM CAPACITY EXPANSION AND SAFETY FOR ALL THREE MILES TO INCLUDE NEW INTERCHANGES, NEW LANES, ONE BRIDGE REPLACEMENT AND WIDENING THROUGHOUT](#)
- [DRAINAGE AND GRADING IMPROVEMENTS ALONG THE ALIGNMENT WITH PLANNED CURB AND GUTTER THROUGHOUT](#)

WHEREAS, the selected project is consistent with the local comprehensive plan, including applicable Major Street and Highway Plan Element, Functional Classification, and the Regional Transportation Plan; and

WHEREAS, the engineer's preliminary estimate of cost is [\\$31,376,792.89](#), and Federal participation under the terms of the Surface Transportation Block Grant Program Urbanized Area funds are hereby requested for funding of [7%](#) percent of the project cost (\$2,232,624.00); and

WHEREAS, [WAGONER COUNTY, CITY OF BROKEN ARROW, AND CITY OF COWETA](#) proposes to use [American Rescue Plan \(ARPA\), County Improvements for Roads and Bridges Revolving Fund \(CIRB\), Surface Transportation Block Grant Program for Roads and Bridges allocated through ODOT, County Bridge and Road Improvement Funds \(CBRI\), and local partnerships with the Muskogee Creek Nation, City local funds, and Rebuilding American Infrastructure with Sustainability and Equity \(RAISE\) grant funding](#) for the balance of the project costs; and

WHEREAS, [WAGONER COUNTY](#) agrees to provide for satisfactory maintenance after completion, and to furnish the necessary right-of-way clear and unobstructed; and

WHEREAS, [WAGONER COUNTY](#) has required matching funds available and further agrees to deposit with the Oklahoma Department of Transportation said matching funds within thirty (30) days after approval by the Federal Highway Administration.

NOW, THEREFORE, BE IT RESOLVED: That the Indian Nations Council of Governments is hereby requested to program this project into the Transportation Improvement Program for the Tulsa Transportation Management Area; and

BE IT FURTHER RESOLVED: That upon inclusion in the Transportation Improvement Program, the Oklahoma Transportation Commission is hereby requested to concur in the programming and selection of this project and to submit the same to the Federal Highway Administration for its approval.

Joint Resolution 2023-036
to Request Programming of
Tulsa Urbanized Area Surface Transportation Funds

ATTEST:

James Hanning, District 1
Wagoner County Board of Commissioners

Wagoner County Clerk

Chris Edwards, District 2
Wagoner County Board of Commissioners

Tim Kelley, District 3
Wagoner County Board of Commissioners

ATTEST:

Debra Wimpee, Mayor
City of Broken Arrow, Oklahoma

City Clerk

ATTEST:

Evette Young, Mayor
City of Coweta, Oklahoma

City Clerk



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Mémorandum

To: Honorable Mayor, Members of the City Council
From: Roger Kolman, City Manager
Re: Right of Way Permit
Date: 4/3/2023

BACKGROUND

918 Holdings, LLC seeks a right of way use permit, allowing their restaurant, 1843 on Broadway, to utilize existing sidewalks on the south side of their building for outdoor dining. To allow for the pedestrian traffic to continue to flow in the area, 918 Holdings, LLC will construct an additional ADA compliant sidewalk adjacent to the existing sidewalk. The drawings attached to the permit are a draft and will be revised on Monday.

STAFF RECOMMENDATION

Staff recommend approval of the right of way use permit and direction to the City Manager to execute such.

ATTACHMENTS

Right of Way Use Permit

RIGHT OF WAY USE PERMIT

This **RIGHT OF WAY USE PERMIT** is issued this ____ day of _____, 2023, by the City of Coweta, Oklahoma, a municipal corporation organized and existing under and by virtue of the laws of the State of Oklahoma, hereinafter referred to as “CITY”, to 918 Holdings, LLC, an Oklahoma Limited Liability Company, hereinafter referred to as “PERMITTEE”.

WHEREAS CITY holds in trust for the Public a City Street in the City of Coweta, Wagoner County, State of Oklahoma. Such public street is designated on the City’s Major Street and Highway Plan as Cypress Street.

WHEREAS PERMITTEE is the Owner of Record of Lot 11, Block 52, New Coweta City, Wagoner County, State of Oklahoma according to the Recorded plat thereof. The real property is also described as 124 South Broadway, Coweta, OK 74429. PERMITTEE owns and operates a restaurant on the above-described site said restaurant being named and popularly referred to as “1843 On Broadway” . PERMITTEE desires to locate outdoor customer seating immediately adjacent to the restaurant for purposes of providing outdoor food and beverage sales and services.

WHEREAS an accurate description of the area intended to be constructed and utilized for food and beverage seating, sales and service is attached hereto. Such is hereinafter referred to as “Site”. The use intended will encroach upon Cypress Street. The encroachment would constitute a trespass if CITY were not to permit PERMITTEE to use the Site adjacent to the restaurant for purposes of providing outdoor food and beverage sales and services.

NOW THEREFORE, for the payment to CITY of the sum of Ten and no/100s Dollars

(\$10.00) per year, such sum due and payable on the ____ day of _____, 2023 and a like amount on the same date of each succeeding year hereafter, as well as other good and valuable consideration, the CITY hereby grants to PERMITTEE this RIGHT OF WAY USE PERMIT authorizing PERMITTEE to utilize portions of Cypress Street for purposes of providing outdoor food and beverage sales and services.

PERMITTEE may construct, install, locate, and maintain the seating upon Cypress Street to the extent depicted in the above referred to accurate description or as thereafter permitted by the express written consent of the City Manager of the City of Coweta, Oklahoma.

PERMITTEE may utilize the described area on Cypress Street solely for purposes of provision of food and beverage sales and service, PROVIDED, such provision of food and beverage sales and service shall always be in accordance with local, state, and federal laws applicable thereto.

Unless sooner terminated for cause or convenience of the CITY, PERMITTEE may operate such food and beverage sales and services on the Site in the areas depicted for a period of ____ years.

INDEMNITY: TO THE MAXIMUM EXTENT PERMITTED BY STATE LAW, PERMITTEE SHALL WITHOUT LIMITATION REIMBURSE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF COWETA, OKLAHOMA, ITS OFFICIALS, OFFICERS, AGENTS, AND EMPLOYEES, FOR AND FROM ANY CLAIM IN ANY WAY RELATING TO OR ARISING OUT OF PERMITTEE'S CONSTRUCTION, INSTALLATION, OPERATION AND/OR UTILIZATION OF THE ABOVEREFERRED SITE UPON CYPRESS STREET. THIS INDEMNITY SHALL COVER LOSSES FOR PROPERTY DAMAGES TO CYPRESS STREET, OR ADJACENT PROPERTY,

INCLUDING ENVIRONMENTAL DAMAGE THERETO OR REMEDIATION OF SUCH, AND PERSONAL INJURY OR DEATH ARISING FROM OR RELATED TO THE ACTIVITY CONDUCTED BY PERMITTEE OR ITS AFFILIATES, OR THEIR EMPLOYEES, AGENTS, CONTRACTORS OR INVITEES ON THE AREA OF CYPRESS STREET OR IN AREAS IMMEDIATELY ADJACENT THERETO. CLAIM INCLUDES, WITHOUT LIMITATION, ANY CLAIM, SUIT, LOSS, COST, EXPENSE, LIABILITY DAMAGE OR ACTION (INCLUDING COURT COSTS AND ATTORNEY'S FEES).

PERMITTEE SHALL OBTAIN AND MAINTAIN POLICIES OF LIABILITY INSURANCE IN SUCH AMOUNTS AS MAY BE REQUIRED BY THE CITY MANAGER OF THE CITY OF COWETA, OKLAHOMA FROM REPUTABLE CASUALTY INSURANCE COMPANIES AUTHORIZED TO DO BUSINESS IN THE STATE OF OKLAHOMA INSURING TO THE FULLEST EXTENT FOR THE INDEMNIFICATION AND HOLD HARMLESS ABOVE REFERRED TO NAMING THE CITY OF COWETA, OKLAHOMA, ITS OFFICIALS, OFFICERS, AGENTS AND EMPLOYEES, AS NAMED INSURED. THIS PARAGRAPH SHALL SURVIVE TERMINATION OR EXPIRATION OF THIS PERMIT AND LAST FOR A PERIOD OF TWO (2) YEARS FOLLOWING REMOVAL OF ALL OF THE PERMITTEE'S PROPERTY FROM CYPRESS STREET AND CESSATION OF THE FOOD AND BEVERAGE SALES AND SERVICE ACTIVITY REFERRED TO ABOVE.

CITY may terminate this RIGHT OF WAY USE PERMIT upon breach of any term of such or any amendment thereto, INCLUDING, but not limited to, failure of Permittee to initiate

improvement on the site and initiation of the use of the Site for the purposes herein intended within _____ days (____) of the date hereof, as well as the removal, disrepair or non-use of the Site above referred to for a period of _____ (____). CITY may terminate this RIGHT OF WAY USE PERMIT FOR ITS CONVENIENCE AND WITHOUT CAUSE upon providing PERMITTEE thirty (30) days written notice thereof.

PERMITTEE explicitly recognizes that notwithstanding the costs of improvements of and alterations to the Site incurred by PERMITTEE hereunder, CITY'S right to terminate this RIGHT OF WAY USE PERMIT shall be absolute and without compensation to PERMITTEE in any manner including, but not limited to, replacement value or for the fair market value of any improvement or other property whether personal or real placed on or near the Site.

PERMITTEE shall, upon termination or expiration of this RIGHT OF WAY USE PERMIT remove any personal, real, or mixed-use property, rehabilitate, and leave Cypress Street and other areas adjacent to the Site in a clean, safe, and useable condition.

NO assignment of this RIGHT OF WAY USE PERMIT or any of the rights hereunder by PERMITTEE shall be valid without the express written consent of the City Manager of the City of Coweta, Oklahoma.

City of Coweta, Oklahoma
P.O. Box 850
Coweta, OK 74429

Signature: _____
Name: Roger Kolman

Title: City Manager

State of Oklahoma)
) ss.
Wagoner County)

The foregoing instrument was acknowledged before me this _____, _____, by Roger Kolman as City Manager of the City of Coweta, Oklahoma on behalf of the City of Coweta, Oklahoma.

Signature:

Notary Public

My Commission No. _____

My Commission expires: _____

The terms and conditions of the foregoing are unconditionally accepted by 918 Holdings, LLC.

918 Holdings LLC

124 S. Broadway

Coweta, OK 74429

Signature: _____

Name: Joe Howard

Title: Managing Member

State of Oklahoma)
) ss.
Wagoner County)

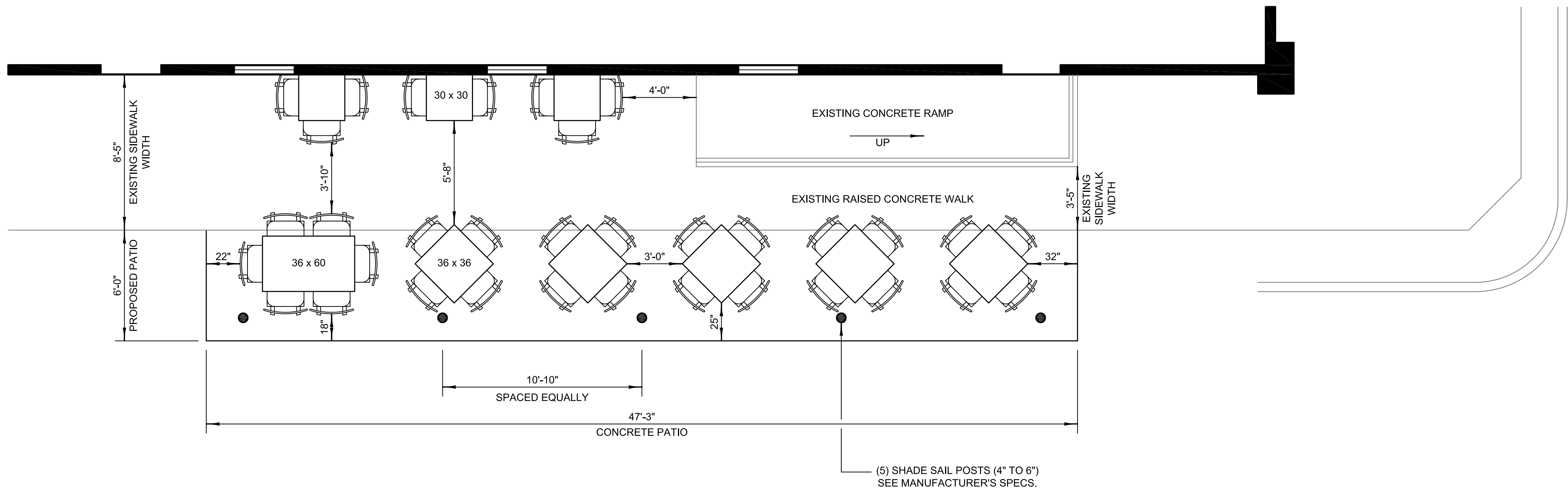
The foregoing instrument was acknowledged before me this _____, _____, by Joe
Howard as Managing Member of 918 Holdings, LLC on behalf of 918 Holdings, LLC.

Signature:

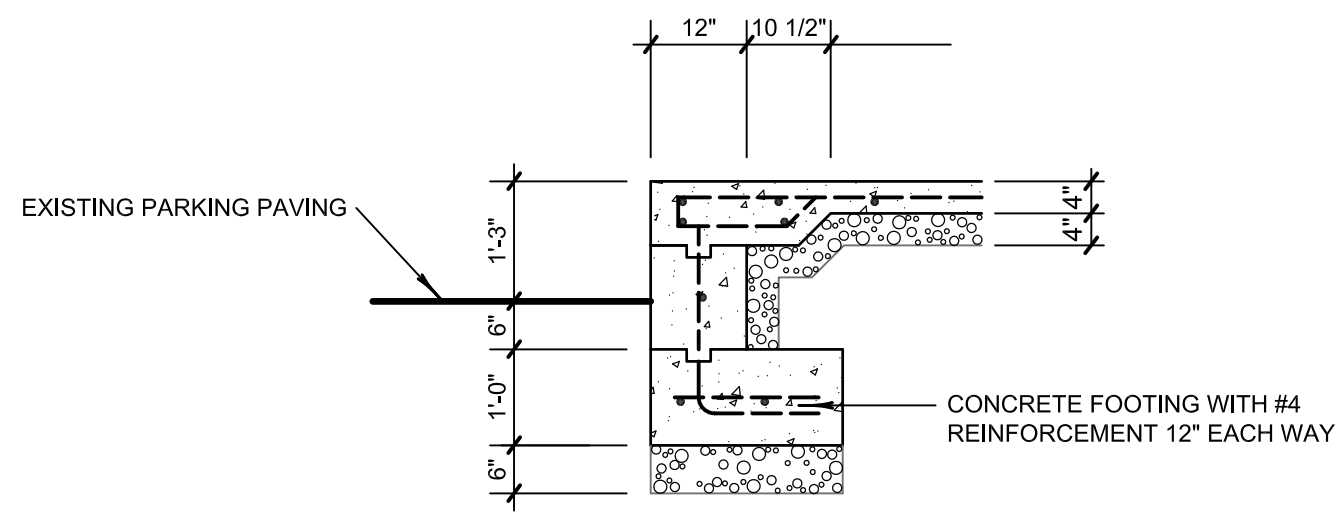
Notary Public

My Commission No. _____

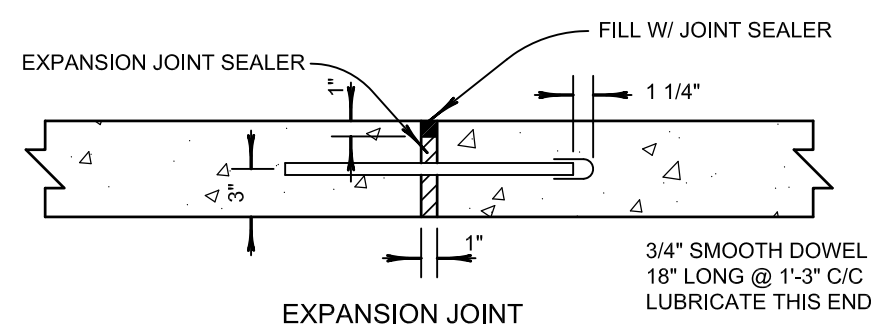
My commission expires: _____



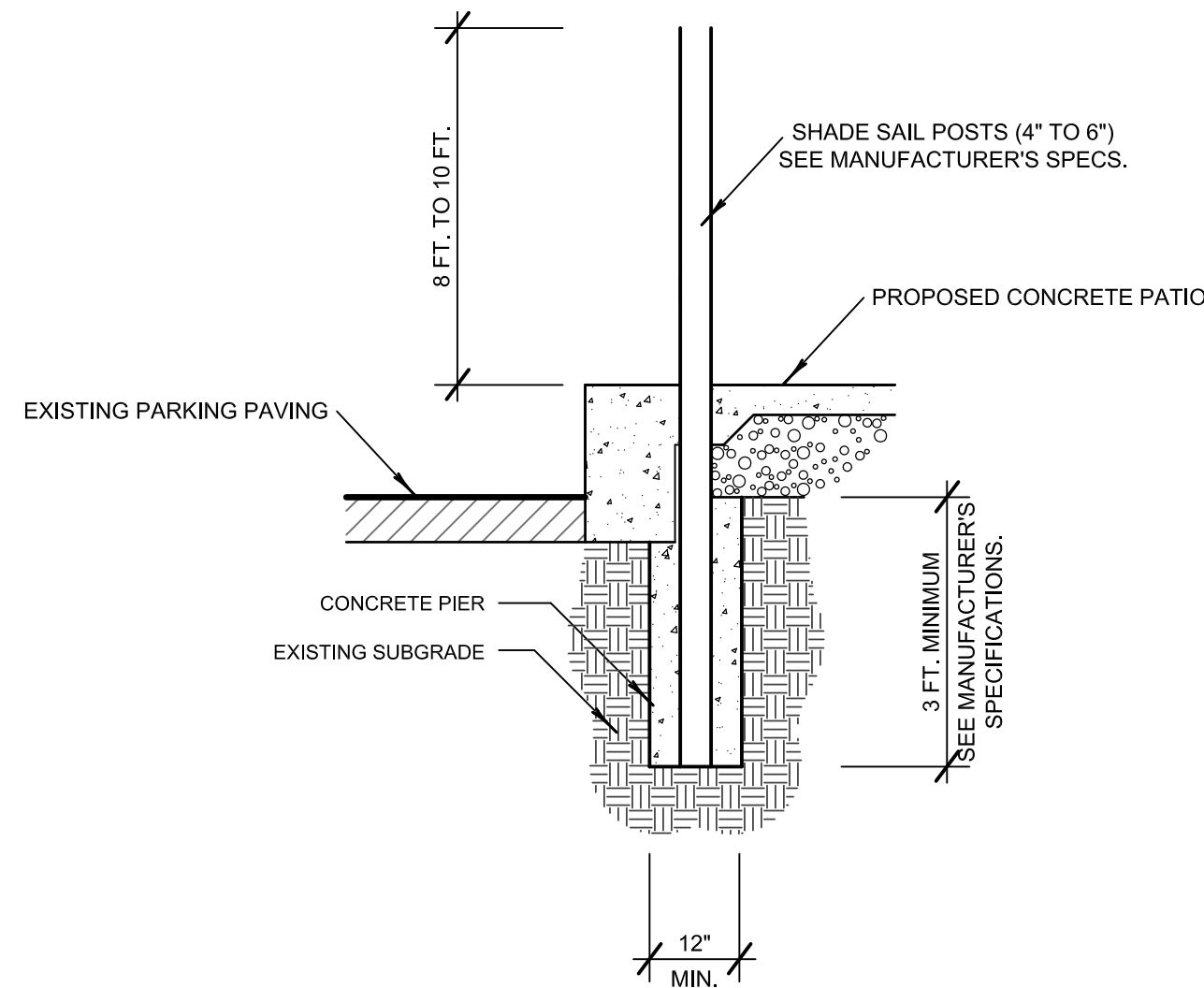
1 SITE PLAN
SCALE: 1/4" = 1'-0"



2 FOOTING SECTION
SCALE: 1/2" = 1'-0"



3 CONCRETE PINNING
SCALE: 1/2" = 1'-0"



4 CONCRETE POLE FOOTING
SCALE: 1/2" = 1'-0"

Layout Notes

- ALL DIMENSIONS GIVEN ARE HORIZONTAL.
- ASSUME ALL DIMENSIONS TO BE GIVEN AT RIGHT ANGLE UNLESS OTHERWISE NOTED ON THE PLAN SHEET.
- NEW CONCRETE TO BE A MINIMUM OF 3,500 PSI AT 28 DAYS. REFER TO EACH CONSTRUCTION DETAIL AS TO EXACT CONCRETE PSI TO BE POURED.
- TOTAL NEW PAVING AREA: 708 SQUARE FEET.
- EXPANSION JOISTS TO BE DETERMINED IN THE FIELD BY THE PAVING CONTRACTOR.
- SLOPE ALL PAVED SURFACES A MINIMUM OF 1% AND A MAXIMUM OF 2 1/2%.
- REFER TO ANY PROJECT DETAIL SHEETS FOR SPECIFICATIONS, MATERIALS, AND CONSTRUCTION DETAILING.

Foundation Notes

- CONCRETE SLAB, FOOTING DETAILS AND FOUNDATION DESIGN ARE ESTIMATES BASED UPON MINIMUM SOIL BEARING CAPACITY.
- A GEOTECHNICAL REPORT AND STRUCTURAL ENGINEERING DESIGN REVIEW IS REQUIRED OF THE CONTRACTOR AND HOMEOWNER TO INSURE THAT THE CONSTRUCTION DETAILS CONFORMS TO THE SITE SPECIFIC CONDITIONS AND LOCAL CODES.

Grading Notes

- TOPSOIL SHALL BE STRIPPED TO A DEPTH WHERE SOIL IS FREE OF ROOTS AND VEGETATION.
- STRIPPINGS SHALL BE STOCKPILED OR WINDROWED ON SITE IN AREAS DESIGNATED BY OWNER, AND RE-SPREAD AS DIRECTED BY OWNER AFTER GRADING IS COMPLETE. TOPSOIL SHALL BE SPREAD TO A DEPTH NOT EXCEEDING 6 INCHES.
- CLEARING AND TREE REMOVAL WILL BE PERFORMED AS PART OF THE UNIT PRICE FOR EXCAVATION AND EMBANKMENT, AND SHALL INCLUDE GRUBBING ROOTS AND VEGETATION AS MAY BE NECESSARY.
- EMBANKMENT BENEATH BLDG PADS OR FOR PAVING SUBGRADE SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY. REFER TO GEOTECHNICAL FOR STABILIZATION METHODS.
- DENSITY TESTING WILL BE PROVIDED BY THE OWNER. ANY FAILING TEST SHALL BE RE-TESTED AT THE CONTRACTOR'S EXPENSE UNTIL PASSING TESTS ARE OBTAINED.

Utility Notes

- UNDERGROUND UTILITIES ARE SHOWN TO THE EXTENT KNOWN. THE CONTRACTOR SHALL VERIFY ALL UTILITIES DEPTH AND LOCATION AND SHALL REMOVE AND REPLACE ALL NECESSARY UNDERGROUND AND OVERHEAD UTILITIES AFFECTED BY THIS PROJECT.
- THE CONTRACTOR SHALL OBTAIN PROPER PERMITS FOR ALL UTILITY CONNECTIONS.

NOTE:

THESE DETAILS ARE TO SHOW DESIGN INTENT ONLY.

ACTUAL ON SITE VARIATIONS AND CLIENT PREFERENCES CAN CAUSE SLIGHT CHANGES TO BE MADE BY THE CONTRACTOR.

IF REQUIRED, STRUCTURAL ENGINEER CONSULTATION IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THEIR CLIENT.

PATIO PLAN 1843 ON BROADWAY

PP1 OF PP1

CLIENT:

Kellie Howard
124 South Broadway
Coweta, Oklahoma

CONTRACTOR:

Real Okie
2292 West New Orleans Street
Broken Arrow, Oklahoma

DATE: MARCH 31, 2023

