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**AGENDA - REGULAR MEETING
COWETA CITY COUNCIL
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, JANUARY 6, 2025 6:00 PM**

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 consider, discuss, and may take action on, approve, adopt, amend, reject, deny, table, or not take action on any item listed on this agenda after comments from staff and the City Council have been heard.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Naomi Hogue ____ Harold Chance ____ Joe Cash ____ Caroline Martin ____ 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. CITY MANAGER REPORT

1. NEW HIRES

Megan Becker 12/9/24 – Circulation Clerk

Stephen “Drew” Geiger 12/9/24 – Volunteer FF

Kyle Jackson 12/9/24 – Fire Fighter

Cutler Peese 12/9/24 – Volunteer FF

VI. PRESENTATIONS

1. STATE HIGHWAY 72 PROJECT

Presentation regarding the SH-72/Broadway Avenue Pavement Rehabilitation Project
Julie Casteen, City Manager

VII. 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 REGULAR MEETING**

Approval of the minutes of the Coweta City Council Regular Meeting held on December 2, 2024. *Marcy Kilgore, City Clerk/Treasurer*

2. **MINUTES OF SPECIAL MEETING**

Approval of the minutes of the Coweta City Council Special Meeting held on December 16, 2024.

Samantha Dobbins, Deputy City Clerk/Treasurer

3. **RESOLUTION 2025-01 REGARDING BUDGET AMENDMENTS**

Approval of the adoption of Resolution 2024-50, 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, 2025.

Julie Casteen, City Manager

VIII. CONSIDER ITEMS REMOVED FROM CONSENT

IX. ADMINISTRATION

1. **AUTOMATIC AID AGREEMENT WITH BROKEN ARROW FIRE**

Discuss and consider approval to enter into a contractual agreement with the City of Broken Arrow to allow Broken Arrow Fire Department to assist Coweta Fire during emergencies within 5 miles of any BAFD station that is neighboring Coweta Fire's current district.

Brian Woodward, Fire Chief

2. **AUTOMATED CPR DEVICE**

Discuss and consider approval of the purchase of two (2) automated CPR devices from Boundtree Medical at a cost of \$17,751.48 using funds budgeted in 13-5404.095.

Brian Woodward, Fire Chief

3. **STRUCTURAL AND WILDLAND FIREFIGHTING GEAR**

Discuss and consider approval of the purchase of six (6) wildland coats and pants, five (5) structural coats and pants and fifteen (15) structural firefighting helmets.

Brian Woodward, Fire Chief

4. **PUBLIC HEARING, REZONE CZ 24-09 / PUD-R 24-02, KELLY CROSSING**

Public hearing to receive public comment on a request to Rezone with a Planned Unit Development on property consisting of 80-acres, more or less, from Agriculture (AG) to Residential Single-Family (RS-3) located in the West Half (W/2) of the Southeast Quarter (SE/4) of Section 33, Township 18 North, Range 15 East of the Indian Base and Meridan, City of Coweta, Wagoner County, State of Oklahoma.

Carolyn Back, Community Development Director

5. **PUBLIC HEARING, REZONE CZ 24-11 / PUD-R 24-03, TIGER TRAILS**

Public Hearing to receive public comment on a request to Rezone (CZ 24-11) with a Planned Unit Development (PUD-R 24-03) on property consisting of 80-acres, more or less, from Agriculture (AG) to Residential Single-Family (RS-3) with a PUD located in the South Half (S/2) of the Northwest Quarter (NW/4) of Section 34, Township 18 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma.

Carolyn Back, Community Development Director

6. ORDINANCE 892 REZONE CZ 24-09 / ORDINANCE 893 PUD-R 24-02, KELLY CROSSING

Discuss and consider action on the proposed Ordinance 892, an ordinance of the City of Coweta, Oklahoma, rezoning a tract of land located in Section 33, Township 18 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Oklahoma, from Agriculture (AG) classification to Residential Single-Family (RS-3) classification, and the proposed Ordinance No. 893, an ordinance of the City of Coweta, Oklahoma, creating a Planned Unit Development Overlay (PUD-R 24-02) for a tract of land located in the City of Coweta, Wagoner County, Oklahoma, as more particularly hereinafter described, amending the official zoning map of the City of Coweta, Oklahoma, providing for repealer, severability, and declaring an emergency.

Carolyn Back, Community Development Director

7. DECLARATION OF AN EMERGENCY ORDINANCE 892 AND ORDINANCE 893

Discuss and consider action to declare an emergency regarding Ordinance 892 and Ordinance 893 and making them effective immediately upon passage and approval.

Carolyn Back, Community Development Director

8. ORDINANCE 894 REZONE CZ 24-11 / ORDINANCE 895 PUD-R 24-03, TIGER TRAILS

Discuss and consider action on the proposed Ordinance No. 894, an ordinance of the City of Coweta, Oklahoma, rezoning a tract of land located in Section 34, Township 18 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Oklahoma, from Agriculture (AG) classification to Residential Single-Family (RS-3) classification, and the proposed Ordinance 895, an ordinance of the City of Coweta, Oklahoma, creating a planned unit development overlay (PUD-R 24-02) for a tract of land located in the City of Coweta, Oklahoma, as more particularly hereinafter described, amending the official zoning map of the City of Coweta, providing for repealer, severability, and declaring an emergency.

Carolyn Back, Community Development Director

9. DECLARATION OF AN EMERGENCY ORDINANCE 894 AND ORDINANCE 895

Discuss and consider action to declare an emergency regarding Ordinance No. 894 and Ordinance No. 895 making them effective immediately upon passage and approval.

Carolyn Back, Community Development Director

X. NEW BUSINESS

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

XI. 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.

PUBLIC OPEN HOUSE EXECUTIVE SUMMARY REPORT

**Open House Date:
February 29, 2024**

**PAVEMENT REHABILITATION SH-72 FROM 0.3 MILE NORTH OF
THE SH-51B JUNCTION IN COWETA & EXTEND NORTH 0.4 MILE**

**WAGONER COUNTY
J/P No. 34345(04); Project No. J3-4345 (004)**

Prepared for:



**OKLAHOMA DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION**

Prepared by:



**CC Environmental, LLC
PO Box 1292
Norman, OK 73070**

April 19, 2024

EXECUTIVE SUMMARY

As part of the Oklahoma Department of Transportation's (ODOT) efforts to keep the public informed and involved in the decision-making process, a public Open House was held. The following is a generalized summary of the public involvement effort, the information provided as part of the outreach, and the comments and input received. ODOT responses to comments are also presented in this document.

OPEN HOUSE DATE & TIME

February 29, 2024, 4:00 – 6:30 PM

OPEN HOUSE LOCATION

Coweta Assembly of God
29707 E Hwy 51
Coweta, OK 74429

OPEN HOUSE WEBSITE

www.odot.org/publicmeetings

OPEN HOUSE WEBSITE AVAILABILITY

February 29 – March 15, 2024

PURPOSE OF OPEN HOUSE

The purpose of the Open House was to present the proposed project, solicit input, and answer questions regarding construction activities, sequencing, and scheduling.

PROJECT BACKGROUND

ODOT, in cooperation with the Federal Highway Administration (FHWA), proposes to make safety improvements to SH-72/Broadway Avenue beginning approximately 0.3 mile north of the SH-51B/SH-72 junction and extending north 0.4 mile to roughly 150 feet north of Oak Street in the town of Coweta, Wagoner County, Oklahoma. This segment of SH-72 is a principal arterial state highway through a commercial downtown district. It is a 30-foot-wide curb and gutter facility with two 12-foot-wide paved driving lanes and angled parking slots and sidewalks. The pavement is deteriorating and the sidewalks are not Americans with Disabilities Act (ADA) compliant. The 2022 traffic volume is 9,800 vehicles per day (vpd), which is projected to increase to 11,050 vpd by 2032.

PROJECT DESCRIPTION

ODOT is evaluating proposed improvements to this segment of SH-72/Broadway Avenue while taking into consideration the cost of construction, utilities, and potential environmental concerns. Overall, the project will include pavement rehabilitation and reconstructing the sidewalks and ramps to meet ADA standards on both sides of SH-72/Broadway Avenue. Two Alternatives were developed to provide adequate space for pedestrians and traffic while considering the needs of downtown community events. Alternative 1 is a two-lane option with back-in angled parking spaces on both sides of the street. Alternative 2 is a three-lane option with parallel parking on both sides of the street, with a center turning lane.

All improvements will be made on the current alignment and will occur within the existing ODOT right-of-way. No new right-of-way is needed. SH-72/Broadway Avenue will remain open with access to businesses, the school and residences being maintained throughout the project duration.

PUBLIC NOTICES

- ODOT mailed Open House postcards using the US Postal Service’s “*every door direct*” mailing service to property and business owners on two mailing routes within the project area on February 13, 2024.
- ODOT mailed invitation letters to property and utility owners, various political entities, Native American Tribes, and other interested parties on February 14, 2024. These letters provided a short project description and included information about the Open House. Enclosed with the letter was a copy of the project location map.
- ODOT mailed solicitation letters to various state and federal agencies on February 14, 2024. These letters provided a short project description and included information about the Open House and requested that recipients provide input by March 15, 2024. Enclosed with the letter was a copy of the project location and preliminary plans map.
- ODOT sent out a press release and general media announcements on February 27, 2024.

WEBSITE FORMAT

The Open House materials were available for public access online at www.odot.org/publicmeetings between February 29 and March 14, 2024. The Open House home page specified the date, time, and location the meeting was to be held, as well as the purpose of the proposed construction and the Open House, and provided a description and background of the proposed project. From the home page, on-line visitors could select from the following downloads for detailed information:

- Postcard – A PDF copy of the Open House postcard mailed via Direct Mail.
- Public Meeting Handout – A PDF copy of the Open House handout.
- Alternative 1 parking rollout poster, Alternative 2 parking rollout poster, overview and typical poster, and artist rendition posters of the proposed appearance of both alternatives. (Each selection allowed visitors to view PDF copies of the diagrams presented at the Open House.)
- Environmental Information – A compilation of the findings of the detailed environmental studies.
- Frequently Asked Questions – A list of frequently asked questions regarding the project and their answers.
- Comment Form – The public was encouraged to participate in the public outreach process and were provided several methods for submitting comments regarding the project. This page provided the deadline and contact information for providing comments.

OPEN HOUSE FORMAT

At the public Open House, attendees were asked to add their name and contact information to a sign-in sheet. A handout was available for everyone, which described the project and illustrated the proposed project alignment. Presentation boards were set up, and personnel from the engineering design team and ODOT (including District 1 staff and Environmental Programs Division), were available to answer questions and take comments from the public. Attendees were encouraged to write their specific questions or concerns related to the project on the available Comment Form.

A separate Open House for the SH-51 Connection with the Muskogee Turnpike project was held simultaneously in the same common area. The meeting format was similar to that of the SH-72 improvement project. Personnel from ODOT were available to answer questions and take comments from

the public. Attendees were encouraged to write their specific questions or concerns related to the project on the available Comment Form. A separate Open House Summary will be composed for that meeting.

Attendees signed in for both meetings and specified on the sign-in sheets which meeting they were interested in.

SUMMARY OF COMMENTS & RESPONSES

In total, ODOT received input from two (2) agencies, one (1) tribe, and two hundred twenty-seven (227) comments from the public. Public comments came in the form of phone calls, emails, and oral and written correspondence. The comments and responses associated with each are presented in the following sections.

General Public Comments

GENERAL COMMENTS	
GENERAL COMMENT CONTEXT	INPUT
Downtown Amenities	Attendees were excited about the ADA improvements and amenity zones. Over commenting that downtown revitalizations are wanted and overdue.
Unfavorable Alternatives	- The 3-Lane Alternative is unfavorable due to significant loss of parking spots. - The 2-Lane Reverse Angled Parking Alternative is unfavorable for the following reasons: - Traffic impedance - Perceived risk of rear-end accidents - Difficulty backing into a spot - Resistance to change - Perception that others would intentionally misuse the parking by head-in parking - If the only option is reverse-angled parking, businesses would suffer because patrons would stop going downtown.
Design Comments	- Attendees stated they would prefer head-in angled parking on a 2-lane facility. - Raised concerns regarding the clear width of the roadway for festival needs and the wide loads due to large bump-outs. - The radii are not large enough to support truck traffic and turning maneuvers. - Some prefer to have a turn lane and head-in parking. - Remove the turn lane at Chestnut. - Remove step conditions. - Do not install switchback ramps.
Landscaping Comments	- Include pavement friendly street trees to protect ADA sidewalk. - Minimal landscaping for maintenance. Coweta Public Works does not have the capacity to maintain landscaping. - Reuse the existing benches and light poles, include banner arms for fundraising. - Include handrails in step conditions. There are a lot of elderly people using the corridor.
Construction Phasing	- Questions regarding methods – by block or by side? - Concerns about festival timing. - Concerns about restrictions to store fronts and doors.
Truck Route	- Desire to provide a relief route for truck traffic. - Trucks cause wear on the roads. - Desire to remove oversized loads from the Broadway.

Miscellaneous Comments	• Perform a traffic study for the corridor. • Perform signal phasing/timing updates outside the limits of this project. • Signal timing is too short at Chestnut. Trucks must come to a stop quickly. • Pedestrian push buttons to be added at non-signalized intersections with flashing beacons.
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INDIVIDUAL COMMENTS	
Individual	INPUT
Respondent 1	• Involved in the "Downtown Taskforce" for this project, and says they are against the parallel parking option. • There is limited parking downtown as it is. • Would prefer to leave parking as-is, but would choose the back-in angled parking if changes must be made. • Do not need a turn lane in the middle unless it is shortened to just in front of the school and its turn-in to alleviate the back-up downtown.
Respondent 2	• Does not want parallel parking. • Says Coweta does not have enough parking as it is. • Does not understand why Coweta must be the guinea pig for reverse angled parking. • Either option could cause a lot of accidents and he would rather it stay the way it is. • If forced to choose, he would choose the reverse angle parking option.
Respondent 3	• Would like ODOT to leave the parking as it currently is after repairing the streets. • Parallel parking would cause many problems. • Has never encountered any issues with the current configuration. • There are more parking spaces currently, and does not understand why it needs to be changed.
Respondent 4	• Parking downtown is troublesome when backing out to leave, but either of the two proposed parking options would wreak havoc. • Says almost no one parallel parks anymore, and there would not be enough spaces to handle the customers for the various businesses downtown. • The option of backing in to parking spaces would lead to too many accidents and leave drivers stuck on the roadway while someone tries to back into a spot with cars on either side.
Respondent 5	• The pull-in parking spaces are much easier and allow more parking spaces downtown. • Strongly against the parallel parking and back-in parking options.
Respondent 6	• Prefers Alternative 2 with 3 lanes and parallel parking.
Respondent 7	• Would like to know why there is not an option to keep parking the way it is. • Went to the Open House and was told if seniors did not like backing in or parallel parking, they could park on one of the side streets and "might just have to walk to or three doors down." That may cause seniors to have to walk more than half a block, and some cannot do that. • Parking is bad enough as it is. The quarter panel makes a blind spot on the cars. By the time a car appears in the back-up camera and you have started backing out, the car is already on your bumper. Even so, the current parking is still better than back-in parking. • As a senior citizen and a life-long resident of Coweta. Back-in parking will cause downtown businesses to suffer, if not fold.
Respondent 8	• Prefers back-in parking.

Respondent 9	- The project background should contain more accurate information about the facility description. The facility is much wider than the stated 30-foot-wide curb and gutter facility with two 12-foot-wide driving lanes. - There is significant truck traffic and is an important issue that should be of major consideration for the project. - The route is also a primary oversized load route that occasionally accommodates wide loads that require closure to other traffic on Broadway, so the proposed 11-foot-wide driving lanes adjacent to parking do not seem adequate. - Alternative 1 with back-in angled parking will be a safety hazard for the high truck volume on this state highway. To park, cars must come to a complete stop and reverse into the parking stall, which means that any following traffic must also come to a complete stop before continuing. - Head-in parking has challenges when unparking, but most drivers understand the time it takes to back out and wait for adequate gaps in traffic before doing so. There are also traffic signals on Broadway that help create gaps to exit parking spaces. - Reverse parking is better suited for traditional city streets and is not appropriate for a state highway with significant truck traffic. - Alternative 2 with parallel parking is also a safety hazard for the high truck volume on the state highway. Parallel parking requires maneuvering that is not appropriate for a state highway. Parallel parking will also result in the loss of about half of the existing parking spaces on Broadway. This is not a viable option for Coweta. It is often difficult to find adequate parking in the existing configuration, and most people do not accept parallel parking. - The sidewalk and amenity zone with a green belt provides aesthetic improvement but is not practical. Pedestrian access between the vehicles and sidewalks should not have to traverse the green belt. Asks ODOT to consider vegetation in the island bulbs at intersections and other non-parking locations. - Asks to consider leaving the existing head-in angled parking. This seems to be the only prudent parking alternative for a state highway with significant truck traffic. Angled parking will require two lanes of traffic, but the left turn delays at intersections will be less than delays caused by back-in or parallel parking. - Asks ODOT to provide ample clearance to islands for oversize loads on the highway and occasional community events.
Respondent 10	Sent two separate comment forms. Comment form 1: - The bridge on 257th over the Muskogee turnpike needs to be widened before anything else goes in. One and a half lane causes drivers to barely miss each other. Comment form 2: - Cannot imagine teaching her 75-year-old mother to signal, then back into a parking space. This is a good way to get elderly people killed on Broadway.
Respondent 11	Wants no left turns at the stoplight on Chestnut and Broadway. Owns trucks and this causes backup. Cannot imagine having to wait on people to back in to parking.
Respondent 12	Recommends three lanes from SH-51 in front of the school and extending to Chestnut Street. From there to Pecan Street, it should be two lanes with reverse-angled parking.
Respondent 13	- Supports widening SH-72 and other improvements but wants to keep the front pull-in parking because the area has an older population. - Back-in and parallel parking are not options due to large and plentiful truck traffic.
Respondent 14	- The two-lane angled parking needs to stay the same in the city of Coweta. - Was born and raised in Coweta. Had parallel parking at one time and it did not work. It effects businesses, and trying to build downtown Coweta with less parking will not help.

Respondent 15	Changing parking is not good for business. Two-lane angled parking is better and always has been.
Respondent 16	Asks ODOT to leave downtown parking the way it is.
Respondent 17	- Believes that fixing the sidewalks to line up and be usable for wheelchairs and strollers will be great. - Does not like the parking alternatives. This is a very active highway and people will have a hard time backing in with semis on their tails. - Parallel parking will not allow enough spots for the businesses to make it. Most have no back parking at all or rear exit, and there are no extra parking lots available. Business is located down the hill to the north and it would end up with maybe two parallel parking spots for a 3,000 square-foot training facility. This does not make sense. Also does not see how parallel parking would work without serious leveling of the hill. You cannot pull out into a three-foot hill upgrade covered in grass. Forward is the only way to get back out. - Asks that ODOT leave the parking as is after resurfacing and repairs.
Respondent 18	Could not attend the meeting, but was concerned about any possible impacts to Taco Bueno.
Respondent 19	- Lives in Wagoner County and frequents downtown Coweta. Concerned with the proposal of changing parking to parallel or back-in parking. - Parallel parking would decrease the number of spaces significantly, and back-in parking would be detrimental to downtown businesses and increase accident potential, especially since semi-trucks and other large haulers use Broadway as a main thoroughfare. - Asks that ODOT consider leaving the parking as it currently is. - Thanked ODOT for their efforts to resurface and improve roads and sidewalks to promote shopping in downtown Coweta.
Respondent 20	- Asks ODOT not change the parking in Coweta. Says the front-facing parking is one of the things that makes Coweta what it is. - Grew up in Coweta and does not want the landscape downtown changed to anything. - Says different is not better and changing the parking situation for the local businesses would remove a vital part of Coweta. - Is a local business owner looking to buy a storefront in Coweta, but the ODOT initiative to change parking tells him Coweta does not want his business in this town and will look for another place to buy and open a storefront.
Respondent 21	- Asks ODOT not change the parking in downtown Coweta. Says that they like it just the way it is and it is the way it has been their whole life. - Grateful for ODOT's efforts in making sidewalks ADA compliant and resurfacing the roads. - Says many people do not want parallel or back-in parking.
Respondent 22	- Is thankful for all that ODOT has done for Coweta, but does not want to see downtown parking changed. - Could not attend the Open House meeting in person, but wanted to be sure ODOT knows of his vote to keep parking the way it is.
Respondent 23	- Does not want parking in the downtown Coweta Broadway District to change from the current front-facing, pull-in parking. Parallel and back-in parking will make it harder to park for more individuals and will slow traffic and potentially cause accidents. - Few people are good at parallel parking, and she avoids parallel parking at all costs. Imagines it is very difficult for elderly drivers as well. Parallel parking has been replaced in many places across the country with angled, pull-in parking because it is easier to use and allows for more spaces. - Was exposed to back-in angled parking while travelling, and experiences were horrible. It is confusing and has the potential for many rear-ending accidents. These accidents cause insurance confusion because it is harder to determine who is at fault.

	• Recommends keeping front-facing angled parking. It does not cause delays or problems and is safer.
Respondent 24	• Thanked ODOT for the prospect of improving Coweta's downtown roads and sidewalks and appreciates the time spent in Coweta to explain the project. • The current parking situation in downtown Coweta is a struggle as there are not enough spaces to accommodate the businesses, their staff, and downtown patrons. The downtown layout also restricts the ability of businesses to expand parking beyond Hwy 72 access. Parallel parking will further strain the limited parking dilemma. • Back-in parking would be detrimental to downtown businesses. It is said to be statistically safer, but they are not convinced this type of parking is appropriate for a state highway. Customers have voiced concern over stopping traffic to back into parking spaces. • Encourages and welcomes improvements to Coweta, but cannot support changing the direction of current parking. There have been minimal accidents in the downtown area, so parking changes are unnecessary. • Encourages ODOT to leave parking the same. Concerned that their customers could go elsewhere over their fear of parking. • Included a petition signed by local stakeholders to keep the parking as it currently is (See Section 2.1.6 for more information regarding the petition).
Respondents 25-227 (Form Letter)	• Appreciates ODOT's efforts in resurfacing the roadway and creating pedestrian friendly, ADA compliant sidewalks. • Has concerns with the two parking options for the downtown Coweta Broadway District. • Encourages ODOT to leave the existing front-facing pull-in parking permanently. Changing to parallel or back-in parking would be detrimental to the community and would make people avoid shopping, dining, and patronizing the downtown Coweta Business District. • Understands back-in and parallel parking comes from a public safety concern, but there have been no issues with the current parking arrangement. Many people in the community agree that changing the parking will create a more hazardous environment.
Respondent 224	In addition to the comments provided above: • Says that parallel parking in this area would be detrimental to the shops on Broadway because they would not be sufficient. • Parallel parking would not be practical for the older population who are not comfortable with it. Many people in the community may not know how to parallel park. • Parallel parking would affect many businesses in the area and could potentially cause more accidents.
Respondent 225	In addition to the comments provided above: • Back-in parking requires people to stop the flow of traffic on an already busy road and then back in against the flow of traffic. • Not all automobiles are equipped with back-up camera systems to make this type of parking more efficient and safer. This is more hazardous than the current pull-in, angled parking. • An example of the dangers of back-in parking on a busy street is Cherry Street (15th Street) in Tulsa.
Respondent 226	In addition to the comments provided above: • Crosswalks with accessible pedestrian signals should be added to fully encompass all individuals with sight and/or hearing impairments.
Respondent 227	In addition to the comments provided above: • Would like to know if the city or ODOT will be responsible for maintaining the landscape.

Petitions

A petition in support of keeping Downtown Coweta parking in its current forward pull-in configuration was submitted in an email and two separate mailings to ODOT. The first petition submitted by a downtown business owner was signed by 173 people, the second petition was signed by 333, and the third was signed by 37 people for a total of 543 signatures.



ODOT OPEN HOUSE MEETING

SH-72 Improvements • Coweta, OK • J/P: 34345(04)

The Oklahoma Department of Transportation (ODOT) will host an in-person public Open House to present the proposed roadway improvements for SH-72/Broadway Avenue in Coweta, OK. The project begins near Pecan Street and extends north to just past Oak Street. At the Open House, the public can learn about the proposed alternatives to improve pavement, pedestrian access, and parking, as well as ask questions about the proposed construction activities, sequencing, and scheduling. ODOT is soliciting input and encouraging the public to submit comments. The Open House will be a come-and-go format with no formal presentation. Meeting materials and supplemental information will be available at www.odot.org/publicmeetings by February 29, 2024, and comments are requested by March 15, 2024.

DATE: February 29, 2024

TIME: 4:00 - 6:30 PM

LOCATION: Coweta Assembly of God
29707 E HWY 51, Coweta, OK 74429

PROJECT OVERVIEW

Project Limits

SH-72/Broadway Ave
starting near Pecan St.
and extending to Oak St.

Purpose

To improve the safety of the roadway
by correcting deteriorating pavement
and sidewalks that are not Americans
with Disabilities Act (ADA) compliant.

Proposed Improvements

- Pavement rehabilitation throughout project length
- Reconstruct sidewalks, crossings, and ramps to be ADA compliant throughout project length
- Alternative 1: two-lane roadway with back-in angled parking on both sides of Broadway Ave.
- Alternative 2: two-lane roadway with center turning lane & parallel parking on both sides of Broadway Ave.

PUBLIC COMMENT PERIOD

If any person wishes to submit a written statement concerning this project, they may submit their comments to the Environmental Programs Division, Oklahoma Department of Transportation, 200 N.E. 21st St., Oklahoma City, OK, 73105, or email environment@odot.org. **All comments must be received or postmarked by no later than March 15, 2024.**

The Oklahoma Department of Transportation (ODOT) ensures that no person or groups of persons shall, on the grounds of race, color, sex, religion, national origin, age, disability, retaliation, or genetic information, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any and all programs, services, or activities administered by ODOT, its recipients, sub-recipients, and contractors. To request an accommodation please contact the ADA Coordinator at 405-521-4140 or the Oklahoma Relay Service at 1-800-722-0353 no later than 72 hours before any scheduled event. If you have any ADA or Title VI questions email ODOT-ada-titlevi@odot.org.

OKLAHOMA DEPARTMENT OF TRANSPORTATION
Environmental Programs Division
200 N.E. 21st Street
Oklahoma City, OK 73105

Presorted
First-Class Mail
U.S. Postage Paid

SH-72 Improvements

For more information about the project
and the Open House:

<http://www.odot.org/publicmeetings>



Project information may be viewed at
www.odot.org/PublicMeetings

PROJECT LOCATION MAP

PROPOSED TYPICAL SECTION

2-Lane Typical Roadway Section
Typical includes: two 11-foot wide driving lanes; 19-foot wide back-in angled parking slots; 20-foot wide sidewalks

3-Lane Typical Roadway Section
Typical includes: three 11-foot wide driving lanes; 8-foot wide parallel parking slots; 25.5-foot wide sidewalks

PROJECT INFORMATION SUMMARY

- Construction programmed to start in: **2028**
- Annual Average Daily Traffic (AADT) in year 2022: **9,800 Vehicles a day**
- Future Estimated AADT in year 2032: **11,050 Vehicles a day**
- Highway will remain open to traffic at all times during construction

DISTRICT 1 ENGINEER: CHRIS WALLACE, P.E.

Total Road Miles*	Total Interstate Miles*	Total Bridges**
1,110.70	97.31	704

Counties: Adair, Cherokee, Haskell, McIntosh, Muskogee, Okmulgee, Sequoyah, **Wagoner**

*Totals DO NOT include Toll Roads
**Totals DO NOT include County Bridges

PLEASE PROVIDE YOUR COMMENTS BY MARCH 15, 2024

For more information about the project, contact:
(405) 325-3269
environment@odot.org

<http://www.odot.org/publicmeetings>

OPEN HOUSE
February 29, 2024
4:00 p.m. to 6:30 p.m.
Coweta Assembly of God | 29707 E HWY 51 | Coweta, OK 74429

SH-72 • Wagoner County, OK • 34345(04)

Presentation of Proposed Improvements & Solicitation of Public Input

Purpose of Open House

The purpose of the Open House meeting is to present the proposed alternatives and construction activities, sequencing, and scheduling, provide input, and solicit comments.

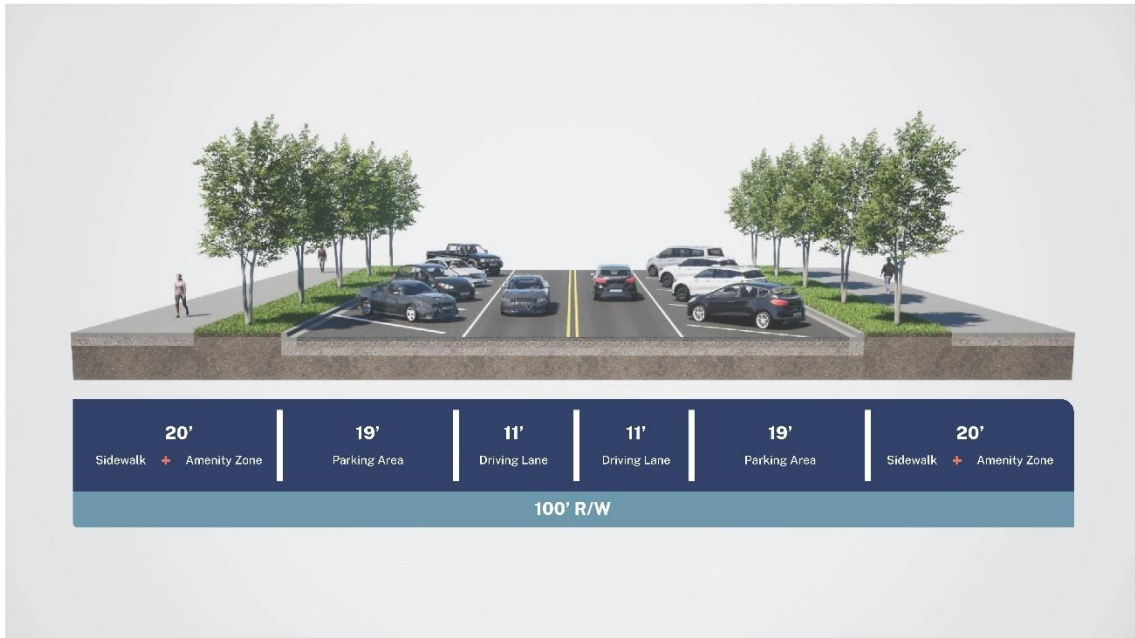
Project Background

The Oklahoma Department of Transportation (ODOT), in cooperation with the Federal Highway Administration (FHWA), proposes to make safety improvements to SH-72/Broadway Avenue beginning approximately 0.3 mile north of the SH-51B/SH-72 junction and extending north 0.4 mile to roughly 150 feet north of Oak Street in the town of Coweta, Wagoner County, Oklahoma. This segment of SH-72 is a principal arterial state highway through a commercial downtown district. It is a 30-foot-wide curb and gutter facility with two 12-foot-wide paved driving lanes and angled parking slots and sidewalks. The pavement is deteriorating and the sidewalks are not Americans with Disabilities Act (ADA) compliant. The 2022 traffic volume is 9,800 vehicles per day (vpd), which is projected to increase to 11,050 vpd by 2032.

Project Description

ODOT is evaluating proposed improvements to this segment of SH-72/Broadway Avenue while taking into consideration the cost of construction, utilities, and potential environmental concerns. Overall, the project will include pavement rehabilitation and reconstructing the sidewalks and ramps to meet ADA standards on both sides of SH-72/Broadway Avenue. Two Alternatives were developed to provide adequate space for pedestrians and traffic while considering the needs of downtown community events. Alternative 1 is a two-lane option with back-in angled parking spaces on both sides of the street. Alternative 2 is a three-lane option with parallel parking on both sides of the street, with a center turning lane.

All improvements will be made on the current alignment and will occur within the existing ODOT right-of-way. No new right-of-way is needed. SH-72/Broadway Avenue will remain open with access to businesses, the school and residences being maintained throughout the project duration.



OPTION 1 TYPICAL
2 LANE



OPTION 2 TYPICAL
3 LANE





**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
DECEMBER 2, 2024, 5:59 P.M.**

The members of the Coweta City Council met in regular session on Monday, December 2, 2024, at 5:59 p.m. in the Coweta City Hall, 310 S Broadway, Coweta, Oklahoma.

COUNCILMEMBERS PRESENT: Naomi Hogue, Harold Chance, Joe Cash, Caroline Martin, Randy Woodward.

COUNCILMEMBERS ABSENT: None.

I. CALL TO ORDER

The meeting was called to order by Mayor Hogue.

II. Pledge of Allegiance given

III. ROLL CALL

Roll call taken. Councilmembers were present as shown above.

IV. GENERAL CITY COUNCIL COMMENTS

Mayor Hogue reminded everyone that the Christmas parade was scheduled for Saturday, December 7th at 6:00 pm. She also reminded everyone that the first Shop Coweta drawing and annual Christmas tree lighting would be that night too. Mayor Hogue thanked the Public Works department for all the hard work decorating Broadway for the holidays. Vice Mayor Chance advised to stay warm outside and bundle up with the colder weather.

V. CITY MANAGER REPORT

City Manager Julie Casteen updated Council members on current projects and upcoming work taking place throughout the city. Everyone was advised of the next town hall meeting to be scheduled for February 24th, 2025.

No action taken by Council.

VI. CONSENT

Motion by Harold Chance, second by Naomi Hogue to approve the consent calendar items:

1. Approval of the minutes of the Coweta City Council Regular meeting held on November 4, 2024.
2. Approval of the minutes of the Coweta City Council Special meeting held on November 14, 2024.

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
DECEMBER 2, 2024, 5:59 P.M.**

3. Approval of Resolution 2024-47 supporting the 2025 OneVoice regional legislative agenda; urging state and federal legislators to consider issues identified in the OneVoice agenda.

Aye: Harold Chance
Naomi Hogue
Joe Cash
Caroline Martin
Randy Woodward

VII. CONSIDER ITEMS REMOVED FROM CONSENT

No items removed.

VIII. ADMINISTRATION

1. WATER DISTRIBUTION AUTOFLUSHER PURCHASE USING ARPA FUNDS

Julie Casteen discussed and requested possible action related to the approval of purchasing five (5) auto-flushing devices at a total cost of \$19,950.75 using ARPA funds in the Grants fund, account 20-5404.033

Motion by Harold Chance, second by Naomi Hogue to approve the purchase of five (5) auto-flushing devices at a total cost of \$19,950.75 using ARPA funds in the Grants fund, account 20-5404.033

Aye: Harold Chance
Naomi Hogue
Joe Cash
Caroline Martin
Randy Woodward

2. SURPLUS STRUCTURES ON PROPERTY AT 14428 SOUTH 305TH EAST AVENUE

Fire Chief Brian Woodward led discussion and requested possible action related to surplus of one residential structure and two detached garages at 14428 S 305th E Avenue.

Motion by Harold Chance, second by Naomi Hogue to approve the surplus of one residential structure and two detached garages at 14428 S 305th E Avenue.

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
DECEMBER 2, 2024, 5:59 P.M.**

Aye: Harold Chance
Naomi Hogue
Joe Cash
Caroline Martin
Randy Woodward

**3. AUTOMATIC AID AGREEMENT WITH BROKEN ARROW FIRE
DEPARTMENT**

Brian Woodward led discussion and requested possible action to authorize the Coweta Fire Chief to negotiate an automatic aid agreement between the City of Coweta and the City of Broken Arrow Fire Department.

Motion by Harold Chance, second by Naomi Hogue to authorize the Coweta Fire Chief to negotiate an automatic aid agreement between the City of Coweta and the City of Broken Arrow Fire Department.

Aye: Harold Chance
Naomi Hogue
Joe Cash
Caroline Martin
Randy Woodward

4. REQUEST FOR PORPOSAL RESCUE FIRE TRUCK

Brian Woodward led discussion and requested possible action on publishing a request for proposal related to a custom cab rescue fire truck for the Coweta Fire Department.

Motion by Harold Chance, second by Naomi Hogue to approve publishing a request for proposal related to a custom cab rescue fire truck for the Coweta Fire Department.

Aye: Harold Chance
Naomi Hogue
Joe Cash
Caroline Martin
Randy Woodward

5. ORDINANCE 890- CZ 24-08 REZONE

Community Development Director Carolyn Back led discussion and requested possible action related to the adoption of Ordinance No. 890, an ordinance of the City of Coweta, Oklahoma rezoning a tract of land situated on Lot 3, Block 2, Post Oak Second Addition, located in part of E1/2 of NW1/4 of Section 19, Township 17 North, Range 16 East of the Indian Meridian, City of Coweta, Wagoner County, State of Oklahoma, from General

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
DECEMBER 2, 2024, 5:59 P.M.**

Commercial (CG) to Residential Multi-Family (RM-1) classification, amending the official zooming map of the City of Coweta, Oklahoma, providing for repealer, severability, and declaring an emergency.

Motion by Harold Chance, second by Naomi Hogue to adopt Ordinance No. 890, an ordinance of the City of Coweta, Oklahoma rezoning a tract of land situated on Lot 3, Block 2, Post Oak Second Addition, located in part of E1/2 of NW1/4 of Section 19, Township 17 North, Range 16 East of the Indian Meridian, City of Coweta, Wagoner County, State of Oklahoma, from General Commercial (CG) to Residential Multi-Family (RM-1) classification, amending the official zooming map of the City of Coweta, Oklahoma, providing for repealer, severability, and declaring an emergency.

Aye: Harold Chance
Naomi Hogue
Joe Cash
Caroline Martin
Randy Woodward

6. DECLARATION OF AN EMERGENCY ORDINANCE 890

Carolyn Back led discussion and requested possible action related to declaring an emergency regarding Ordinance 890 making it effective immediately upon passage and approval.

Motion by Harold Chance, second by Naomi Hogue to approve the declaration of an emergency regarding Ordinance 890 making it effective immediately upon passage and approval.

Aye: Harold Chance
Naomi Hogue
Joe Cash
Caroline Martin
Randy Woodward

7. PUBLIC HEARING ANNEXATION

Public Hearing to receive public comment on a request for annexation of 200 acres into the City Limits of Coweta, Oklahoma, by consent of the applicant-owners; describing the subject properties as follows: A portion of the section line right-of-way of south 241ST East Avenue, also known as Oneta Road, south of East 111th Street, 80 acres located approximately one-quarter mile south of East 111th St and east of 241st East Avenue (Oneta Road), and 120 acres located approximately one-half mile south of East 111th Street and west of 241st East Avenue (Oneta Road).

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
DECEMBER 2, 2024, 5:59 P.M.**

Motion by Harold Chance, second by Naomi Hogue to enter into a Public Hearing at 6:20 p.m.

Aye: Harold Chance
Naomi Hogue
Joe Cash
Caroline Martin
Randy Woodward

The following individuals discussed their concerns with the annexation being approved: Toni Moore, Jim Ballard, Clayton Calvert, Steve and Judy Richardson, Jeani Alexander, Tarah Giroux, Cash Billups, Gaye Durham, Wade Smith, Jared and Autumn Town, John Rasinsky Jr., Jeff Flannigan, and Renee McCormick.

Concerns included drainage, overflow, and flooding issues, lack of fire hydrants in the area and added stress on the fire department, water pressure issues and rural water district being able to keep up with the demand. Many were also apprehensive about who the developer would be when construction on the land begins.

Motion by Harold Chance, second by Naomi Hogue to close the Public Hearing at 7:13 p.m.

Aye: Harold Chance
Naomi Hogue
Joe Cash
Caroline Martin
Randy Woodward

8. ORDINANCE 891- ANNEXATION

Carolyn Back led discussion and requested possible action related to the adoption of Ordinance 891, an ordinance of the City of Coweta, Oklahoma accepting, adding and annexing land located in Section 33, Township 18 North, Range 15 East and in Section 34, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma into the City of Coweta, Oklahoma, all that certain real estate being more particularly described in Ordinance 891; 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 severability, and declaring an emergency

Motion by Harold, second by Naomi Hogue to adopt Ordinance 891, an ordinance of the City of Coweta, Oklahoma accepting, adding and annexing land located in Section 33, Township 18 North, Range 15 East and in Section 34, Township 18 North, Range 15 East

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
DECEMBER 2, 2024, 5:59 P.M.**

of the Indian Base and Meridian, Wagoner County, State of Oklahoma into the City of Coweta, Oklahoma, all that certain real estate being more particularly described in Ordinance 891; 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 severability, and declaring an emergency.

Aye: Harold Chance
Naomi Hogue
Joe Cash
Caroline Martin
Randy Woodward

9. DECLARATION OF AN EMERGENCY ORDINANCE 891

Carolyn Back led discussion and requested possible action related to declaring an emergency regarding Ordinance 891, making it effective immediately upon passage and approval.

Motion by Harold Chance, second by Naomi Hogue to approve the declaration of an emergency regarding Ordinance 891, making it effective immediately upon passage and approval.

Aye: Harold Chance
Naomi Hogue
Joe Cash
Caroline Martin
Randy Woodward

IX. NEW BUSINESS

No new business.

X. ADJOURNMENT

Mayor Hogue adjourned the meeting at 7:17 p.m.

Naomi Hogue, Mayor

Marcy Kilgore, City Clerk

**MINUTES OF THE COWETA CITY COUNCIL SPECIAL MEETING
DECEMBER 16TH, 2024, 5:00 P.M.**

The members of the Coweta City Council met in special session on Monday, December 16th, 2024, at 5:00 p.m. in the Coweta City Hall, 310 S Broadway, Coweta, Oklahoma.

COUNCILMEMBERS PRESENT: Naomi Hogue, Harold Chance, Caroline Martin, Randy Woodward.

COUNCILMEMBERS ABSENT: Joe Cash

I. CALL TO ORDER

The meeting was called to order by Mayor Hogue.

II. Pledge of Allegiance given

III. ROLL CALL

Roll call taken. Councilmembers were present as shown above.

IV. CONSENT

Motion by Harold Chance, second by Naomi Hogue to approve the consent calendar items:

1. Approval of the reappointment of Naomi Hogue as the City's Representative to the INCOG Board of Directors and the INCOG General Assembly and City Manager Julie Casteen as Coweta's Alternate Representative for both bodies.
2. Approval of the collision repairs for Police Unit 24-7459 at an approximate cost of \$16,356.35, partially funded by insurance claim proceeds of \$15,856.35.

Aye: Harold Chance
Naomi Hogue
Caroline Martin
Randy Woodward

V. CONSIDER ITEMS REMOVED FROM CONSENT

No items removed.

VI. ADMINISTRATION

1. TAX INCENTIVE AGREEMENT

City Manager Julie Casteen led discussion and requested possible action related to the approval of a certain tax incentive agreement for Sports Page, LLC and the Coweta Industrial Development Authority.

**MINUTES OF THE COWETA CITY COUNCIL SPECIAL MEETING
DECEMBER 16TH, 2024, 5:00 P.M.**

Motion by Harold Chance, second by Naomi Hogue to approve a certain tax incentive agreement for Sports Page, LLC and the Coweta Industrial Development Authority.

Aye: Harold Chance
Naomi Hogue
Caroline Martin
Randy Woodward

2. RESOLUTION 2024-48 PROPERTY DONATION

Julie Casteen led discussion and requested possible action related to the adoption of Resolution of 2024-48, a Resolution of the City Council of the City of Coweta, Oklahoma; accepting a donation of real property from Hiway 51 Group, an Oklahoma Partnership, described as “Reserve ‘A’” in the recorded plat of the “Amended Coweta 51 Addition” to the City of Coweta, Wagoner County, Oklahoma, for continued use as a stormwater reserve and for future 111th Street right-of-way.

Motion by Harold Chance, second by Naomi Hogue to adopt Resolution 2024-48, a Resolution of the City Council of the City of Coweta, Oklahoma; accepting a donation of real property from Hiway 51 Group, an Oklahoma Partnership, described as “Reserve ‘A’” in the recorded plat of the “Amended Coweta 51 Addition” to the City of Coweta, Wagoner County, Oklahoma, for continued use as a stormwater reserve and for future 111th Street right-of-way.

Aye: Harold Chance
Naomi Hogue
Caroline Martin
Randy Woodward

3. BID AWARD – 111TH STREET DRAINAGE IMPROVEMENTS

Julie Casteen led discussion and requested possible action related to award a bid to Cook Consulting, LLC, the lowest responsible bidder, in the amount of \$58,487.00 for drainage improvements at 111th Street South and 273rd E Ave and direction to the City Manager to execute all necessary documents related to the project.

Motion by Harold Chance, second by Naomi Hogue to approve an award of bid to Cook Consulting, LLC, the lowest responsible bidder, in the amount of \$58,487.00 for drainage improvements at 111th Street South and 273rd E Ave and direction to the City Manager to execute all necessary documents related to the project.

**MINUTES OF THE COWETA CITY COUNCIL SPECIAL MEETING
DECEMBER 16TH, 2024, 5:00 P.M.**

Aye: Harold Chance
Naomi Hogue
Caroline Martin
Randy Woodward

4. WATERLINE AGREEMENT, HIS PROJECT OK 24-Y49

Julie Casteen led discussion and requested possible action related to the approval of a Memorandum of Agreement among the United States of America, the Muscogee (Creek) Nation, and the City of Coweta for the funding of improvements to the community water system.

Motion by Harold Chance, second by Naomi Hogue to approve a Memorandum of Agreement among the United States of America, the Muscogee (Creek) Nation, and the City of Coweta for the funding of improvements to the community water system.

Aye: Harold Chance
Naomi Hogue
Caroline Martin
Randy Woodward

5. RESOLUTION 2024-49 2025 CITY COUNCIL ELECTION

Julie Casteen led discussion and requested possible action related to the adoption of Resolution 2024-49, a resolution of the City Council of the City of Coweta, Oklahoma providing notice of an election, pursuant to Title 26 Oklahoma Statutes, Section 13 102, notifying Wagoner County Election Board of a nonpartisan election to be held, if needed, in the City of Coweta, Oklahoma, on Tuesday, April 1, 2025, for the offices of (3) City Council positions, two (2) representing City Council Wards three (3) and four (4) and (1) representing the city At-Large; providing for severability.

Motion by Harold Chance, second by Naomi Hogue to adopt Resolution 2024-49, a resolution of the City Council of the City of Coweta, Oklahoma providing notice of an election, pursuant to Title 26 Oklahoma Statutes, Section 13 102, notifying Wagoner County Election Board of a nonpartisan election to be held, if needed, in the City of Coweta, Oklahoma, on Tuesday, April 1, 2025, for the offices of (3) City Council positions, two (2) representing City Council Wards three (3) and four (4) and (1) representing the city At-Large; providing for severability.

Aye: Harold Chance
Naomi Hogue

**MINUTES OF THE COWETA CITY COUNCIL SPECIAL MEETING
DECEMBER 16TH, 2024, 5:00 P.M.**

Caroline Martin
Randy Woodward

6. RESOLUTION 2024-50 2025 REGARDING BUDGET AMENDMENTS

Julie Casteen led discussion and requested possible action related to the adoption of Resolution 2024-50, 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, 2025.

Motion by Harold Chance, second by Naomi Hogue to adopt Resolution 2024-50, 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, 2025.

Aye: Harold Chance
Naomi Hogue
Caroline Martin
Randy Woodward

VII. ADJOURNMENT

Mayor Hogue adjourned the meeting at 5:08 p.m.

Naomi Hogue, Mayor

Samantha Dobbins, Deputy City Clerk



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

Memorandum

To: Honorable Mayor and City Council

From: Julie Casteen, City Manager

Re: **RESOLUTION 2025-01 REGARDING BUDGET AMENDMENTS**

Date: January 6, 2025

BACKGROUND

An Automatic Aid agreement with the City of Broken Arrow requires an appropriation in the Rural Fire fund of \$15,000 to cover the cost of services provided by the Broken Arrow Fire Department for the remainder of the fiscal year.

In addition, the City received an insurance claim reimbursement of \$1,936.55 for a police unit involved in a collision. The cost of the repairs is \$2,436.55, with the City responsible for the \$500.00 deductible.

STAFF RECOMMENDATION

Staff recommends the adoption of Resolution 2025-01.

ATTACHMENTS

1. 250106-Supplementals Reso 2025-01 - Govt

**CITY OF COWETA, OKLAHOMA
RESOLUTION 2025-01**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COWETA,
OKLAHOMA; ADOPTING AMENDMENTS TO THE ANNUAL
APPROPRIATIONS FOR THE BUDGET OF THE CITY OF COWETA,
OKLAHOMA, FOR FISCAL YEAR ENDING JUNE 30, 2025.**

WHEREAS, the City of Coweta has received monies not anticipated that have not been appropriated in the budget for fiscal year 2024-2025; and

WHEREAS, the City of Coweta has need for unexpected expenditures that were not appropriated in the adopted budget for fiscal year 2024-2025; and

WHEREAS, 62 O.S. Section 310.5 provides that all fund balances reserved for unencumbered appropriations for the prior fiscal year on hand at the close of day September 30, may be appropriated by supplemental appropriation for the current fiscal year; 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 COWETA CITY COUNCIL THAT THE
FOLLOWING SUPPLEMENTAL APPROPRIATIONS BE MADE:**

SEE ATTACHED EXHIBIT A

ADOPTED by the Coweta City Council on JANUARY 6, 2025.

Naomi Hogue, Mayor

Approved as to form:

Patrick Boulden, City Attorney

ATTEST:

Marcy Kilgore, City Clerk

**RESOLUTION 2025-01
EXHIBIT A**

ACCOUNT		DESCRIPTION	AMOUNT	REASON FOR EXPENDITURE	FUNDING SOURCE	FUND	REVENUE AMOUNT	REVENUE ACCOUNT
FUND	NUMBER					BALANCE AMOUNT		
General Fund	01-5310.007	Maintenance - Vehicles	2,436.55	Collision repair	Fund Balance/ Insurance	500.00	1,936.55	01-04.03.39
Total General Fund			<u>\$ 2,436.55</u>			<u>\$ 500.00</u>	<u>\$ 1,936.55</u>	
Rural Fire Fund	13-5325.095	Contracted Services	\$ 15,000.00	Auto Aid for Broken Arrow	Fund Balance	\$ 15,000.00		
Total Rural Fire Fund			<u>\$ 15,000.00</u>			<u>\$ 15,000.00</u>	<u>\$ -</u>	
TOTAL ALL GOVERNMENTAL FUNDS			<u><u>\$ 17,436.55</u></u>			<u><u>\$ 15,500.00</u></u>	<u><u>\$ 1,936.55</u></u>	



P.O. BOX 850
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www.cityofcoweta-ok.gov

Memorandum

To: Honorable Mayor and City Council

From: Brian Woodward, Fire Chief

Re: **AUTOMATIC AID AGREEMENT WITH BROKEN ARROW FIRE**

Date: January 6, 2025

BACKGROUND

The Coweta Fire Department is currently operating in a 106 square mile district with one centrally located fire station. Due to this geographical situation, our response times to the outer edge of the district can be longer than desirable. With the recent construction of many new neighborhoods in our district that borders Broken Arrow city limits, the residents in these areas have expressed concerns about our response times.

To alleviate these concerns, the Coweta Fire Department is asking to enter into an auto-aid agreement with the Broken Arrow Fire Department (BAFD) at a monthly cost of \$2,500.00. This cost will offset the operational cost incurred by BAFD. BAFD will be responding into the Northwest portion of our district, up to a five-mile radius from their established fire station(s). Staff intends to initiate a mailing campaign to increase rural fire memberships to help offset the additional cost.

This will ensure that our fire district residents receive timely service from both BAFD and CFD. When a medical call comes in, BAFD will provide an Advanced Life Support (ALS) Engine company. When a fire call comes in, BAFD will send one engine company with up to two engine companies, one ladder company, and one Battalion Chief if it is a confirmed fire.

STAFF RECOMMENDATION

Staff recommends a motion to approve an Automatic Aid Agreement with BAFD.

ATTACHMENTS

1. BAFD and CFD Auto and Mutual Aid Agreement

AGREEMENT FOR AUTOMATIC AID IN FIRE PROTECTION and FIRST RESPONSE and MUTUAL AID IN FIRE PROTECTION AND FIRST RESPONSE

THIS AGREEMENT FOR AUTOMATIC AID IN FIRE PROTECTION and FIRST RESPONSE and MUTUAL AID IN FIRE PROTECTION AND FIRST RESPONSE (the “Agreement”) is made and entered into this 7th day of January 2025, by and between the CITY OF COWETA, Oklahoma, a municipal corporation (“Coweta”) and the CITY OF BROKEN ARROW, Oklahoma, a municipal corporation (“Broken Arrow”).

WHEREAS, within Coweta Fire Department’s response area there are various areas where a Broken Arrow Fire Department response unit may be closer than a Coweta Fire Department response unit and there may be various areas within the Broken Arrow’s response area where a Coweta Fire Department response unit may be closer than a Broken Arrow Fire Department response unit; and

WHEREAS, Coweta and Broken Arrow desire that all citizens experiencing a fire and/or a Medical Emergency within either Coweta’s or Broken Arrow’s response area receive the best possible response times from the nearest response unit, when possible; and

WHEREAS, Coweta and Broken Arrow desire that all citizens receive a response with adequate personnel and in a timely manner to provide the best opportunity for a citizen’s survivability and safety;

WHEREAS, Coweta and Broken Arrow desire that first responders from both communities have sufficient and trained personnel on an emergency scene in a timely manner and working together to provide the highest levels of safety for fellow responders; and

WHEREAS, Coweta and Broken Arrow desire that all first responders from both communities have sufficient joint training, radio communications, and common policies for incident command and emergency operations to provide for the safety and survivability of citizens and responders alike;

WHEREAS, it is understood that currently both Coweta and Broken Arrow maintain independent 911 Communication centers. As such, both Coweta and Broken Arrow recognize that simultaneous dispatch is not currently possible and timely dispatch of the assisting department is dependent on the municipality receiving the citizen’s request for service and relaying it to the assisting department. However, both Coweta and Broken Arrow will strive to relay all pertinent information to the assisting agency’s communication center in a prompt and thorough manner.

FURTHERMORE, both Coweta and Broken Arrow will continue to jointly strive to identify technologies, practices, and opportunities to reduce delays and response times in delivering fire protection and first response in the affected areas.

NOW THEREFORE, the parties hereto agree as follows:

1. **Duration of Agreement:** This Agreement shall be effective as of the date it is executed by both the Mayor of the City of Coweta and the Mayor of Broken Arrow and shall remain in full force and effect for an indefinite period until terminated by either party. Either party may terminate this Agreement by giving thirty (30) days prior written notice to the other party at the address shown below unless a party otherwise designates in writing. Notice shall be deemed effective when received.

City of Coweta
Attn Fire Chief
310 S. Broadway
Coweta, OK 74429

City of Broken Arrow
Attn Fire Chief
220 S. First Street
Broken Arrow, OK 74012

2. **Services provided by Broken Arrow:**

AUTOMATIC AID RESPONSE: When a structure fire incident or a Priority 1 medical emergency, occurs at a location that is 1) within the Coweta Fire Department's response area but 2) the Broken Arrow Fire Department has a closer available unit, the Broken Arrow Fire Department will provide a response with the closest fire apparatus (first response only and not intended to substitute for an ambulance transport), if available. Dispatch of the designated Broken Arrow Fire unit should occur simultaneously with the dispatch of a Coweta Fire Department assignment for the incident.

Furthermore, if a working fire is confirmed Broken Arrow should also send one additional Engine, if available. A Broken Arrow Fire Department ambulance and one additional Ladder may be sent at the request of the on-scene Incident Commander, if available, or as described below under mutual aid.

On all divided highways, such as the Muskogee Turnpike, Broken Arrow should dispatch a response unit, if available, to ensure a converging approach is made on all motor vehicle accidents and grass fires.

MUTUAL AID RESPONSE: Upon request to an Authorized Representative of Broken Arrow by an Authorized Representative of Coweta, equipment, and personnel of Broken Arrow Fire Department, if available, will be dispatched to a fire protection or first response incident in the City of Coweta or the Coweta Fire Department's response area. For purposes of this Agreement, "Authorized Representative" means a person authorized by his or her respective Fire Chief to represent the fire department.

BACKFILL CAPABILITY: Upon request to an Authorized Representative of Broken Arrow by an Authorized Representative of Coweta, one unit and associated personnel of the Broken Arrow Fire Department, if available, may be dispatched to provide backfill at Coweta Fire Station(s) and/or emergency response to incidents during times when Coweta Fire Department Resources are depleted for an extended duration due to one or more incidents. Backfill shall not typically be done for purposes other than emergency responses, such as but not limited to training, prevention, or other short staffing needs.

3. **Services provided by Coweta:**

AUTOMATIC AID RESPONSE: When a structure fire incident or a Priority 1 medical emergency, occurs at a location that is 1) within the Broken Arrow Fire Department's response area, but 2) the Coweta Fire Department has a closer available unit, the Coweta Fire Department will provide a response with the closest fire apparatus (first response only and not intended to substitute for an ambulance transport), if available. Dispatch of the designated Coweta Fire unit should occur simultaneously with the dispatch of a Broken Arrow Fire Department assignment for the incident. A Coweta Fire Department ambulance may be sent at the request of the on-scene Incident Commander or as described below under mutual aid.

On all divided highways, such as the Muskogee Turnpike, Coweta should dispatch a response unit, if available, to ensure a converging approach is made on all motor vehicle accidents and grass fires.

MUTUAL AID RESPONSE: Upon request to an Authorized Representative of Coweta by an Authorized Representative of Broken Arrow, one or more units of equipment and personnel of the Coweta Fire Department, if available, shall be dispatched to the location of a fire protection or first response incident in the City of Broken Arrow or the Broken Arrow Fire Department's response area.

4. **Five-mile radius:** Notwithstanding a dedicated backfill unit as described above, neither party is required to dispatch equipment or personnel to a fire protection or first response incident located more than five miles from its closest Fire Station.

5. **Expenses:** Each party shall pay its own expenses for work performed according to this Agreement and shall assume the risk of damage and injury to its own equipment and personnel. Each agency shall honor the fire and/or EMS subscriptions services of the other jurisdiction. Partner agencies shall only waive any out-of-pocket expenses for the other jurisdictions' subscription members; each respective agency may bill insurance companies for services rendered. However, residents outside the respective party's corporate city limits (unincorporated areas) who do not participate in either party's fire and EMS subscription service may be billed for services as prescribed by each respective party's ordinance or policy.

Coweta understands that the opportunity and probability to provide any reciprocal services to Broken Arrow are limited, so Coweta agrees to pay Broken Arrow a flat rate of two-thousand-five-hundred dollars (\$2,500) per month for response services rendered by the City of Broken Arrow Fire Department. January 1, 2025, through December 31, 2025, shall be a pilot program to evaluate the demand of services and the benefit to both cities. After December 31, 2025, the cost will be reevaluated by the parties on an annual basis.

Any payments from Coweta to Broken Arrow are subject to the appropriation of adequate and sufficient funds by the Coweta City Council in any fiscal year. Pursuant to Oklahoma Constitution Article 10, Section 26, in the event the City Council does not appropriate funds sufficient for the payment of monies in any fiscal year of this Agreement, then this Agreement shall be null and void, without further action by either party to this Agreement.

7. **No agency:** It is expressly understood and agreed that each party shall be and remain independent. No agency relationship exists between the parties. Each party shall be solely responsible for the conduct of its respective personnel and equipment. Each party agrees to hold the other free and harmless from liability that may be incurred by reason of the reasonable conduct of each respective party's equipment and personnel.

8. **Waiver:** Except as otherwise provided herein, each party waives all claims against the other for compensation for any loss damage, personal injury, or death occurring as a consequence of the performance of this Agreement.

9. **Governing law and venue:** This Agreement shall be governed by the laws of the State of Oklahoma and any lawsuit related to this Agreement shall be filed in Wagoner County, Oklahoma. Neither party hereto waives any defenses or rights available pursuant to the Government Tort Claims Act, 51 Oklahoma Statutes, Sections 151 et seq., common law, statutes, or constitutions of the United States or the State of Oklahoma.

10. **Entire agreement:** This Agreement constitutes the entire agreement of the parties and supersedes any and all prior agreements, oral or otherwise, relating to the subject matter of the Agreement. This Agreement may only be modified or amended in writing and signed by both parties.

IN WITNESS THEREOF, this Agreement has been executed in multiple copies on the dates set forth below.

**CITY OF COWETA,
OKLAHOMA,**

Mayor

Date

ATTEST:

City Clerk

APPROVED as to form:

City Attorney

APPROVED:

Fire Chief

**CITY OF BROKEN ARROW,
OKLAHOMA,**

Mayor

Date

ATTEST:

City Clerk

APPROVED as to form:

City Attorney

APPROVED:

Fire Chief



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

Memorandum

To: Honorable Mayor and City Council

From: Brian Woodward, Fire Chief

Re: **AUTOMATED CPR DEVICE**

Date: January 6, 2025

BACKGROUND

The Coweta Fire Department is currently using one Lucas Automated CPR device that is over 10 years of age. This device allows for continual and accurate application of chest compressions during a cardiac arrest event. This device also replaces a person from manually performing CPR, releasing firefighters to complete other critical tasks during a cardiac arrest. This device also prevents firefighter back injuries.

The Coweta Fire Department would like to purchase two Lifeline ARM Chest Compression System Automated Devices for a total of (\$17,751.48) from Boundtree Medical. Boundtree Medical is a local provider that provides onsite maintenance of equipment and troubleshooting. Additionally, our representative stops periodically to address concerns. If approved, we prefer to use Boundtree medical due to proven working relationship. This has been budgeted for the fiscal year 2025, under capital purchasing using rural fire funding.

STAFF RECOMMENDATION

Staff recommends a motion to approve the purchase of the two automated CPR devices at a total cost of \$17,751.48 using funds budgeted in 13-5404.095.

ATTACHMENTS

1. Boundtree Medical quote
2. Cpr device quote Aed Professionals
3. Cpr device quote Master Medical Equipment

Quotation**Quotation#:** QUO-52489-P4J5Y0**Last Modified:** 12/26/2024 3:06 PM**Customer PO #:****Account Number:** 107273SHIP002**Bill To:**

TOWN OF COWETA SHIP002
PO BOX 850
COWETA, OK 74429-0850
Ship Method: >\$150 NO FRT
Payment Terms: NET 30 VOUCHER

Ship To:

TOWN OF COWETA SHIP002
214 N BROADWAY
COWETA, OK 74429-2602

Line No.	Item	Description	UOM	QTY	List Price	Your Price	Ext. Price
1	4510-10005	*DS ONLY* Lifeline ARM Chest Compression System (A1000EN)	EA	1	\$13,639.99	\$8,875.74	\$8,875.74

Quote Total: \$8,875.74**Quote Expiration Date:** 03/26/2025**Comments:**

State Portal Number: 0000254494
Tax ID:: 311739487

John Graham

Bound Tree | Account Manager
5000 Tuttle Crossing Blvd, Dublin OH 43016
Office Phone: (614) 602-5931 | Mobile Phone: 405-823-0321
John.Graham@boundtree.com

Sales Tax will be applied to customers who are not exempt.

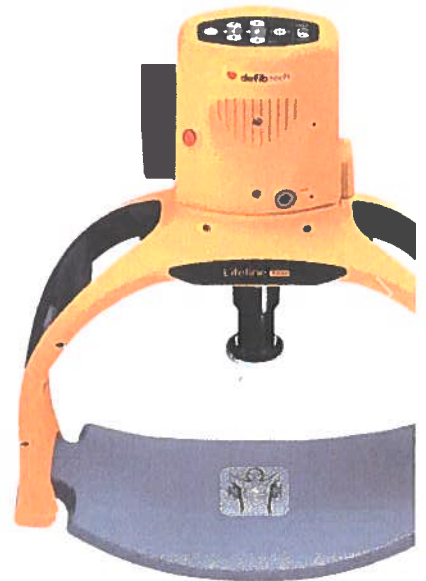
Shipping charges will be prepaid and added to the invoice unless otherwise stated.

This quotation is valid until the quote expires or the manufacturer's price to Bound Tree Medical increases.

To place an order, please visit our website at www.boundtree.com, login, and add to your shopping cart
or call (800) 533-0523
fax (800) 257-5713



AED Professionals



Defibtech / Automated Chest Compression

DEFIBTECH LIFELINE ARM AUTOMATED CHEST COMPRESSION SYSTEM

Item Number: RCF-A1000EN

\$12,950.00

OR Pay over 4 Months with PayPal Credit!

Simply Select PayPal at checkout.

1

rayray

[More payment options](#)

HIGHLY RECOMMENDED ADD-ONS



Defibtech Lifeline
ARM Dual Bay
Tabletop Battery
Charger



Defibtech Lifeline
ARM Power
Module/Charger



Defibtech Lifeline
ARM

\$850.00

[Add to cart](#)

\$275.00

[Add to cart](#)

\$429.00

[Add to cart](#)

DESCRIPTION PRODUCT REFERENCES

The Lifeline ARM is an automated solution for providing victims of sudden cardiac arrest high-quality and continuous CPR that is associated with better survival outcomes. Easy to deploy and use, the device delivers compressions, with complete chest recoil, at the depth and rate recommended by the AHA/ERC cardiopulmonary resuscitation (CPR) guidelines. Using a proprietary algorithm that compensates for variability in patient chest resistances, the Lifeline ARM delivers precise compressions, an important factor for effective CPR.

Effective cardiopulmonary resuscitation (CPR) requires a high level of excellence in order to have an impact on the survival rate of a cardiac arrest victim. This is very difficult to achieve manually when fatigue can occur in as little as 1-2 minutes while trying to maintain at least 2 inches/5 cm depth compressions at a minimum rate of 100 compressions per minute.

In an emergency situation, the Lifeline ARM when used as an adjunct to manual CPR, provides extended CPR with minimal interruptions when fatigue, insufficient personnel, or patient transport (e.g., ambulance, intra-hospital) may prohibit the delivery of effective/consistent compressions to the victim. Its award winning design provides portability, speedy deployment, and delivers precise CPR with unmatched operating times.

Advanced battery technology, with flexible power options, means the Lifeline ARM will always be ready for rescue. The rechargeable battery pack provides unmatched operational times and long service life across a wide temperature range. By design, fast battery pack swapping, as well as external AC power adapter operation, is possible.

- Long runtime battery pack life (requires less power to accomplish compressions)
- Fast battery pack recharge time
- Long useful life battery pack (3 years or about 300 charge/discharge cycles)
- Battery pack inserts in either orientation (with the contacts toward the unit)
- Fast battery pack swapping because of battery pack eject release latches
- External AC power adapter also recharges the battery pack, even during use

 20211027_-_Built_for_Demanding_Environments

An optional charging station can charge up to two battery packs simultaneously and independently: recharge one depleted battery pack in 2 hours, or two depleted battery packs in 3 hours.

Nicely balanced and lightweight, the Frame's single-piece design provides increased structural integrity during compressions by facilitating the operation of the Compression Piston without undue deflection or distortion that could compromise consistent compression depth, an important element for effective CPR. Providing enhanced usability during deployment and repacking, the Frame effortlessly snaps into the Backboard and releases just as easily.

THE LIFELINE ARM HAS AN EXTREMELY SIMPLIFIED CONTROL PANEL WHERE JUST TWO STEPS ARE NEEDED TO INITIATE MECHANICAL CPR:

1. Adjust the Compression Piston height relative to the patient's chest for beginning compressions by using the Up / Down softkey buttons located on the Control Panel of the Compression Module
2. Depending on the protocol that is in line with your designated emergency response procedures, choose between "Run Continuous," which performs chest compressions only (no breathing) for continuous chest compressions, or "Run with Breaths," which follows the compressions with breaths protocol by using programmed pauses for rescue breaths.

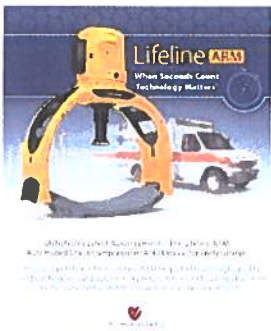
Toggling between the two protocols during the rescue is allowed to accommodate your local resuscitation protocol. And, at any time, the Pause button may be used to stop compressions when running or resume compressions if stopped.

The Lifeline ARM device is comprised of a state-of-the-art Compression Module paired with a specially designed Frame. Smooth operation results from an innovative custom Piston and brushless DC motor design housed within the Compression Module. During operation, a smart, software-driven, motor control algorithm ensures compression depth and rate consistency by compensating for variability in chest resistance ensuring CPR efficacy.

RCF-A1000EN CONFIGURED ACC PACKAGE INCLUDES:

- Compression Module
- Frame
- Backboard
- Battery Pack,
- Backpack Carry Case
- Patient Interface Pad (3)
- Stabilization Strap
- Power Module
- Quick Start Guide
- User Manual

PRODUCT REFERENCES



Defibtech Lifeline ARM Brochure

The table provides detailed technical specifications for the Lifeline ARM system. It is organized into several sections: General, Compression, Battery, and Accessories. Each section lists various parameters and their corresponding values or descriptions. The table is color-coded with yellow and blue headers for different categories.

General		Compression		Battery		Accessories	
Model	RCF-A1000EN	Compression Rate	100-120 bpm	Runtime	10-15 minutes	Carrying Case	Yes
Weight	15 lbs	Compression Depth	2-2.5 inches	Recharge Time	4-6 hours	Stabilization Strap	Yes
Dimensions	18" x 18" x 10"	Compression Force	30-40 lbs	Recharge Location	Anywhere	Quick Start Guide	Yes
Operating Temperature	41°F - 104°F	Compression Accuracy	±2 bpm	Recharge Time (Full)	6 hours	User Manual	Yes
Storage Temperature	14°F - 140°F	Compression Consistency	±1 bpm	Recharge Time (Partial)	2-4 hours		
Humidity	10% - 90%	Compression Consistency	±1 bpm				
Shock	10g	Compression Consistency	±1 bpm				
Vibration	0.5g	Compression Consistency	±1 bpm				
Electromagnetic Interference	CE	Compression Consistency	±1 bpm				
Electromagnetic Compatibility	CE	Compression Consistency	±1 bpm				
CE Marking	CE	Compression Consistency	±1 bpm				
UL Listing	UL	Compression Consistency	±1 bpm				
RoHS	RoHS	Compression Consistency	±1 bpm				
REACH	REACH	Compression Consistency	±1 bpm				
Warranty	1 Year	Compression Consistency	±1 bpm				

Technical Specifications



Case Study - Buncombe County



Trainer's Guide

Images shown may vary slightly from items shipped. Information supplied is deemed to be accurate but cannot be guaranteed.

Items Related to Defibtech Lifeline ARM Automated Chest Compression System

Defibtech Lifeline ARM
Dual Bay Tabletop
Battery Charger

\$850.00

Defibtech Lifeline ARM
Battery Pack

\$575.00

Defibtech Lifeline ARM
USB Data Cable

\$39.00

Defibtech Lifeline ARM
Quick Reference Card,
English

\$12.50

Defibtech Lifeline ARM
Tactical Case

\$429.95

Defibtech Lifeline AR
User Manual, Englis

\$22.00

AED♥Professionals

Enter your email

[Menu](#)

Master Medical Equipment

[Home](#) » [New & Recertified Medical Equipment](#) » [Chest Compression Systems](#) » [Lifeline ARM Chest Compression Device RCF-AIO00EN - Defibtech - New](#)



LIFELINE ARM CHEST COMPRESSION DEVICE RCF-AIO00EN - DEFIBTECH - NEW

SKU: DFTRCF-A1000EN

~~\$12,950.00~~ \$8,495.00

Defibtech is proud to introduce the Lifeline ARM Automated Chest Compression device, a mechanical solution to performing CPR. When it comes to CPR, the quality and speed of each and every compression is critical.

What's Included:

- ✓ ARM Automated Chest Compression Device Domestic Model RMU-A1000 ACC - Compression Module (RMC- A1000GG)
- ✓ Frame
- ✓ Backboard (RMB-G1000GG)
- ✓ Battery Pack (RCF-RBP-G1000GG)
- ✓ Backpack Carry Case (RAC-U1100GG)



Type your message here

- ✓Power Module charger (RPM-G1000NA)
- ✓Quick Start Guide (RAC-U1501EN)
- ✓User Manual (RAC-A1510EN)
- ✓Wrist Straps (RAC-U1513EN)

Want to learn more about this product? read the [long description](#) below.

☺ This item ships within 2-3 Days of purchasing. Other items in the order may extend lead times

1

Accessories

Rentals

If you are eligible for exemption from sales tax, please call or email us to place your order. All orders completed online will have applicable sales tax added.

DESCRIPTION

Defibtech is proud to introduce the Lifeline ARM Chest Compression Device for performing mechanical chest compressions when effective manual CPR is not possible. Effective cardiopulmonary resuscitation (CPR) requires a high level of excellence in order to have an impact on the survival rate of a cardiac arrest victim. This is very difficult to achieve manually when fatigue can occur in as little as 1-2 minutes while trying to maintain at least 2 inches/5 cm depth compressions at a minimum rate of 100 compressions per minute. In an emergency situation, the Lifeline ARM when used as an adjunct to manual CPR, provides extended CPR with minimal interruptions when fatigue, insufficient personnel, or patient transport (e.g., ambulance, intra-hospital) may prohibit the delivery of effective/consistent compressions to the victim. Its award-winning design provides portability, speedy deployment, and delivers precise CPR with unmatched operating times.

The Lifeline ARM, with its intuitive user interface and automated operation, ensures effective CPR with compression depth and rate as recommended in current AHA/ERC guidelines. In an emergency situation, CPR efficacy is ensured, and the rescuer is freed for other interventions and tasks.

When it comes to CPR, the quality and speed of each and every compression is critical. The Lifeline ARM Chest Compression Device, with its intuitive user interface and automated operation, ensures effective CPR with compression depth and rate as recommended in current AHA/ERC guidelines. In an emergency situation, CPR efficacy is ensured, and the rescuer is freed for other interventions and tasks.

Simple to Use:

The Lifeline ARM has an extremely simplified Control Panel where just two steps are needed to initiate mechanical CPR. Toggling between the two protocols during the rescue is allowed, to accommodate your local resuscitation protocol. And, at any time, the Pause button may be used to stop compressions when running or resume compressions if stopped.

Easy to Maintain and Service:

A USB port on the Compression Module enhances the Lifeline ARM's serviceability in the field and makes it adaptable to future resuscitation requirements. Maintenance functions, such as retrieval of event data, and software upgrades, can be performed through a connection to a personal computer loaded with Defibtech ACC Support Software. A Service Indicator light on the Compression Module flashes to indicate when it is time for periodic servicing.

Easy to Transfer Data:

The Lifeline ARM supports event capture and post-event review. A USB port on the Compression Module provides for data logging downloads of event information through a connection to a personal computer loaded with Defibtech ACC Support Software.

Long Life Rechargeable Battery:

Advanced battery technology, with flexible power options, means the Lifeline ARM will always be ready for rescue. The rechargeable battery pack provides unmatched operational times and long service life across a wide temperature range. By design, fast battery pack swapping, as well as external AC power adapter



- Fast battery pack recharge time
- Long useful life battery pack (3 years or about 300 charge/discharge cycles)
- Battery pack inserts in either orientation (with the contacts toward the unit)
- Fast battery pack swapping because of battery pack eject release latches
- External AC power adapter also recharges the battery pack, even during use

An optional charging station can charge up to two battery packs simultaneously and independently: recharge one depleted battery pack in 2 hours, or two depleted battery packs in 3 hours

Lightweight Rigid Frame:

Nicely balanced and lightweight, the Frame's single-piece design provides increased structural integrity during compressions by facilitating the operation of the Compression Piston without undue deflection or distortion that could compromise consistent compression depth, an important element for effective CPR. Providing enhanced usability during deployment and repacking, the Frame effortlessly snaps into the Backboard, and releases just as easily.

Portable and Visible:

The pace is fast and furious during a rescue. The Lifeline ARM Chest Compression Device comes packed in a red canvas carrying case designed for backpack portability. The structured bag contains a custom solid foam insert for holding the Lifeline ARM components and spare items, all of which make the device portable, easy to deploy and use, and pack up again quickly.

Ergonomic Design:

The innovative and elegant design of the Lifeline ARM device affords portability, speedy deployment, and smooth, consistent operation. The Frame's single-piece design enhances its usability and provides an incredibly strong platform for performing mechanical CPR. The Compression Module contains the Control Panel, a removable and rechargeable battery pack, and the piston drive used to generate the chest compressions. Modularization of the Compression Piston has benefits in all phases of use, particularly during deployment and repacking. It allows the Frame and Backboard to be attached to the patient and aligned before the addition of the Compression Module. Periodic servicing will be so much easier too.

The Lifeline ARM Chest Compression Device Frame's design makes it easy to line it up and connect with the self-locking and self-centering latches of the Backboard, speeding deployment and reducing pinch points. The Compression Piston is supported by the Frame in a drop-in module that self-aligns when inserted into the Frame and swiftly locks into place with a simple twist. The single-use Patient Interface Pad is a cushioned snap clip design that connects to the Compression Piston and remains firmly in place. The interior space of the arched frame was designed to accommodate a very broad range of adult patient sizes.

Easy to operate Backboard release levers, located on each side of the Frame, are used to release the Frame from the Backboard. For increased accessibility, there are two sets of Backboard release levers within the Frame sides offering multiple options for releasing the Frame from the Backboard. The latches may be released together or one at a time.

Automated Chest Compression:

The Lifeline ARM Chest Compression Device is comprised of a state-of-the-art Compression Module paired with a specially designed Frame. Smooth operation results from an innovative custom Piston and brushless DC motor design housed within the Compression Module. During operation, a smart, software-driven, motor control algorithm ensures compression depth and rate consistency by compensating for variability in chest resistance ensuring CPR efficacy.

Real-Time Protocol Selection:

The Lifeline ARM Chest Compression Device is designed to accommodate local resuscitation protocols. In accordance with your emergency response procedure during a rescue, you may choose the corresponding softkey button to select between chest compressions only (no breathing) or chest compressions with rescue breaths, for performance according to the compressions-with-breaths protocol. When using the compressions-with-breaths protocol, a reminder chirp and flashing LED are used as notifications during the three compressions prior to the device pausing for the operator to give rescue breaths. If needed, the user may toggle between the two protocols during the rescue.

Durable:

The structural design and choice of materials of the Frame and Backboard result in an extremely durable and impact-resistant device, making it one tough unit. Built to exacting standards, the Lifeline ARM Chest Compression Device is manufactured to withstand small particulates and water spray and meets military standards for shock and vibration testing.

MORE INFO



Dimensions

18 x 18 x 18 in

Condition

New Medical Equipment

ACCESSORIES

Master Medical Equipment is committed to providing as many accessory options for your units as possible. A full list of our [online accessory listings for this unit can be found here](#). If you are unable to find the exact accessory you are looking for, please call one of our customer service representatives for information on the missing product or our recommended alternative.



Lifeline ARM Replacement Frame RCF-RMF-U1000GG - Defibtech - New

\$1,955.00



Lifeline ARM Backboard RCF-RMB-G1000GG - Defibtech - New

\$525.00



Lifeline ARM Stabilization Strap RCF-RSS-U1000GG - Defibtech - New

\$344.00



Lifeline ARM Patient RPP-G1003GG

\$

RELATED PRODUCTS



Lifeline ARM XR Frame Assembly Replacement RMF-U2000GG - Defibtech - New

\$1,955.00



Lifeline ARM XR Backboard Replacement RMB-G2000GG - Defibtech - New



Lifeline ARM XR Stabilization Strap RCF-RSS-U2000GG - Defibtech - New

\$55.00



Lifeline ARM XR S U2000GG - I

\$

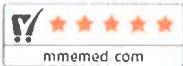
VISA

MasterCard

DISCOVER

PayPal

AMERICAN EXPRESS



Defibtech Lifeline ARM Chest Compression Device RCF-AIO00EN

Defibtech Lifeline ARM Chest Compression Device RCF-AIO00EN





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

Memorandum

To: Honorable Mayor and City Council

From: Brian Woodward, Fire Chief

Re: **STRUCTURAL AND WILDLAND FIREFIGHTING GEAR**

Date: January 6, 2025

BACKGROUND

The Coweta Fire Department would like to purchase \$22,481.17 worth of structural and wildland firefighting gear, to include turnout coats, pants and fire helmets. A portion of our career and volunteer firefighters are using gear that is currently sized for previous members or is out of date per NFPA. Additionally, we have a large percentage of our members who are wearing fire helmets that will be expiring in February.

This new gear will greatly increase firefighter safety on scene and during training. As firefighting gear ages, the amount of protection it provides decreases significantly which can result in injuries such as burns and lacerations. This has been budgeted for the fiscal year 2025, under capital purchasing using rural fire funding. Municipal Emergency Services is on State Purchasing to comply with purchase laws.

STAFF RECOMMENDATION

Staff recommends a motion to approve the purchase of structural and wildland firefighting gear, including turnout coats, pants and fire helmets at a total cost of \$22,481.17 using funds budgeted in 13-5404.095.

ATTACHMENTS

1. MES Structural Gear
2. MES Wildland gear
3. Casco Helmets



MUNICIPAL EMERGENCY SERVICES

(877) 637-3473

Quote

Quote #	QT1881170
Date	11/09/2024
Expires	12/17/2024
Sales Rep	Collins, Lee
PO #	MPE GEAR
Shipping Method	FedEx Ground
Customer	Coweta Fire Department (OK)
Customer #	C215371

Bill To

Chief Edwards
Coweta Fire Department
PO Box 850
Coweta OK 74429

Ship To

Coweta Fire Department
Chief Weldin
214 N BROADWAY
COWETA OK 74429-2602
United States

Custom HFRP Honeywell First Responder	OKCOWE00015	OKCOWE00015 Custom HFRP Honeywell First Responder MPE Coat, Armor AP OS Khaki, Synergy TL, Sted 3000 MB, "COWETA FIRE" Upper back, FF Last Name on HANGING NAME PLATE.	5	\$1,649.31	\$8,246.55
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Custom HFRP Honeywell First Responder	OKCOWE00016	BYFORD, OWENS,FOX,MYERS, CLARE OKCOWE00016 Custom HFRP Honeywell First Responder MPE Pant, Armor AP OS Khaki, Synergy TL, Sted 3000 MB BYFORD, OWENS,FOX,MYERS, CLARE	5	\$1,072.36	\$5,361.80
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Chief Weldin
641-430-1203

SourcewellContract # 010424

Subtotal	\$13,608.35
Shipping Cost	\$0.00
Tax Total	\$0.00
Total	\$13,608.35

This Quotation is subject to any applicable sales tax and shipping and handling charges that may apply. Tax and shipping charges are considered estimated and will be recalculated at the time of shipment to ensure they take into account the most current information.

All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee.

Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.



QT1881170



MUNICIPAL EMERGENCY SERVICES

(877) 637-3473

Quote

Quote #	QT1881171
Date	11/09/2024
Expires	12/17/2024
Sales Rep	Collins, Lee
Shipping Method	FedEx Ground
Customer	Coweta Fire Department (OK)
Customer #	C215371

Bill To

Chief Edwards
Coweta Fire Department
PO Box 850
Coweta OK 74429

Ship To

Coweta Fire Department
Chief Weldin
214 N BROADWAY
COWETA OK 74429-2602
United States

LAKELAND	WLSCTN26-XL/ STD	WLSCTN26-XL/STD Custom LAKELAND 6oz Nomex Yellow Coat Length: 4" grade front to back; Ex: (XL) 32" Front / 36" Back • 3M™ Scotchlite™ Reflective Material - 2" • High-Temp Black Delrin® YKK Zipper with Velcro® Front Closure • 2-Piece Curved Set-In Pleated Sleeves • Elasticized cuffs with rugged take-up straps • Vertical Back Pleats • 2" x 3.5" x 8" Radio Pocket with mic strap on Left Chest • 5.5" x 6" Pleated Pocket with flap on Right Chest • 2" x 8" x 8" Cargo/Handwarmer Base Pockets • LazerMax™ Reflective Piping on sleeves, shoulders and back.	2	\$294.80	\$589.60
LAKELAND	WLSPTN26-XL/30	BARKLEY,CAMPBELL WLSPTN26-XL/30 Custom LAKELAND 6oz Nomex Yellow Pant, • 3M™ Scotchlite™ Reflective Material - 2" • High-Temp Black Delrin® YKK Zipper Fly Closure • 2" Elasticized Rear Waistband • Five 3.5" Belt Loops • Side Slash Pocket • 2" x 10" x 10" Expansion Pockets • 6" x 6.5" Rear Pleated Pockets with Flaps • Triple Pleated Knees • Elasticized cuffs with rugged take-up straps • LazerMax™ Trim on outside leg seams.	1	\$245.67	\$245.67

CAMPBELL

6 COATS AT \$294.80 each = 1,768.80
6 PANTS AT \$245.67 each = 1,474.02
TOTAL = \$3,242.82



QT1881171



HEADQUARTERS: SHREVEPORT, LA 71148-8007

SERVING OKLAHOMA AND KANSAS

[illegible]

"PROVIDING PROTECTION FOR THOSE WHO PROTECT US"



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

Memorandum

To: Honorable Mayor and City Council

From: Carolyn Back, Community Development Director

Re: **PUBLIC HEARING, REZONE CZ 24-09 / PUD-R 24-02, KELLY CROSSING**

Date: January 6, 2025

BACKGROUND

Kelly Crossing History

The applicant applied for a Rezone with a Planned Unit Development (PUD) on 10.02.2024 and was advised that it would be at their own risk to make an application before the Annexation request was heard by the City Council on 12.02.2024. The applicant chose to move forward in order to make the deadline for the next available Planning Commission meeting on 12.16.2024.

The Annexation before the City Council was to determine if the overall 200-acres, under three separate property owners' Consent for Annexation applications, would benefit the City of Coweta.

City Staff received seven (7) calls and one (1) lobby visitor referencing the Annexation. Many county and city residents were in attendance and voiced their concerns to the City Council during the public hearing. Their concerns were mainly focused on: stormwater/flooding, fire response times, water pressure concerns, schools, and traffic impacts. Staff and City Council attempted to inform the community members that stormwater/flooding would be addressed during the platting phase, if the Annexation was approved. After speaking with the Fire Chief, it was determined the five (5) fire response times for that area over the past year equals a 12-minute average. Water is to be addressed by RWD #4 and RWD #5 during the platting process, and schools are within the Broken Arrow School District. Traffic impacts will be addressed with the Coweta Public Works Streets and Wagoner County Roads departments during the platting process.

On 12.02.2024, after hearing public comment, the Coweta City Council, with a vote of 5-0-0, approved the three (3) applicant's requests for Annexation of 200-acres into the city limits of

the City of Coweta, which included the RC Wagoner LLC 80-acre parcel known as Kelly Crossing.

Rezone with Planned Unit Development (PUD) Request

Tanner Consulting, for the property owners RC Wagoner LLC, is seeking to amend the zoning map for the subject 80-acre parcel located within the West Half (W/2) of the Southeast Quarter (SE/4) of Section 33, Township 18 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma. This property abuts the north side of East 121st Street South and is approximately one-quarter mile west of South 241st East Avenue. The request is to rezone the property from Agriculture (AG) to Residential Single-Family (RS-3) in addition to a Planned Unit Development (PUD 24-02) with Development Standards for Development Area A. This rezoning will allow for the development and construction of Kelly Crossing, a Residential Single-Family Subdivision within the city limits of Coweta.

Wagoner County Rural Water District #5 provided a Will Serve Letter for Kelly Crossing on Thursday, December 12, 2024. (attached)

In the review of the rezone application, with the conceptual plans included within the Planned Unit Development, the City of Coweta, in negotiations with Tanner Consulting, has secured a substantial amount of common open space for stormwater drainage and recreation areas.

Per the current conceptual plans for Kelly Crossing the subdivision will consist of 80-acres with over 12-acres of common open space for a percentage of 15% of land dedicated to the use of stormwater drainage areas, parks, and trails through natural open space.

In comparison, one of Coweta's subdivisions currently under construction consists of 134.3-acres and has provided 22.965-acres of common open space for a percentage of 17% of common open space.

Rausch Coleman's The Woods subdivision consists of 229-acres with over 60-acres of common open space for a total of 26%.

Kelly Crossing Financial Impact

Based on the estimated 435 single-family lots in Kelly Crossing, these homes should generate a minimum of \$2.6 million in use tax over the construction period. The homes will also generate ongoing franchise tax from PSO of at least \$15,000 to \$18,000 per year upon full build-out. Increased sales tax is hard to predict due to leakage to BA, but we guess at least \$115K per year in additional sales tax upon fill build out, probably much higher as we gain retailers.

Total minimum revenue potential over ten years: \$3.9 million (will be much higher with additional retail close to home). Increased population will generate stronger interest from retailers.

RC Development Group, working with our Coweta Fire Department, has also agreed to pay

\$20,000 for half of the \$40,000 cost of a new storm siren for the new 200-acre annexed area within the Coweta Fire District. In being community-minded, they have also agreed to provide space for an additional storm siren to be installed in The Woods subdivision.

Rausch Coleman is a strong partner in the community and is active in many community organizations.

Kelly Crossing Existing and Surrounding Land Use and Zoning (80-Acres)

Existing Land Use	Existing Zoning
Agricultural – Vacant Land	Land Agriculture - AG
Surrounding Land Use	Surrounding Zoning
North: Single-Family Residential (Oneta Farms)	RS-3 (Wagoner County)
East: Vacant Land	AG (City of Coweta; Wagoner County)
South: Single-Family Residential (Prairie Haven)	AG; Rural Residential (Wagoner County)
West: Vacant Land	AG (Wagoner County)

A rezoning request must determine whether the proposed land use, if implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

The consultant hired to write the Coweta 2020-2030 Comprehensive Plan, which updated the 1994-2020 plan, removed designations from unincorporated areas within the Coweta “Fenceline.” The previous plan designated the Subject Property as “Low Intensity,” which at the time supported a maximum of nine (9) dwelling units per acre. The proposed development will have a maximum density of 4.4 dwelling units per acre, per restrictions set forth by the development standards within the PUD.

The Wagoner County Comprehensive Plan only supports a maximum of two (2) dwelling units per acre (1/2 acre lots), with the intent to push new city-density development to annex, including areas such as the Subject Property which have access to public water and sewer.

Rausch Coleman Open House

Rausch Coleman Homes hosted an Open House on December 11, 2024 from 4:00 to 6:00 PM at The Woods Subdivision. They had all of their employees there to give tours of their houses under construction with the ability to talk to the construction team, through their neighborhood and their stormwater detention facilities with their land team, tours through their finished homes with their sales team, and a chance to meet and talk with Kyle Richison,

the Division President. In speaking with Rausch Coleman representatives, only one (1) City Councilor, one (1) Planning Commissioner, one (1) Police Chief, and a total of three (3) community members attended. There was a lot of activity on social media acknowledging the Open House invitation, but no one in opposition attended the Open House to learn more and ask questions.

November 19, 2024 - Press Release

Lennar Corporation announced today that it has entered into a definitive agreement to acquire Rausch Coleman Homes, a residential homebuilder based in Fayetteville, Arkansas. Lennar will acquire Rausch Coleman's homebuilding operations, which expects to deliver approximately 5,000 homes with an average sales price of \$230,000 in calendar year 2024.

Lennar Corporation, founded in 1954, is one of the nation's leading builders of quality homes for all generations. Lennar builds affordable, move-up and active adult homes primarily under the Lennar brand name. (attached)

Planning Commission Meeting

A public hearing was held on December 16, 2024 by the Coweta Planning Commission. At the meeting, several residents were present in opposition concerning the Rezone/PUD request. Staff supported a Planning Commission recommendation for approval.

With a 2-1 vote, the Planning Commission made a recommendation for denial of the Rezone/PUD request to the Coweta City Council for case numbers: CZ 24-09 / PUD-R 24-02.

Appeal Notice

Coweta Code of Ordinances, Section 12-3C-2-3 Planning Commission Action:

An application recommended for denial from the Planning Commission shall not be considered further unless the applicant, within 15 days from the date of the Planning Commission action, files a written request with the City Clerk for a hearing by the City Council. The request for hearing shall be accompanied by the payment of a fee as set by resolution. Upon notice of such request, the Planning Commission shall forthwith transmit the application and its report and recommendations to the City Council.

On December 17, 2024, the applicant filed a written request with the City Clerk for a hearing by the City Council at their January 6, 2024 regular meeting for discussion and Council action. (attached).

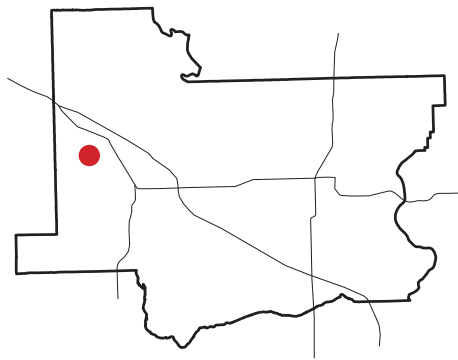
STAFF RECOMMENDATION

ATTACHMENTS

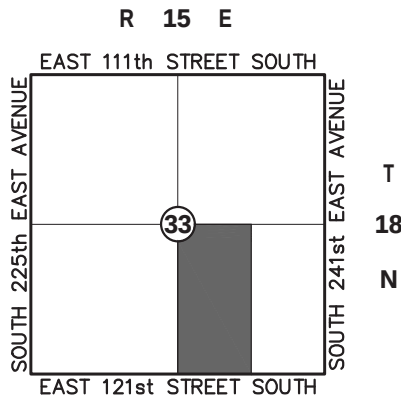
1. Kelly Crossing PUD -R 24-02
2. CZ 24-09 / PUD-R 24-02 Location Map
3. CZ 24-09 / PUD-R 24-02 Aerial View
4. CZ 24-09 / PUD-R 24-02 Zoning Map
5. RWD5_Kelly Crossing Will Serve
6. Press Release - Lennar To Acquire Rausch Coleman Homes
7. RCH Selling Lots to Lennar
8. RCH Openhouse
9. Kelly Crossing Appeal Letter 12.17.2024

Kelly Crossing

APPROXIMATELY 79 ACRES
PART OF THE W/2 OF THE SE/4 OF SECTION 33, T-18-N, R-15-E
CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA



WAGONER COUNTY



Location Map



OCTOBER 2024

OWNER:
RC WAGONER, LLC

APPLICANT:
NATHAN CROSS
2 W 2nd ST, STE 700
TULSA, OK 74103
NCROSS@DSDA.COM

CONSULTANT:
TANNER CONSULTING LLC
c/o MEGAN PASCO
5323 S LEWIS AVE
TULSA, OK 74105
MPASCO@TANNERBAITSHOP.COM

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- II. DEVELOPMENT CONCEPT**
- III. PUD DEVELOPMENT STANDARDS**

Exhibit A: Aerial Photography & Boundary Depiction

Exhibit B: Conceptual Site Plan

Exhibit C: Proposed Amenities

I. PROPERTY DESCRIPTION

PER WARRANTY DEED DATED THE 15TH DAY OF AUGUST, 2017 AND FILED OF RECORD IN BOOK 2379 ON PAGES 287:288 OF THE RECORDS OF THE COUNTY CLERK, WAGONER COUNTY, STATE OF OKLAHOMA:

THE W/2 OF THE SE/4 OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA;

LESS AND EXCEPT THAT PART PLATTED AS RESERVE AREA "K" OF "ONETA FARMS PHASE IV", A SUBDIVISION IN WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (DOC. # 2022-14062).

II. DEVELOPMENT CONCEPT

Kelly Crossing is a proposed Residential Planned Unit Development (PUD-R 24-02) consisting of approximately 79 acres of undeveloped land located west of the northwest corner of Oneta Road (S. 241st E. Ave.) and 121st Street South (the "Subject Property"). The Subject Property is currently zoned AG in unincorporated Wagoner County and is bounded on the north by "Oneta Farms" single-family subdivision phases zoned RS-3, on the south by the "Prairie Haven" single-family subdivision and agricultural/rural residential tracts all zoned AG, and on the west and east by agricultural land zoned AG, all within unincorporated Wagoner County.

The developer proposes to develop a new single-family subdivision with public streets that offers both additional housing options and uniquely sizeable green spaces that will contribute to an open atmosphere within the proposed development. To facilitate the proposed development, (1) the site is requested for annexation by the City of Coweta and (2) an underlying rezoning application additionally proposes to rezone the property from AG to RS-3 in addition to the Development Standards set forth below.

Sanitary sewer service for the proposed development will be served by Wagoner County Rural Water District #4, and public water service will be provided by Wagoner County Rural Water District #5.

Kelly Crossing will adhere to the City of Coweta Subdivision Regulations.

Primary access to the proposed development would be from the south off of 121st Street South. The entrances off 121st Street South will have design elements and landscaping to promote a clean and welcoming aesthetic for the residents and the surrounding community. 4 existing stub streets platted within the Oneta Farms subdivision phases will be continued through to Kelly Crossing. New stub streets are proposed along the east and west lines, facilitating development of adjoining tracts and improving accessibility for the site and the surrounding area.

The Coweta Comprehensive Plan, "Coweta 2020-2030", has no designation for the Subject Property. Coweta 2020-2030, which updated the 1994-2020 plan, removed designations from unincorporated areas within the "Fenceline." The previous plan designated the Subject Property as "Low Intensity," which at the time supported a maximum of 9 dwelling units per acre. The proposed development will have a maximum density of 5.5 dwelling units per acre, per restrictions set forth by the development standards.

The Wagoner County Comprehensive Plan designates this area as Intensity Level II. Per recent changes to the Wagoner County Metropolitan Planning Area Zoning Ordinance, the Wagoner County Comprehensive Plan now only supports a maximum of 2 dwelling units per acre, with the intent to push new city-density developments to annex, including areas such as the Subject Property, which have access to public water and sewer.

Coweta 2020-2030, however, provides:

"Over time, the City Limits should incrementally include areas for potential income generating land use in the area between the current city limits and the Muskogee Turnpike, partially in response to existing water and sewer infrastructure. New areas for residential growth should be considered for annexation primarily to ensure quality of development."

With public water and public sewer, Kelly Crossing will generate new economic development and income for Coweta through job growth, increased local sales taxes, increased bonding capacity and applicable millage rates, sales taxes and permitting fees for initial home construction, and ongoing sales and use taxes for online purchases by new Coweta residents. Annexation further supports the policies, goals, and objectives of the Coweta Comprehensive Plan by allowing the City of Coweta to guide development design and ensure the quality of development.

II. DEVELOPMENT STANDARDS

Gross Land Area:	3,460,605 SF	79.445 AC
Net Land Area:	3,460,605 SF	79.445 AC
Permitted Uses: Uses permitted by right in the RS-3 District (excepting neighborhood group homes) and customary accessory uses and structures, plus private neighborhood recreational facilities such as neighborhood park, playground, and recreational open space, and neighborhood signage		
Maximum Number of Lots:	435	
Minimum Lot Width*:	40 FT	
Minimum Lot Size:	4,400 SF	
Maximum Building Height:	2 Stories and 35 FT	
Minimum Off-street Parking:	Two (2) enclosed or unenclosed off-street parking spaces required per dwelling unit	
Minimum Yard Setbacks:		
Front Yard:	20 FT	
Rear Yard:	15 FT	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Non-Arterial Street:	15 FT; 20 FT for garage facing side street	
Any Yard Abutting an Arterial Street:	20 FT	
Other Bulk and Area Requirements:	As required within the RS-3 District	

** Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Coweta Zoning Code.*

AMENITIES: Exhibit “B” represents initial concepts for neighborhood amenities, which shall be maintained as common areas by a mandatory property owners’ association to be formed by the Deed of Dedication and Restrictive Covenants of a subdivision plat for areas containing such common areas. Not less than 10% of the gross land area will be preserved as common open space for the enjoyment of residents. A landscaped entrance shall be constructed at the 121st Street South entrance.

STREETS: All streets within the proposed development will be dedicated to the public and will be constructed in accordance with all applicable standards.

FENCING: All fences within the proposed development will be constructed in accordance with the requirements of the Coweta Zoning Code.

SCHEDULE OF DEVELOPMENT: Development of the project is expected to commence and be phased and completed as market conditions permit.

Kelly Crossing

EXHIBIT A

AERIAL PHOTOGRAPHY AND BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED



Kelly Crossing

EXHIBIT B

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 3, 2024

SITE PLAN KEY NOTES

- 1. PEDESTRIAN ACCESS
- 2. POCKET PARK WITH BENCHES & LANDSCAPING
- 3. SHADE STRUCTURE & PICNIC TABLES
- 4. PRESERVED VEGETATION
- 5. NATURAL TRAIL



**Site Plan is conceptual and subject to change during platting and engineering process*



Kelly Crossing

EXHIBIT C

CONCEPTUAL AMENITY PLAN

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 3, 2024



Example of Pocket Park, Bench Seating, and Landscaping



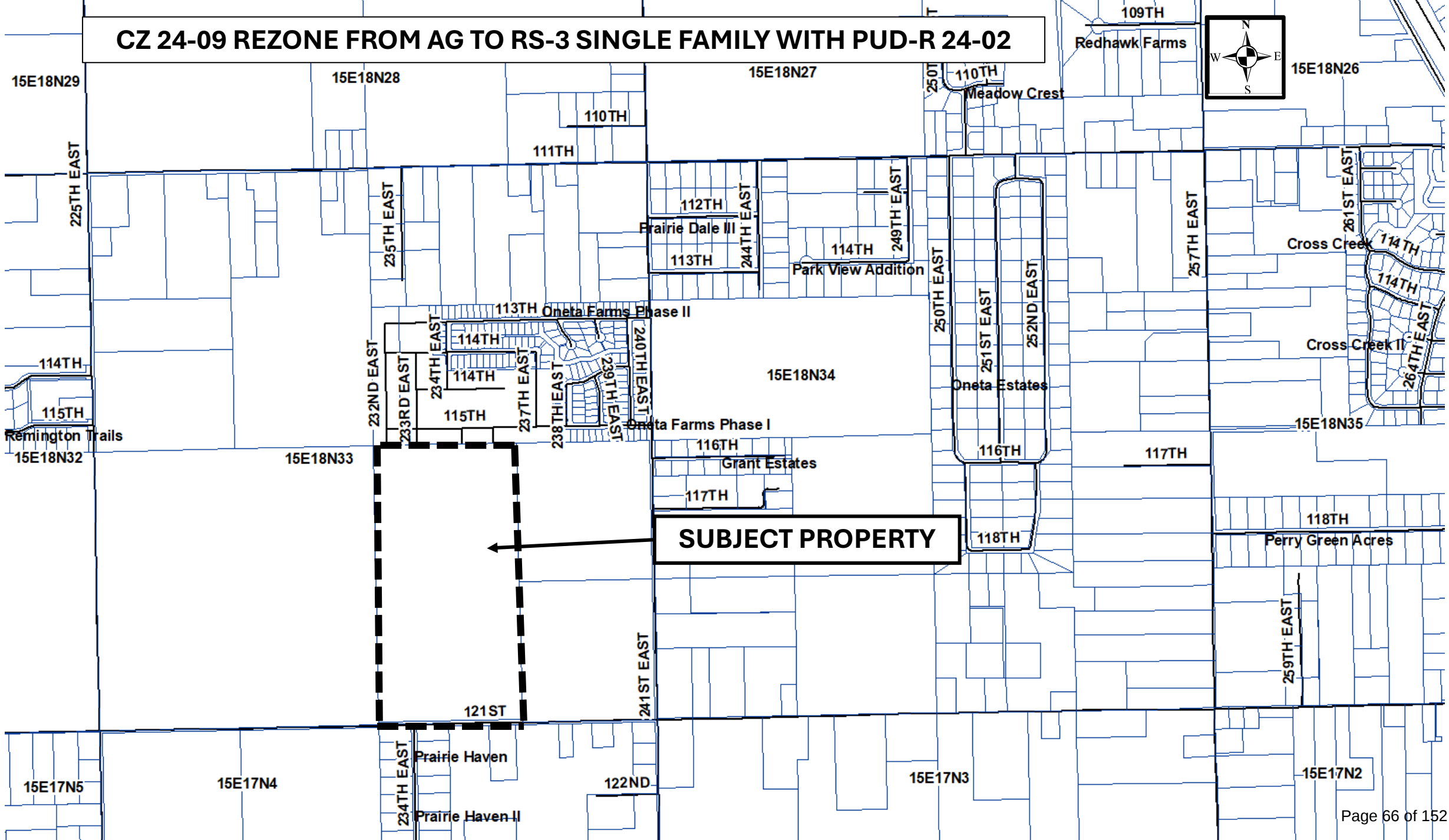
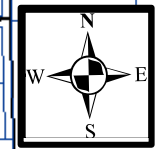
Example of Shade Structure Equipment Quality



Example of Natural Trail



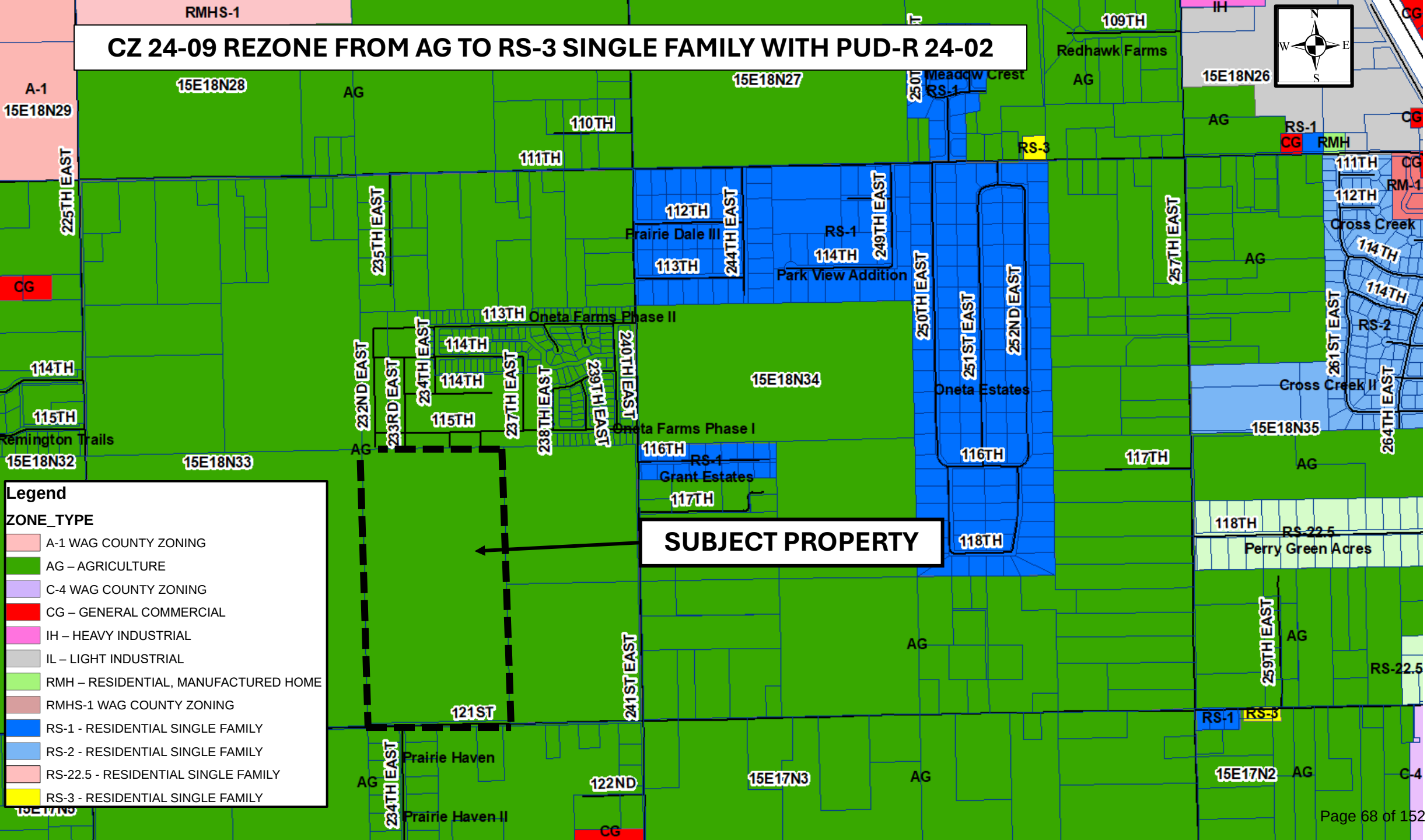
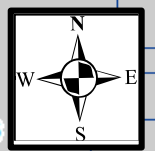
CZ 24-09 REZONE FROM AG TO RS-3 SINGLE FAMILY WITH PUD-R 24-02



SUBJECT PROPERTY

Page 67 of 152

CZ 24-09 REZONE FROM AG TO RS-3 SINGLE FAMILY WITH PUD-R 24-02



Legend

ZONE_TYPE

- A-1 WAG COUNTY ZONING
- AG – AGRICULTURE
- C-4 WAG COUNTY ZONING
- CG – GENERAL COMMERCIAL
- IH – HEAVY INDUSTRIAL
- IL – LIGHT INDUSTRIAL
- RMH – RESIDENTIAL, MANUFACTURED HOME
- RMHS-1 WAG COUNTY ZONING
- RS-1 - RESIDENTIAL SINGLE FAMILY
- RS-2 - RESIDENTIAL SINGLE FAMILY
- RS-22.5 - RESIDENTIAL SINGLE FAMILY
- RS-3 - RESIDENTIAL SINGLE FAMILY

SUBJECT PROPERTY



Rural Water District No. 5 Wagoner County
PO Box 835, Coweta, OK 74429
(P) 918-486-5458 (F) 918-486-1440
Website: www.ruralwater5.com
TDD #711

December 12, 2024

RE: Kelly Crossing, 80-acre tract situated in the W/2 of the SE/4 of Section 33, T18N, R15E of the Indian Base and Meridian, Wagoner County, Oklahoma.

This letter is to confirm that Rural Water District No. 5 Wagoner County will provide water service to 421 lots as proposed in the above-described property after all off-site and on-site water infrastructure has been completed by the developer.

I would also like to confirm that Rural Water District No. 5 understands and has no objections to Rural Water District No. 4 providing sanitary sewer service to the above-described property.

Please feel free to contact myself or our office if you have any thoughts or concerns.

Thank you,

A handwritten signature in black ink, appearing to read 'Sean Garrison'.

Sean Garrison
District Manager
Rural Water District No. 5
Wagoner County

PRESS RELEASE

Lennar To Acquire Rausch Coleman Homes

Nov 19, 2024

MIAMI, Nov. 19, 2024 /PRNewswire/ -- Lennar Corporation (NYSE: LEN and LEN.B) announced today that it has entered into a definitive agreement to acquire Rausch Coleman Homes, a residential homebuilder based in Fayetteville, Arkansas. Lennar will acquire Rausch Coleman's homebuilding operations, which expects to deliver approximately 5,000 homes with an average sales price of \$230,000 in calendar year 2024.

In connection with Lennar's land light strategy, Lennar intends to assign the purchase of, and option, all of Rausch Coleman's land assets with a third party.

With this acquisition, Lennar will expand its footprint into new markets in Arkansas, Oklahoma, Alabama, Kansas and Missouri while adding to its existing footprint in Texas, Oklahoma, Alabama and Florida. The acquisition will add to Lennar's community count and deliveries which are part of its 2025 growth target. The acquisition is expected to be completed in Lennar's first quarter of 2025.

About Lennar

Lennar Corporation, founded in 1954, is one of the nation's leading builders of quality homes for all generations. Lennar builds affordable, move-up and active adult homes primarily under the Lennar brand name. Lennar's Financial Services segment provides mortgage financing, title and closing services primarily for buyers of Lennar's homes and, through LMF Commercial, originates mortgage loans secured primarily by commercial real estate properties throughout the United States. Lennar's Multifamily segment is a nationwide developer of high-quality multifamily rental properties. LEN^x drives Lennar's technology, innovation and strategic investments. For more information about Lennar, please visit www.lennar.com.

Forward-Looking Statements

Some of the statements in this press release are "forward-looking statements," as that term is defined in the Private Securities Litigation Reform Act of 1995, including but not limited to the markets Lennar will enter into following the acquisition, the assignment of Rausch's land assets to a third party and the timing of such assignment, the anticipated volume and average price of Rausch's home sales for 2024, and the timing of the closing of the transaction. These forward-looking statements are subject to risks, uncertainties and assumptions that could cause actual results and events to differ materially from those anticipated by the forward-looking statements.

Important factors that could cause differences between anticipated and actual results include, but are not limited to, potential delays in consummating or any potential termination of the potential transaction and the subsequent assignment of Rausch's assets to a third party; the possibility that any of the anticipated benefits and projected synergies of the potential transaction will not be realized or will not be realized within the expected time period; risks that the anticipated tax treatment of the potential transaction is not obtained; unforeseen or unknown liabilities; our inability to successfully execute our strategies, including our land light strategy, and our planned spin-off, and the other risks and uncertainties described in our filings from time to time with the U.S. Securities and Exchange Commission, including in the "Risk Factors" and "Management's Discussion and Analysis of Financial Condition and Results of Operations" sections in our most recent Annual Report on Form 10-K filed on January 26, 2024, as amended, and our Quarterly Reports on Form 10-Q. These forward-looking statements speak only as of the date hereof and we undertake no obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise, except as required by law.

Sent: Tuesday, November 26, 2024 8:49 AM
To: Carolyn Back <cback@cityofcoweta-ok.gov>
Subject: Oneta Development

Good morning, Carolyn

Just following up on our conversation regarding the developments off Oneta rd. Rausch Coleman's development company intends on selling the lots to Lennar Homes.

Lennar builds a variety of products and is a very reputable builder. I have provided a link to their company website if you want to learn more about their company and the products they offer.

New Homes For Sale - Building Houses and Communities
lennar.com



Have a Happy Thanksgiving!

Kyle Richison

Division President

[Rausch Coleman Homes](#)

You're Invited!

RAUSCH
COLEMAN
HOMES®

Community Open House

December 11, 2024
4:00 PM - 6:00 PM

The Woods
27502 E. 114th Place South
Coweta, OK 74429

Please join us for an open house to learn more about Rausch Coleman Homes, our mission, and the beautiful homes we're bringing Coweta!

December 17, 2024

City of Coweta
310 S. Broadway
Coweta, OK 74429

Re: **CZ 24-09 / PUD-R 24-02 (Kelly Crossing) Appeal Letter**

To Whom it May Concern,

Pursuant to Section 2230.4 of the City of Coweta Zoning Code, this letter serves as a formal request for CZ 24-09 / PUD-R 24-02 (Kelly Crossing) to be placed on the January 6, 2025 City Council agenda for discussion and council action.

Please do not hesitate to contact me by phone at (918) 745-9929 or by email at mpasco@tannerbaitshop.com if there are any questions or concerns.

Respectfully,



Megan Pasco, PE



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

Memorandum

To: Honorable Mayor and City Council

From: Carolyn Back, Community Development Director

Re: **PUBLIC HEARING, REZONE CZ 24-11 / PUD-R 24-03, TIGER TRAILS**

Date: January 6, 2025

BACKGROUND

Tiger Trails History

The applicant applied for a Rezone with a Planned Unit Development (PUD) on 10.02.2024 and was advised that it would be at their own risk to make an application before the Annexation request was heard by the City Council on 12.02.2024. The applicant chose to move forward in order to make the deadline for the next available Planning Commission meeting on 12.16.2024.

The Annexation before the City Council was to determine if the overall 200-acres, under three separate property owners' *Consent for Annexation* applications, would benefit the City of Coweta.

City Staff received seven (7) calls and one (1) lobby visitor referencing the Annexation. Many county and city residents were in attendance and voiced their concerns to the City Council during the public hearing. Their concerns were mainly focused on: stormwater/flooding, fire response times, water pressure concerns, schools, and traffic impacts. Staff and City Council attempted to inform the community members that stormwater/flooding would be addressed during the platting phase, if the Annexation was approved. After speaking with the Fire Chief, it was determined the five (5) fire response times for that area over the past year equals a 12-minute average. Water is to be addressed by RWD #4 and RWD #5 during the platting process, and schools are within the Broken Arrow School District. Traffic impacts will be addressed with the Coweta Public Works Streets and Wagoner County Roads departments during the platting process.

On 12.02.2024, after hearing public comment, the Coweta City Council, with a vote of 5-0-0, approved the three (3) applicant's requests for Annexation of 200-acres into the city limits of

the City of Coweta, which included the Stanart 80-acre parcel known as Tiger Trails.

Tiger Trails Rezone with Planned Unit Development (PUD) Request

Tanner Consulting, for the property owners Mark Stanart, Glen Stanart, and Stanley Stanart, is seeking to amend the zoning map for the subject 80-acre parcel located south of the SE/c of East 111th Street South and South 241st East Avenue. The request is to rezone the property from Agriculture (AG) to Residential Single-Family (RS-3) in addition to a Planned Unit Development (PUD-R 24-03) with Development Standards for Development Areas A and B. This rezoning will allow for the development and construction of Tiger Trails, a Residential Single-Family Subdivision within the city limits of Coweta.

Wagoner County Rural Water District #4 provided a Will Serve Letter for Tiger Trails on Thursday, December 12, 2024. (attached)

In review of the rezone application, with the conceptual plans included within the Planned Unit Development, the City of Coweta, in negotiations with Tanner Consulting, has secured a substantial amount of common open space for stormwater drainage and recreation areas.

- Per the current conceptual plans for Tiger Trails the subdivision will consist of 80-acres with over 14-acres of common open space for a percentage of 18% of land dedicated to the use of stormwater drainage areas, parks, and trails through natural open space.
- In comparison, one of Coweta's subdivisions currently under construction consists of 134.3-acres and has provided 22.965-acres of common open space for a percentage of 17% of common open space.
- Rausch Coleman's The Woods subdivision consists of 229-acres with over 60-acres of common open space for a total of 26%.

Tiger Trails Financial Impact

- 315 homes should generate a minimum of \$1.9 million in use tax over the construction period.
- The homes will also generate ongoing franchise tax from PSO of at least \$10,000 to \$13,000 per year upon full build out.
- Increased sales tax is hard to predict due to leakage to BA, but we guess at least \$85K per year in additional sales tax upon full build out, probably much higher as we gain retailers.
- Total minimum revenue potential over ten years: \$2.1 million (will be much higher with additional retail close to home).
- Increased population will generate stronger interest from retailers.
- RC Development Group, working with our Coweta Fire Department, has also agreed to pay \$20,000 for half of the \$40,000 cost of a new storm siren for the new 200-acre annexed area within the Coweta Fire District. In being community-minded, they have

also agreed to provide space for an additional storm siren to be installed in The Woods subdivision.

- Rausch Coleman is a strong partner in the community, and is active in many community organizations.

Tiger Trails Existing and Surrounding Land Use and Zoning (80-Acres)

Existing Land Use	Existing Zoning
Agricultural – Vacant Land	Land Agriculture - AG
Surrounding Land Use	Surrounding Zoning
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A rezoning request must determine whether the proposed land use, if implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

The consultant hired to write the Coweta 2020-2030 Comprehensive Plan, which updated the 1994-2020 plan, removed designations from unincorporated areas within the Coweta “Fenceline.” The previous plan designated the Subject Property as “Low Intensity,” which at the time supported a maximum of nine (9) dwelling units per acre. The proposed development will have a maximum density of 4.4 dwelling units per acre, per restrictions set forth by the development standards within the PUD.

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ask questions.

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With a 2-1 vote, the Planning Commission made a recommendation for denial of the Rezone/PUD request to the Coweta City Council for case numbers: CZ 24-11 / PUD-R 24-03.

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On December 17, 2024, the applicant filed a written request with the City Clerk for a hearing by the City Council at their January 6, 2024 regular meeting for discussion and Council action. (attached).

STAFF RECOMMENDATION

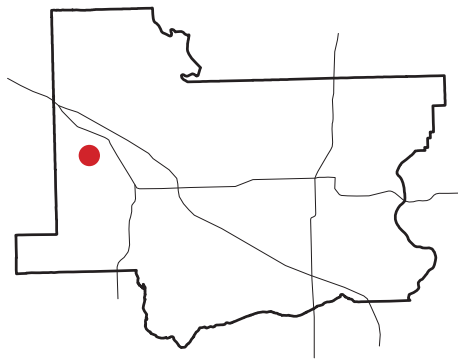
ATTACHMENTS

1. Tiger Trails PUD-R 24-03
2. CZ 24-11 and PUD-R 24-03 Location Map

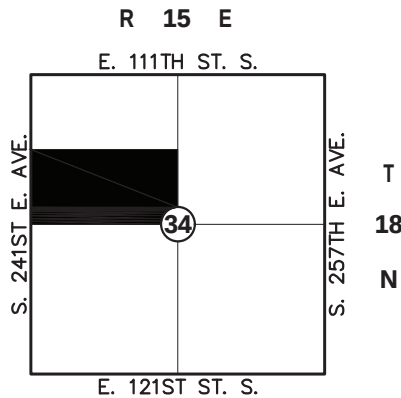
3. CZ 24-11 and PUD-R 24-03 Aerial View
4. CZ 24-11 and PUD-R 24-03 Zoning Map
5. Rural Water District #4 Will Serve Letter
6. RCH Openhouse Invitation
7. RCH Selling Lots to Lennar
8. Press Release - Lennar To Acquire Rausch Coleman Homes
9. Tiger Trails Appeal Letter 12.17.2024

Tiger Trails

APPROXIMATELY 80 ACRES
THE S/2 OF THE NW/4 OF SECTION 34, T-18-N, R-15-E
CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA



WAGONER COUNTY



Location Map



OCTOBER 2024

OWNER:
RC WAGONER, LLC

APPLICANT:
NATHAN CROSS
2 W 2nd ST, STE 700
TULSA, OK 74103
NCROSS@DSDA.COM

CONSULTANT:
TANNER CONSULTING LLC
c/o MEGAN PASCO
5323 S LEWIS AVE
TULSA, OK 74105
MPASCO@TANNERBAITSHOP.CO
M

TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION**
- II. DEVELOPMENT CONCEPT**
- III. PUD DEVELOPMENT STANDARDS**

Exhibit A: Aerial Photography & Boundary Depiction

Exhibit B: Conceptual Site Plan

Exhibit C: Proposed Amenities

I. PROPERTY DESCRIPTION

PER PERSONAL REPRESENTATIVES' DEED DATED THE 28TH DAY OF JANUARY, 2014 AND FILED OF RECORD IN BOOK 2143 ON PAGES 317:318 OF THE RECORDS OF THE COUNTY CLERK, WAGONER COUNTY, STATE OF OKLAHOMA:

THE S/2 OF THE NW/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, OKLAHOMA.

II. DEVELOPMENT CONCEPT

Tiger Trails is a proposed Residential Planned Unit Development (PUD-R 24-03) consisting of approximately 78 acres of undeveloped land located on Oneta Road (S. 241st E. Ave.) between 113th and 116th Streets South (the "Subject Property"). The Subject Property is currently zoned AG in unincorporated Wagoner County and is bounded on the north, west, and a part of the south line by single-family subdivisions zoned RS-1, on the west by a single-family subdivision zoned RS-3. Agricultural land zoned AG in unincorporated Wagoner County abuts the eastern approximate half of the south line.

The developer proposes to develop a new single-family subdivision with public streets that offers both additional housing options and uniquely sizeable green spaces that will contribute to an open atmosphere within the proposed development. To facilitate the proposed development, (1) the site is requested for annexation by the City of Coweta and (2) an underlying rezoning application additionally proposes to rezone the property from AG to RS-3 in addition to the Development Standards set forth below.

Sanitary sewer and water service for the proposed development will be served by Wagoner County Rural Water District #4.

Primary access to the proposed development would be from the west off Oneta Road. Oneta Road was recently improved from 101st St. S. to 121st St. S. The entrance off Oneta Road will have design elements and landscaping to promote a clean and welcoming aesthetic for the residents and the surrounding community. S. 244th E. Ave. is a stub street platted within Prairie Dale III, but the roadway was not constructed to its south end. A stub street will be built to align with S. 244th E. Ave. allowing for future connection if and when the existing county road is completed. A new stub street is proposed along the south line, facilitating development of adjoining tracts to the south and improving accessibility for the site and the surrounding area.

The Coweta comprehensive Plan, "Coweta 2020-2030", has no designation for the Subject Property. Coweta 2020-2030, which updated the 1994-2020 plan, removed designations from unincorporated areas within the "Fenceline." The previous plan designated the Subject Property as "Low Intensity," which at the time supported a maximum of 9 dwelling units per acre. The proposed development will have a maximum

density of 4.4 dwelling units per acre, per restrictions set forth by the development standards.

The Wagoner County Comprehensive Plan designates this area as Intensity Level II. Per recent changes to the Wagoner County Metropolitan Planning Area Zoning Ordinance, the Wagoner County Comprehensive Plan now only supports a maximum of 2 dwelling units per acre (1/2 acre lots), with the intent to push new city-density developments to annex, including areas such as the Subject Property which have access to public water and sewer.

Coweta 2020-2030, however, provides:

“Over time, the City Limits should incrementally include areas for potential income generating land use in the area between the current city limits and the Muskogee Turnpike, partially in response to existing water and sewer infrastructure. New areas for residential growth should be considered for annexation primarily to ensure quality of development.”

With public water and public sewer, Tiger Trails will generate new economic development and income for Coweta through job growth, increased local sales taxes, increased bonding capacity and applicable millage rates, sales taxes and permitting fees for initial home construction, and ongoing sales and use taxes for online purchases by new Coweta residents. Annexation further supports the policies, goals, and objectives of the Coweta Comprehensive Plan by allowing the City of Coweta to guide development design and ensure the quality of development.

There is a north-south ridgeline separating the western approximately 2/3rds of the Subject Property from the eastern approximately 1/3rd. Due to this topographic characteristic, the eastern approximately 1/3rd of the site is proposed to be in a separate development area requiring a minimum of 1/2-acre lots with ODEQ-approved individual onsite sewage disposal systems, borrow-ditch designed streets, and increased development standards including but not limited to larger home sizes or minimum three-car garages.

II. DEVELOPMENT STANDARDS

DEVELOPMENT AREA A

Gross Land Area:	2,422,166 SF	55.605 AC
Net Land Area:	2,422,166 SF	55.605 AC
Permitted Uses: Uses permitted by right in the RS-3 District (excepting neighborhood group homes) and customary accessory uses and structures, plus private neighborhood recreational facilities such as neighborhood park, playground, and recreational open space, and neighborhood signage		
Maximum Number of Lots:	315	
Minimum Lot Width*:	40 FT	
Minimum Lot Size:	4,400 SF	
Maximum Building Height:	2 Stories and 35 FT	
Minimum Off-street Parking:	Two (2) enclosed or unenclosed off-street parking spaces required per dwelling unit	
Minimum Yard Setbacks:		
Front Yard:	20 FT	
Rear Yard:	15 FT	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Non-Arterial Street:	15 FT; 20 FT for garage facing side street	
Any Yard Abutting an Arterial Street:	20 FT	
Other Bulk and Area Requirements:	As required within the RS-3 District	

* Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Coweta Zoning Code.

DEVELOPMENT AREA B

Gross Land Area:	968,321 SF	22.230 AC
Net Land Area:	968,321 SF	22.230 AC
Permitted Uses: Uses permitted by right in the RS-3 District (excepting neighborhood group homes) and customary accessory uses and structures, plus private neighborhood recreational facilities such as neighborhood park, playground, and recreational open space, and neighborhood signage		
Maximum Number of Lots:	30	
Minimum Lot Width*:	110 FT	
Minimum Lot Size:	21,780 SF (1/2 Acre)	
Maximum Building Height:	2 Stories and 35 FT	
Minimum Off-street Parking:	Two (2) enclosed or unenclosed off-street parking spaces required per dwelling unit, unless more restrictive development area standards are required.	
Minimum Yard Setbacks:		
Front Yard:	25 FT	
Rear Yard:	15 FT	
Side Yard (Interior):	10 FT	
Side Yard Abutting a Non-Arterial Street:	20 FT; 25 FT for garage facing side street	
Any Yard Abutting an Arterial Street:	25 FT	
Other Development Area Requirements:	Three (3) enclosed off-street parking spaces required per dwelling unit <u>or</u> a minimum dwelling size of 2,000 SF	
Other Bulk and Area Requirements:	As required within the RS-3 District	

* Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Coweta Zoning Code.

AMENITIES: Exhibit B represents initial concepts for neighborhood amenities, which shall be maintained as common areas by a mandatory property owners' association to be formed by the Deed of Dedication and Restrictive Covenants of a subdivision plat for areas containing such common areas. Not less than 10% of the gross land area will be preserved as common open space for the enjoyment of residents. A landscaped entrance shall be constructed at the Oneta Road entrance.

STREETS: All streets within the proposed development will be dedicated to the public and will be constructed in accordance with all applicable standards, except as permitted by the variances requested below.

FENCING: All fences within the proposed development will be constructed in accordance with the requirements of the Coweta Zoning Code.

SCHEDULE OF DEVELOPMENT: Development of the project is expected to commence and be phased and completed as market conditions permit.

VARIANCE REQUESTS: Due to the low-density and desired natural feeling of Development Area B, variances from the City of Coweta Subdivision Regulations are requested. Other than the variances requested, the development will otherwise comply with the City of Coweta Subdivision Regulations.

4.3.22 Paving Width & 4.15 Curb and Gutter Streets

A variance is requested to allow open ditches on either side of the street within Development Area B in-lieu of curb and gutter. Additionally, a variance is requested to allow 24' wide streets with a 2' shoulder on either side, as is customary with open ditch streets, within Development Area B.

4.16A Sidewalks

A variance is requested to not require sidewalks within Development Area B due to the proposed open ditches. 2' shoulders will be provided on either side of the road to allow for walking. Additionally, a trail will be provided within the reserve area in-lieu of sidewalks.

4.9A Sewage Disposal and Water Supply

Due to a natural ridge on the property, sanitary sewer is not accessible for Development Area B without the installation of a force main and lift station. A variance is requested to permanently allow onsite sanitary sewer disposal systems for Development Area B, per Oklahoma Department of Environmental Quality rules and regulations.

Tiger Trails

EXHIBIT A

AERIAL PHOTOGRAPHY AND BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED

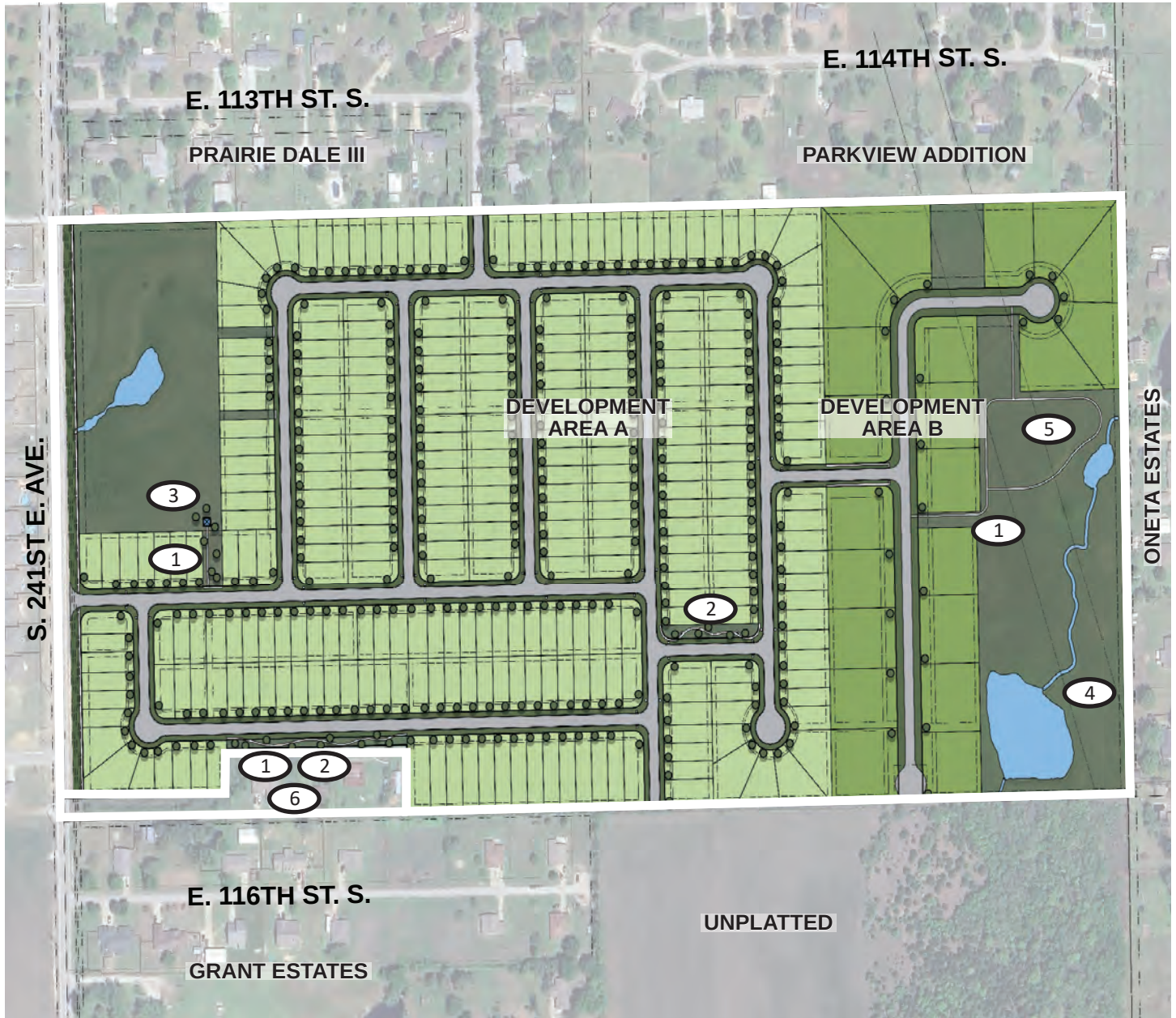


Tiger Trails

EXHIBIT B

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 3, 2024



SITE PLAN KEY NOTES

1. PEDESTRIAN ACCESS
2. POCKET PARK WITH BENCHES
3. SHADE STRUCTURE & PICNIC TABLES
4. PRESERVED VEGETATION
5. WALKING TRAIL
6. EXISTING HOUSE TO REMAIN

**Site Plan is conceptual and subject to change during platting and engineering process*



Tiger Trails

EXHIBIT C

CONCEPTUAL AMENITY PLAN

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 3, 2024



Example of Pocket Park, Bench Seating, and Landscaping



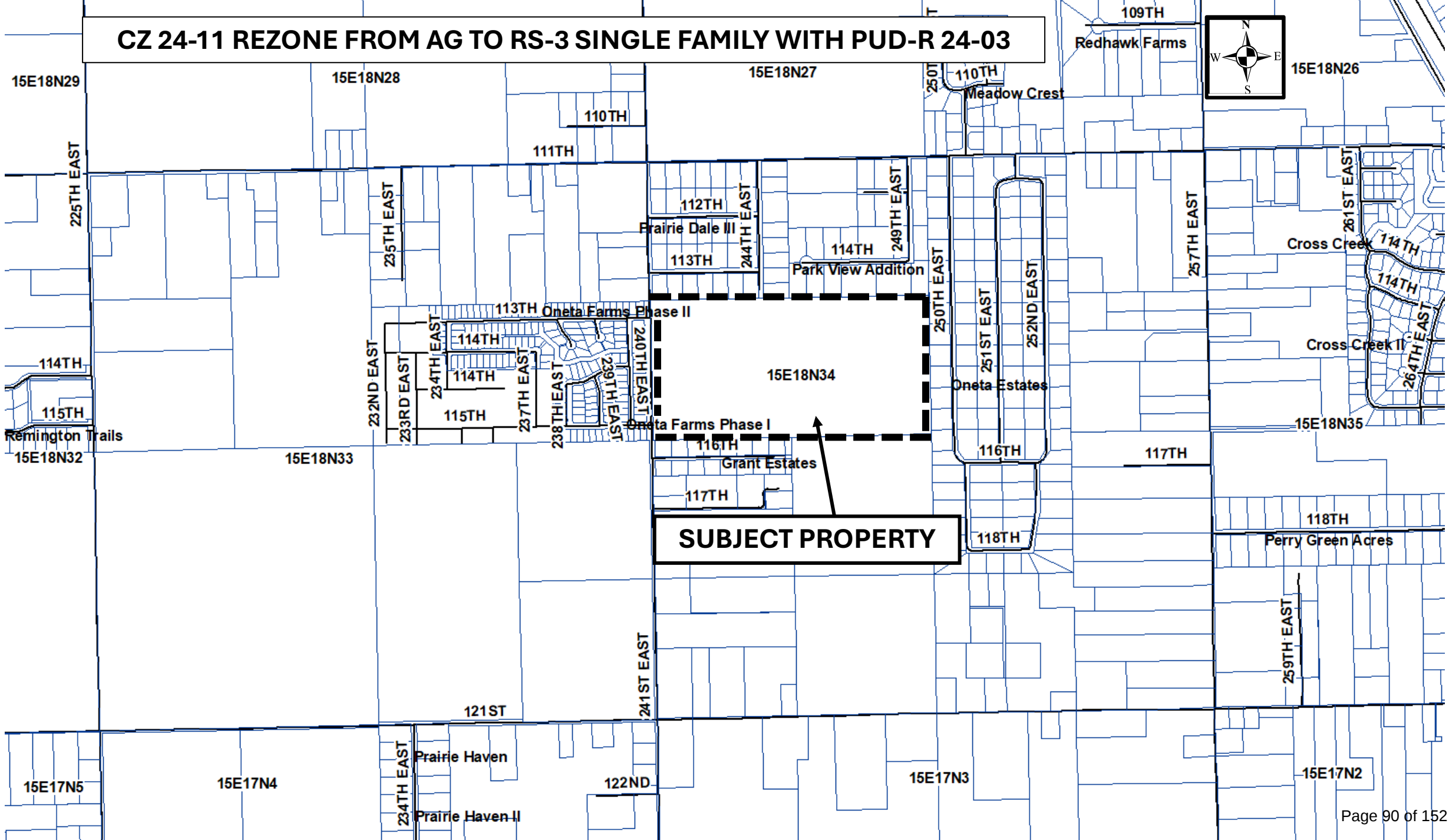
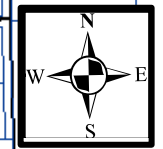
Example of Shade Structure Equipment Quality



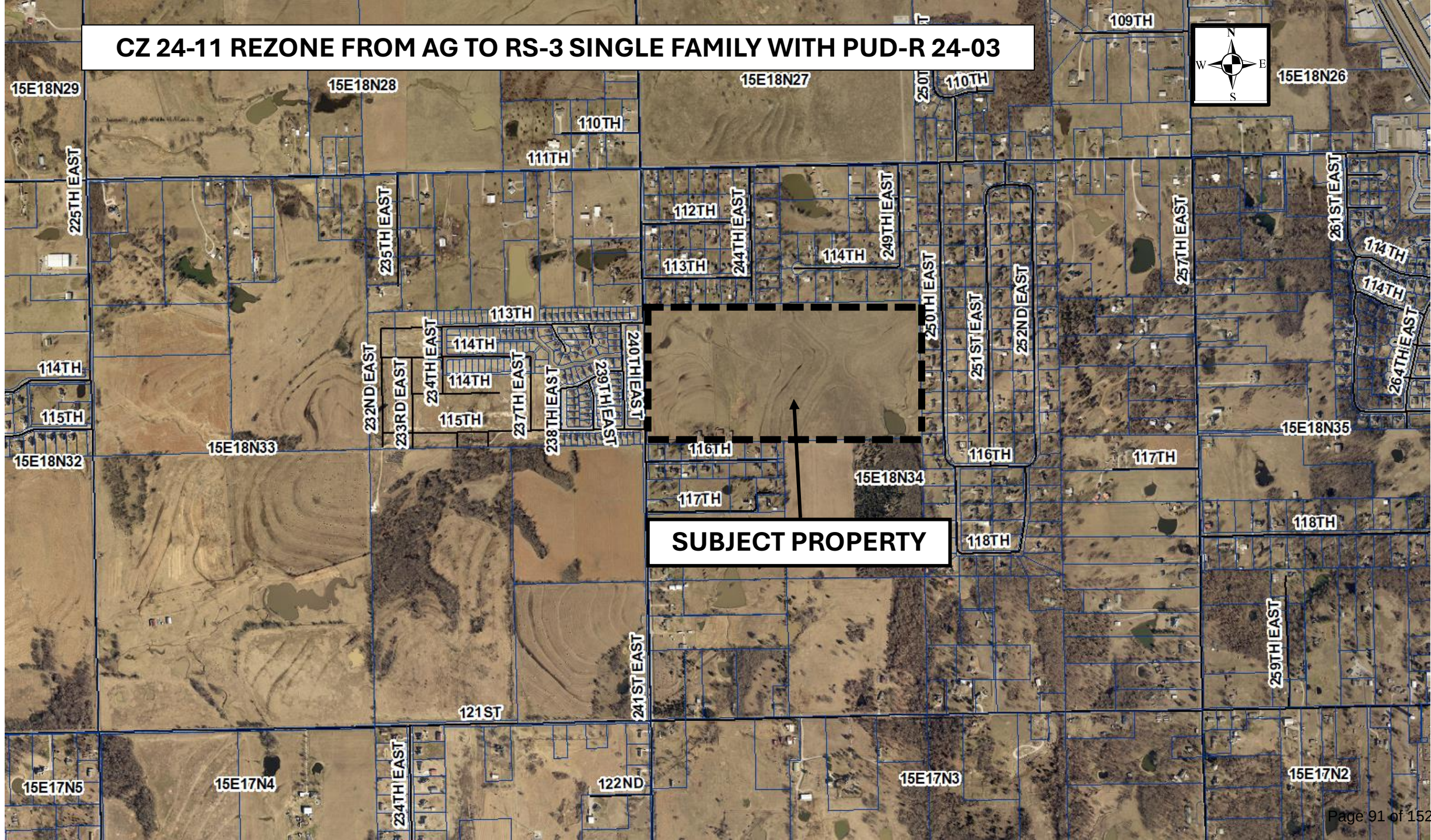
Example of Natural Trail



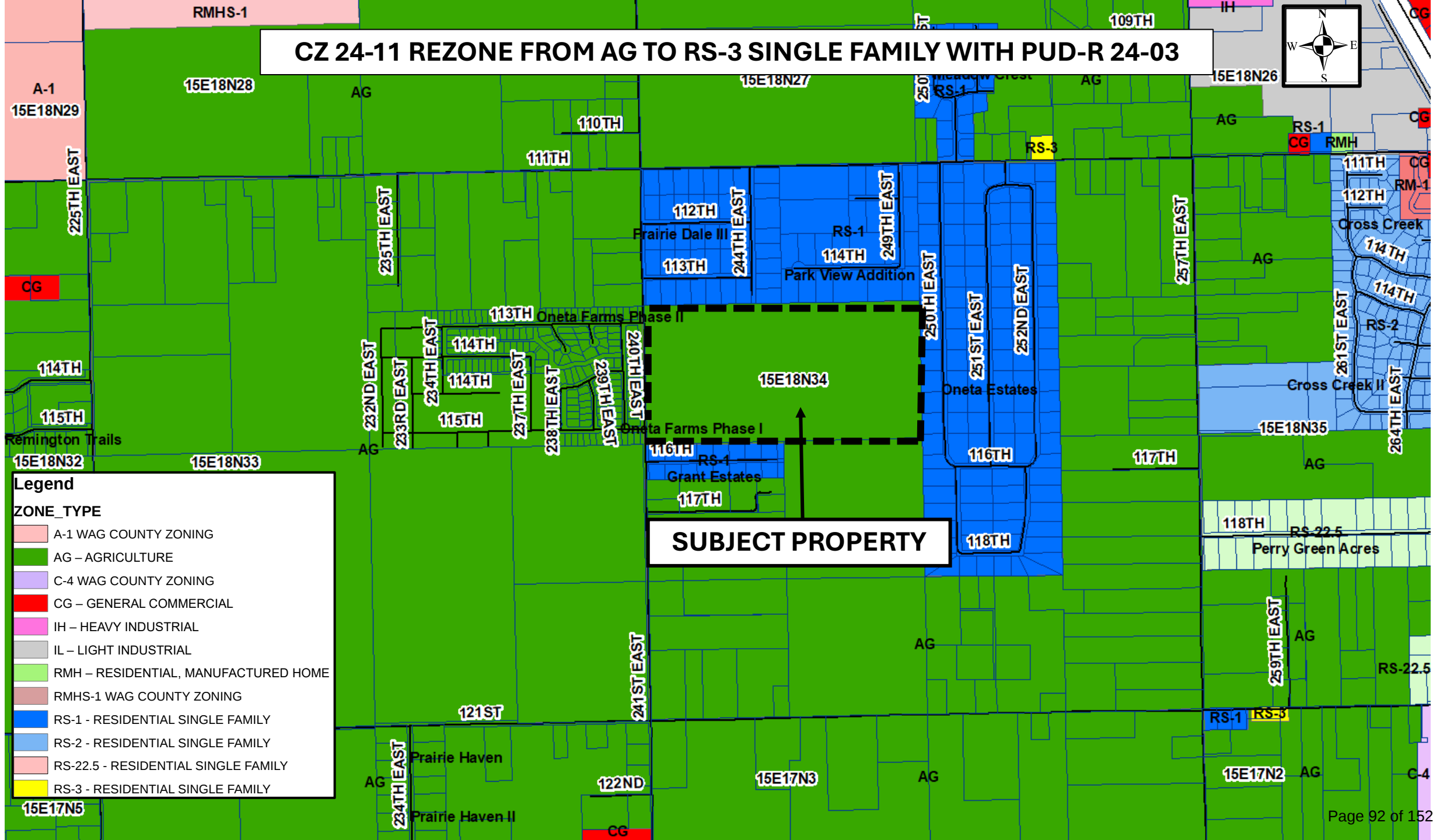
CZ 24-11 REZONE FROM AG TO RS-3 SINGLE FAMILY WITH PUD-R 24-03



CZ 24-11 REZONE FROM AG TO RS-3 SINGLE FAMILY WITH PUD-R 24-03



SUBJECT PROPERTY





Wagoner County Rural Water District #4
9816 S. 239th East Avenue
Broken Arrow, OK 74014-3337
918-258 2331 Fax 918-251-5206 TDD #711
Web Site: www.wagonerrwd4.com

December 12, 2024

To: Wagoner County Planning & Zoning

Reference: Will Serve Letter for Tiger Trails
322 Lots on Oneta Road near 111th Street South

This letter is to inform Wagoner County that Rural Water District #4, Wagoner County, has the capacity to serve the location referenced above for the Preliminary Plat. The plat location that needs service is in the NW/4 of Section 34, T18N, R15E on the east side of Oneta Road between 111th and 121st Streets South. Wagoner County RWD #4 agrees to serve potable water, fire flow and sanitary sewer service to the aforementioned property.

The developer will be responsible for costs associated with all necessary improvements required for service. This includes a new 870 GPM duplex potable water booster pump station with backup generator, and approximately 5,500 lineal feet of 12-inch waterline along 111th Street and Oneta Road.

For the approximately 301 lots requested for sanitary sewer, additional upgrades to the Oneta Farms gravity sewer system and lift station may be required. The 8-inch force main from the Oneta Farms lift station has adequate capacity for the additional lots.

Sincerely,

Rick Lang
Rick Lang
Operations Manager

“This institution is an equal opportunity provider, and employer.”

You're Invited!

RAUSCH
COLEMAN
HOMES®

Community Open House

December 11, 2024
4:00 PM - 6:00 PM

The Woods
27502 E. 114th Place South
Coweta, OK 74429

Please join us for an open house to learn more about Rausch Coleman Homes, our mission, and the beautiful homes we're bringing Coweta!

Sent: Tuesday, November 26, 2024 8:49 AM
To: Carolyn Back <cback@cityofcoweta-ok.gov>
Subject: Oneta Development

Good morning, Carolyn

Just following up on our conversation regarding the developments off Oneta rd. Rausch Coleman's development company intends on selling the lots to Lennar Homes.

Lennar builds a variety of products and is a very reputable builder. I have provided a link to their company website if you want to learn more about their company and the products they offer.

New Homes For Sale - Building Houses and Communities
lennar.com



Have a Happy Thanksgiving!

Kyle Richison

Division President

[Rausch Coleman Homes](#)

PRESS RELEASE

Lennar To Acquire Rausch Coleman Homes

Nov 19, 2024

MIAMI, Nov. 19, 2024 /PRNewswire/ -- Lennar Corporation (NYSE: LEN and LEN.B) announced today that it has entered into a definitive agreement to acquire Rausch Coleman Homes, a residential homebuilder based in Fayetteville, Arkansas. Lennar will acquire Rausch Coleman's homebuilding operations, which expects to deliver approximately 5,000 homes with an average sales price of \$230,000 in calendar year 2024.

In connection with Lennar's land light strategy, Lennar intends to assign the purchase of, and option, all of Rausch Coleman's land assets with a third party.

With this acquisition, Lennar will expand its footprint into new markets in Arkansas, Oklahoma, Alabama, Kansas and Missouri while adding to its existing footprint in Texas, Oklahoma, Alabama and Florida. The acquisition will add to Lennar's community count and deliveries which are part of its 2025 growth target. The acquisition is expected to be completed in Lennar's first quarter of 2025.

About Lennar

Lennar Corporation, founded in 1954, is one of the nation's leading builders of quality homes for all generations. Lennar builds affordable, move-up and active adult homes primarily under the Lennar brand name. Lennar's Financial Services segment provides mortgage financing, title and closing services primarily for buyers of Lennar's homes and, through LMF Commercial, originates mortgage loans secured primarily by commercial real estate properties throughout the United States. Lennar's Multifamily segment is a nationwide developer of high-quality multifamily rental properties. LEN^x drives Lennar's technology, innovation and strategic investments. For more information about Lennar, please visit www.lennar.com.

Forward-Looking Statements

Some of the statements in this press release are "forward-looking statements," as that term is defined in the Private Securities Litigation Reform Act of 1995, including but not limited to the markets Lennar will enter into following the acquisition, the assignment of Rausch's land assets to a third party and the timing of such assignment, the anticipated volume and average price of Rausch's home sales for 2024, and the timing of the closing of the transaction. These forward-looking statements are subject to risks, uncertainties and assumptions that could cause actual results and events to differ materially from those anticipated by the forward-looking statements.

Important factors that could cause differences between anticipated and actual results include, but are not limited to, potential delays in consummating or any potential termination of the potential transaction and the subsequent assignment of Rausch's assets to a third party; the possibility that any of the anticipated benefits and projected synergies of the potential transaction will not be realized or will not be realized within the expected time period; risks that the anticipated tax treatment of the potential transaction is not obtained; unforeseen or unknown liabilities; our inability to successfully execute our strategies, including our land light strategy, and our planned spin-off, and the other risks and uncertainties described in our filings from time to time with the U.S. Securities and Exchange Commission, including in the "Risk Factors" and "Management's Discussion and Analysis of Financial Condition and Results of Operations" sections in our most recent Annual Report on Form 10-K filed on January 26, 2024, as amended, and our Quarterly Reports on Form 10-Q. These forward-looking statements speak only as of the date hereof and we undertake no obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise, except as required by law.

December 17, 2024

City of Coweta
310 S. Broadway
Coweta, OK 74429

Re: **CZ 24-11 / PUD-R 24-03 (Tiger Trails) Appeal Letter**

To Whom it May Concern,

Pursuant to Section 2230.4 of the City of Coweta Zoning Code, this letter serves as a formal request for CZ 24-11 / PUD-R 24-03 (Tiger Trails) to be placed on the January 6, 2025 City Council agenda for discussion and council action.

Please do not hesitate to contact me by phone at (918) 745-9929 or by email at mpasco@tannerbaitshop.com if there are any questions or concerns.

Respectfully,



Megan Pasco, PE



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

Memorandum

To: Honorable Mayor and City Council

From: Carolyn Back, Community Development Director

Re: **ORDINANCE 892 REZONE CZ 24-09 / ORDINANCE 893 PUD-R 24-02, KELLY CROSSING**

Date: January 6, 2025

BACKGROUND

Kelly Crossing History

The applicant applied for a Rezone with a Planned Unit Development (PUD) on 10.02.2024 and was advised that it would be at their own risk to make an application before the Annexation request was heard by the City Council on 12.02.2024. The applicant chose to move forward in order to make the deadline for the next available Planning Commission meeting on 12.16.2024.

The Annexation before the City Council was to determine if the overall 200-acres, under three separate property owners' Consent for Annexation applications, would benefit the City of Coweta.

City Staff received seven (7) calls and one (1) lobby visitor referencing the Annexation. Many county and city residents were in attendance and voiced their concerns to the City Council during the public hearing. Their concerns were mainly focused on: stormwater/flooding, fire response times, water pressure concerns, schools, and traffic impacts. Staff and City Council attempted to inform the community members that stormwater/flooding would be addressed during the platting phase if the Annexation was approved. After speaking with the Fire Chief, it was determined the five (5) fire response times for that area over the past year equals a 12-minute average. Water is to be addressed by RWD #4 and RWD #5 during the platting process, and schools are within the Broken Arrow School District. Traffic impacts will be addressed with the Coweta Public Works Streets and Wagoner County Roads departments during the platting process.

On 12.02.2024, after hearing public comment, the Coweta City Council, with a vote of 5-0-0,

approved the three (3) applicant's requests for Annexation of 200-acres into the city limits of the City of Coweta, which included the RC Wagoner LLC 80-acre parcel known as Kelly Crossing.

Rezone with Planned Unit Development (PUD) Request

Tanner Consulting, for the property owners RC Wagoner LLC, is seeking to amend the zoning map for the subject 80-acre parcel located within the West Half (W/2) of the Southeast Quarter (SE/4) of Section 33, Township 18 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma. This property abuts the north side of East 121st Street South and is approximately one-quarter mile west of South 241st East Avenue. The request is to rezone the property from Agriculture (AG) to Residential Single-Family (RS-3) in addition to a Planned Unit Development (PUD 24-02) with Development Standards for Development Area A. This rezoning will allow for the development and construction of Kelly Crossing, a Residential Single-Family Subdivision within the city limits of Coweta.

Wagoner County Rural Water District #5 provided a Will Serve Letter for Kelly Crossing on Thursday, December 12, 2024. (attached)

In review of the rezone application, with the conceptual plans included within the Planned Unit Development, the City of Coweta, in negotiations with Tanner Consulting, has secured a substantial amount of common open space for stormwater drainage and recreation areas.

Per the current conceptual plans for Kelly Crossing the subdivision will consist of 80-acres with over 12-acres of common open space for a percentage of 15% of land dedicated to the use of stormwater drainage areas, parks, and trails through natural open space.

In comparison, one of Coweta's subdivisions currently under construction consists of 134.3-acres and has provided 22.965-acres of common open space for a percentage of 17% of common open space.

Rausch Coleman's The Woods subdivision consists of 229-acres with over 60-acres of common open space for a total of 26%.

Kelly Crossing Financial Impact

Based on the estimated 435 single-family lots in Kelly Crossing, these homes should generate a minimum of \$2.6 million in use tax over the construction period. The homes will also generate ongoing franchise tax from PSO of at least \$15,000 to \$18,000 per year upon full build out.

Increased sales tax is hard to predict due to leakage to BA, but we guess at least \$115K per year in additional sales tax upon fill build out, probably much higher as we gain retailers.

Total minimum revenue potential over ten years: \$3.9 million (will be much higher with additional retail close to home). Increased population will generate stronger interest from retailers.

RC Development Group, working with our Coweta Fire Department, has also agreed to pay \$20,000 for half of the \$40,000 cost of a new storm siren for the new 200-acre annexed area within the Coweta Fire District. In being community minded, they have also agreed to provide space for an additional storm siren to be installed in The Woods subdivision.

Rausch Coleman is a strong partner in the community and is active in many community organizations.

Existing Land Use	Existing Zoning
Agricultural – Vacant Land	Land Agriculture - AG
Surrounding Land Use	Surrounding Zoning
North: Single-Family Residential (Oneta Farms)	RS-3 (Wagoner County)
East: Vacant Land	AG (City of Coweta; Wagoner County)
South: Single-Family Residential (Prairie Haven)	AG; Rural Residential (Wagoner County)
West: Vacant Land	AG (Wagoner County)

A rezoning request must determine whether the proposed land use, if implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

The consultant hired to write the Coweta 2020-2030 Comprehensive Plan, which updated the 1994-2020 plan, removed designations from unincorporated areas within the Coweta “Fenceline.” The previous plan designated the Subject Property as “Low Intensity,” which at the time supported a maximum of nine (9) dwelling units per acre. The proposed development will have a maximum density of 4.4 dwelling units per acre, per restrictions set forth by the development standards within the PUD.

The Wagoner County Comprehensive Plan only supports a maximum of two (2) dwelling units per acre (1/2 acre lots), with the intent to push new city-density development to annex, including areas such as the Subject Property which have access to public water and sewer.

Rausch Coleman Open House

Rausch Coleman Homes hosted an Open House on December 11, 2024 from 4:00 to 6:00 PM at The Woods Subdivision. They had all of their employees there to give tours of their houses under construction with the ability to talk to the construction team, through their neighborhood and their stormwater detention facilities with their land team, tours through

their finished homes with their sales team, and a chance to meet and talk with Kyle Richison, the Division President. In speaking with Rausch Coleman representatives, only one (1) City Councilor, one (1) Planning Commissioner, one (1) Police Chief, and a total of three (3) community members attended. There was a lot of activity on social media acknowledging the Open House invitation, but no one in opposition attended the Open House to learn more and ask questions.

November 19, 2024 - Press Release

Lennar Corporation announced today that it has entered into a definitive agreement to acquire Rausch Coleman Homes, a residential homebuilder based in Fayetteville, Arkansas. Lennar will acquire Rausch Coleman's homebuilding operations, which expects to deliver approximately 5,000 homes with an average sales price of \$230,000 in calendar year 2024.

Lennar Corporation, founded in 1954, is one of the nation's leading builders of quality homes for all generations. Lennar builds affordable, move-up and active adult homes primarily under the Lennar brand name. (attached)

Planning Commission Meeting

A public hearing was held on December 16, 2024 by the Coweta Planning Commission. At the meeting, several residents were present in opposition concerning the Rezone/PUD request. Staff supported a Planning Commission recommendation for approval.

With a 2-1 vote, the Planning Commission made a recommendation for denial of the Rezone/PUD request to the Coweta City Council for case numbers: CZ 24-09 / PUD-R 24-02.

Appeal Notice

Coweta Code of Ordinances, Section 12-3C-2-3 Planning Commission Action:

An application recommended for denial from the Planning Commission shall not be considered further unless the applicant, within 15 days from the date of the Planning Commission action, files a written request with the City Clerk for a hearing by the City Council. The request for hearing shall be accompanied by the payment of a fee as set by resolution. Upon notice of such request, the Planning Commission shall forthwith transmit the application and its report and recommendations to the City Council.

On December 17, 2024, the applicant filed a written request with the City Clerk for a hearing by the City Council at their January 6, 2024 regular meeting for discussion and Council action. (attached).

STAFF RECOMMENDATION

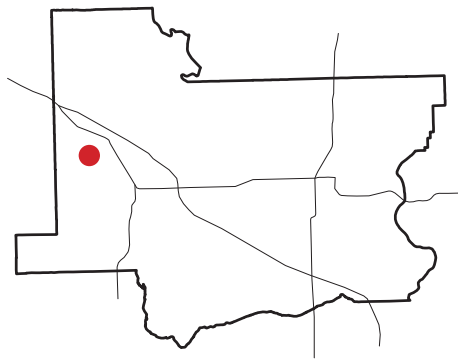
Staff recommends the adoption of Ordinance 892 and Ordinance 893.

ATTACHMENTS

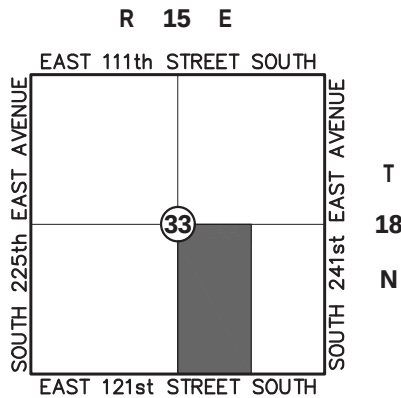
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3. CZ 24-09 / PUD-R 24-02 Aerial View
4. CZ 24-09 / PUD-R 24-02 Zoning Map
5. RWD5_Kelly Crossing Will Serve
6. Press Release - Lennar To Acquire Rausch Coleman Homes
7. RCH Selling Lots to Lennar
8. RCH Openhouse
9. Tiger Trails Appeal Letter 12.17.2024
10. City of Coweta-Ordinance 892 CZ 24-09
11. City of Coweta-Ordinance 893 PUD-R 24-02

Kelly Crossing

APPROXIMATELY 79 ACRES
PART OF THE W/2 OF THE SE/4 OF SECTION 33, T-18-N, R-15-E
CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA



WAGONER COUNTY



Location Map



OCTOBER 2024

OWNER:
RC WAGONER, LLC

APPLICANT:
NATHAN CROSS
2 W 2nd ST, STE 700
TULSA, OK 74103
NCROSS@DSDA.COM

CONSULTANT:
TANNER CONSULTING LLC
c/o MEGAN PASCO
5323 S LEWIS AVE
TULSA, OK 74105
MPASCO@TANNERBAITSHOP.COM

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Exhibit B: Conceptual Site Plan

Exhibit C: Proposed Amenities

I. PROPERTY DESCRIPTION

PER WARRANTY DEED DATED THE 15TH DAY OF AUGUST, 2017 AND FILED OF RECORD IN BOOK 2379 ON PAGES 287:288 OF THE RECORDS OF THE COUNTY CLERK, WAGONER COUNTY, STATE OF OKLAHOMA:

THE W/2 OF THE SE/4 OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA;

LESS AND EXCEPT THAT PART PLATTED AS RESERVE AREA "K" OF "ONETA FARMS PHASE IV", A SUBDIVISION IN WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (DOC. # 2022-14062).

II. DEVELOPMENT CONCEPT

Kelly Crossing is a proposed Residential Planned Unit Development (PUD-R 24-02) consisting of approximately 79 acres of undeveloped land located west of the northwest corner of Oneta Road (S. 241st E. Ave.) and 121st Street South (the "Subject Property"). The Subject Property is currently zoned AG in unincorporated Wagoner County and is bounded on the north by "Oneta Farms" single-family subdivision phases zoned RS-3, on the south by the "Prairie Haven" single-family subdivision and agricultural/rural residential tracts all zoned AG, and on the west and east by agricultural land zoned AG, all within unincorporated Wagoner County.

The developer proposes to develop a new single-family subdivision with public streets that offers both additional housing options and uniquely sizeable green spaces that will contribute to an open atmosphere within the proposed development. To facilitate the proposed development, (1) the site is requested for annexation by the City of Coweta and (2) an underlying rezoning application additionally proposes to rezone the property from AG to RS-3 in addition to the Development Standards set forth below.

Sanitary sewer service for the proposed development will be served by Wagoner County Rural Water District #4, and public water service will be provided by Wagoner County Rural Water District #5.

Kelly Crossing will adhere to the City of Coweta Subdivision Regulations.

Primary access to the proposed development would be from the south off of 121st Street South. The entrances off 121st Street South will have design elements and landscaping to promote a clean and welcoming aesthetic for the residents and the surrounding community. 4 existing stub streets platted within the Oneta Farms subdivision phases will be continued through to Kelly Crossing. New stub streets are proposed along the east and west lines, facilitating development of adjoining tracts and improving accessibility for the site and the surrounding area.

The Coweta Comprehensive Plan, "Coweta 2020-2030", has no designation for the Subject Property. Coweta 2020-2030, which updated the 1994-2020 plan, removed designations from unincorporated areas within the "Fenceline." The previous plan designated the Subject Property as "Low Intensity," which at the time supported a maximum of 9 dwelling units per acre. The proposed development will have a maximum density of 5.5 dwelling units per acre, per restrictions set forth by the development standards.

The Wagoner County Comprehensive Plan designates this area as Intensity Level II. Per recent changes to the Wagoner County Metropolitan Planning Area Zoning Ordinance, the Wagoner County Comprehensive Plan now only supports a maximum of 2 dwelling units per acre, with the intent to push new city-density developments to annex, including areas such as the Subject Property, which have access to public water and sewer.

Coweta 2020-2030, however, provides:

"Over time, the City Limits should incrementally include areas for potential income generating land use in the area between the current city limits and the Muskogee Turnpike, partially in response to existing water and sewer infrastructure. New areas for residential growth should be considered for annexation primarily to ensure quality of development."

With public water and public sewer, Kelly Crossing will generate new economic development and income for Coweta through job growth, increased local sales taxes, increased bonding capacity and applicable millage rates, sales taxes and permitting fees for initial home construction, and ongoing sales and use taxes for online purchases by new Coweta residents. Annexation further supports the policies, goals, and objectives of the Coweta Comprehensive Plan by allowing the City of Coweta to guide development design and ensure the quality of development.

II. DEVELOPMENT STANDARDS

Gross Land Area:	3,460,605 SF	79.445 AC
Net Land Area:	3,460,605 SF	79.445 AC
Permitted Uses: Uses permitted by right in the RS-3 District (excepting neighborhood group homes) and customary accessory uses and structures, plus private neighborhood recreational facilities such as neighborhood park, playground, and recreational open space, and neighborhood signage		
Maximum Number of Lots:	435	
Minimum Lot Width*:	40 FT	
Minimum Lot Size:	4,400 SF	
Maximum Building Height:	2 Stories and 35 FT	
Minimum Off-street Parking:	Two (2) enclosed or unenclosed off-street parking spaces required per dwelling unit	
Minimum Yard Setbacks:		
Front Yard:	20 FT	
Rear Yard:	15 FT	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Non-Arterial Street:	15 FT; 20 FT for garage facing side street	
Any Yard Abutting an Arterial Street:	20 FT	
Other Bulk and Area Requirements:	As required within the RS-3 District	

** Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Coweta Zoning Code.*

AMENITIES: Exhibit “B” represents initial concepts for neighborhood amenities, which shall be maintained as common areas by a mandatory property owners’ association to be formed by the Deed of Dedication and Restrictive Covenants of a subdivision plat for areas containing such common areas. Not less than 10% of the gross land area will be preserved as common open space for the enjoyment of residents. A landscaped entrance shall be constructed at the 121st Street South entrance.

STREETS: All streets within the proposed development will be dedicated to the public and will be constructed in accordance with all applicable standards.

FENCING: All fences within the proposed development will be constructed in accordance with the requirements of the Coweta Zoning Code.

SCHEDULE OF DEVELOPMENT: Development of the project is expected to commence and be phased and completed as market conditions permit.

Kelly Crossing

EXHIBIT A

AERIAL PHOTOGRAPHY AND BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED



Kelly Crossing

EXHIBIT B

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 3, 2024

SITE PLAN KEY NOTES

- 1. PEDESTRIAN ACCESS
- 2. POCKET PARK WITH BENCHES & LANDSCAPING
- 3. SHADE STRUCTURE & PICNIC TABLES
- 4. PRESERVED VEGETATION
- 5. NATURAL TRAIL



**Site Plan is conceptual and subject to change during platting and engineering process*



Kelly Crossing

EXHIBIT C

CONCEPTUAL AMENITY PLAN

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 3, 2024



Example of Pocket Park, Bench Seating, and Landscaping



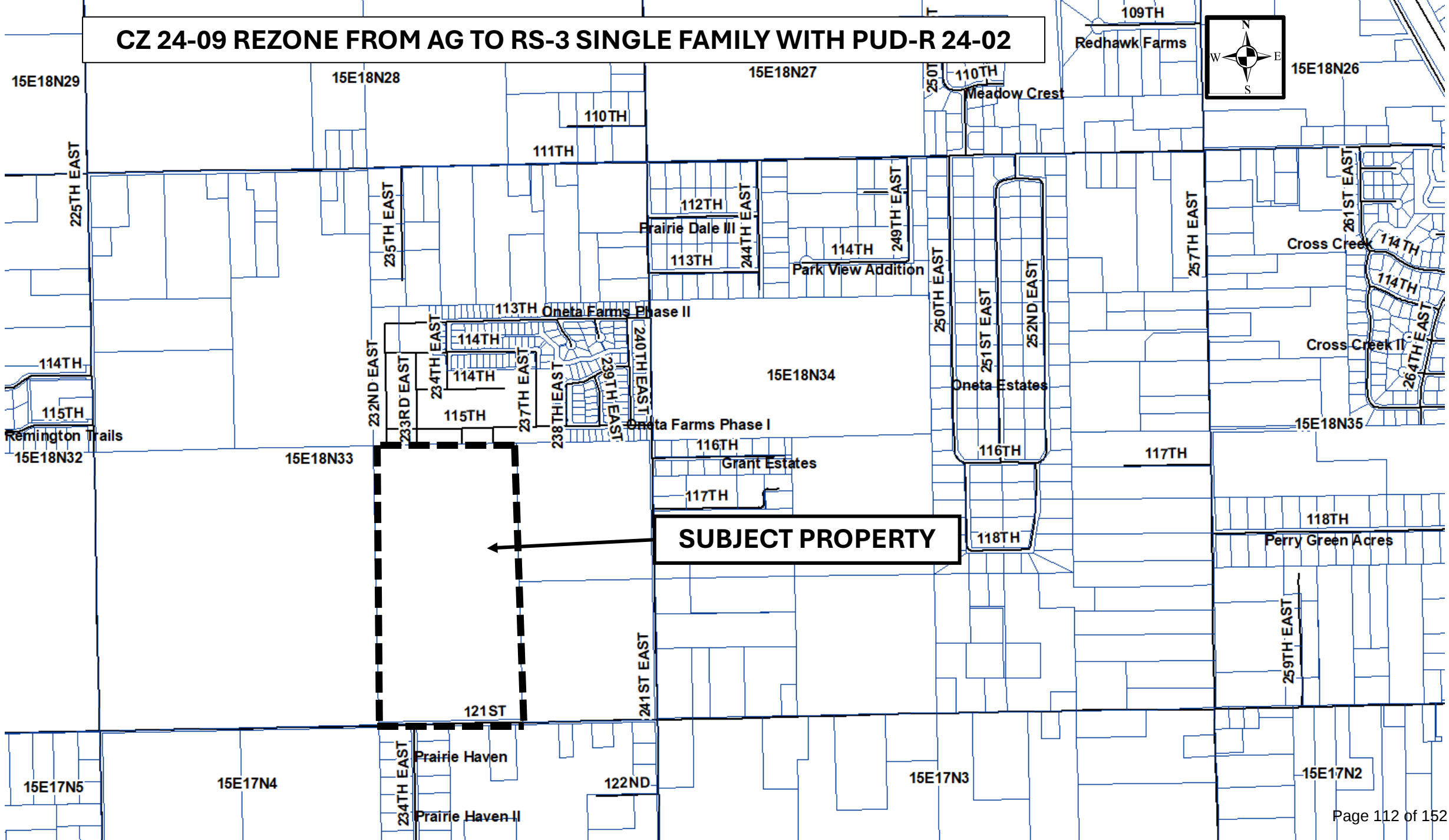
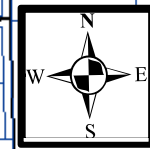
Example of Shade Structure Equipment Quality



Example of Natural Trail

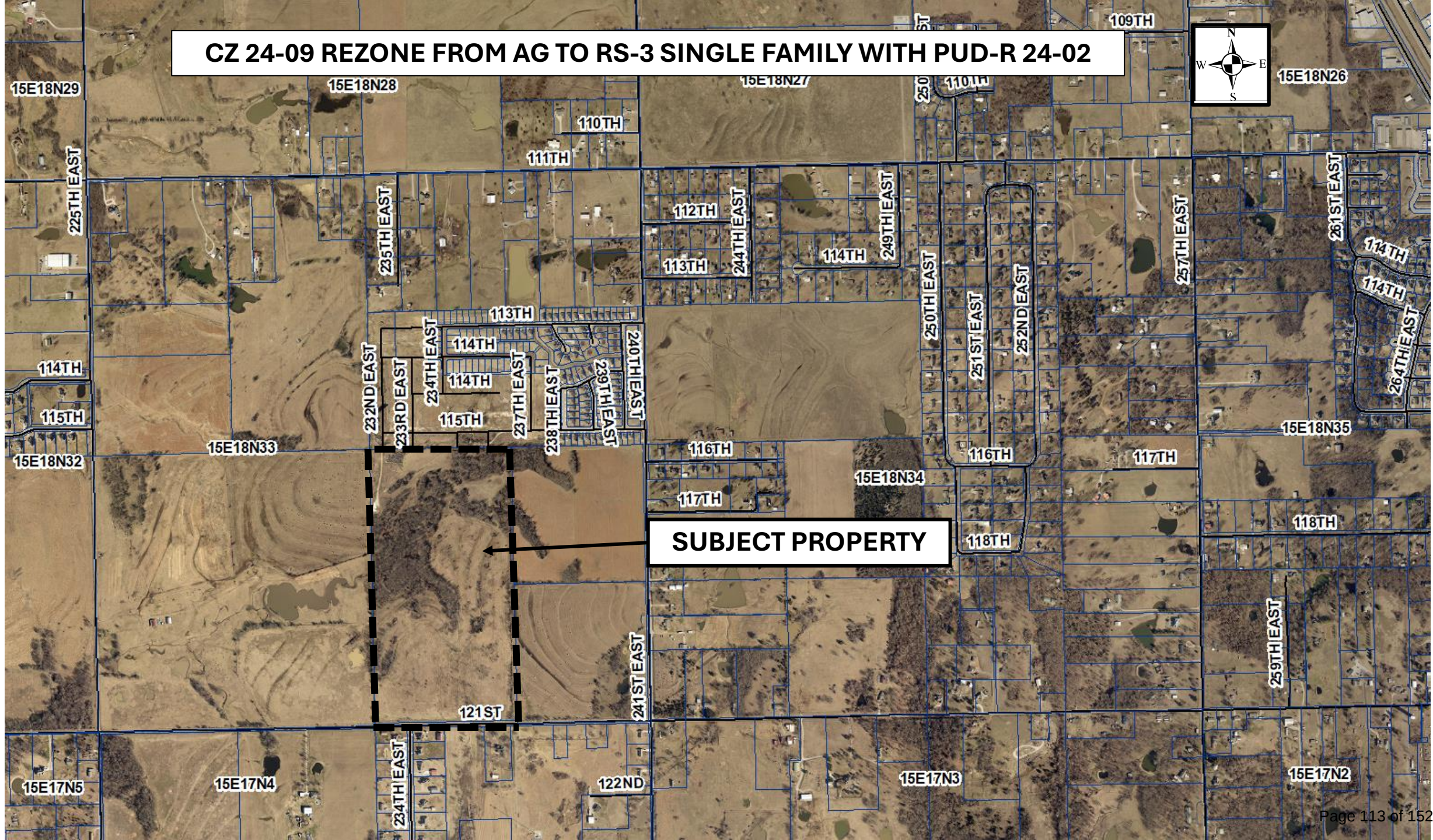


CZ 24-09 REZONE FROM AG TO RS-3 SINGLE FAMILY WITH PUD-R 24-02



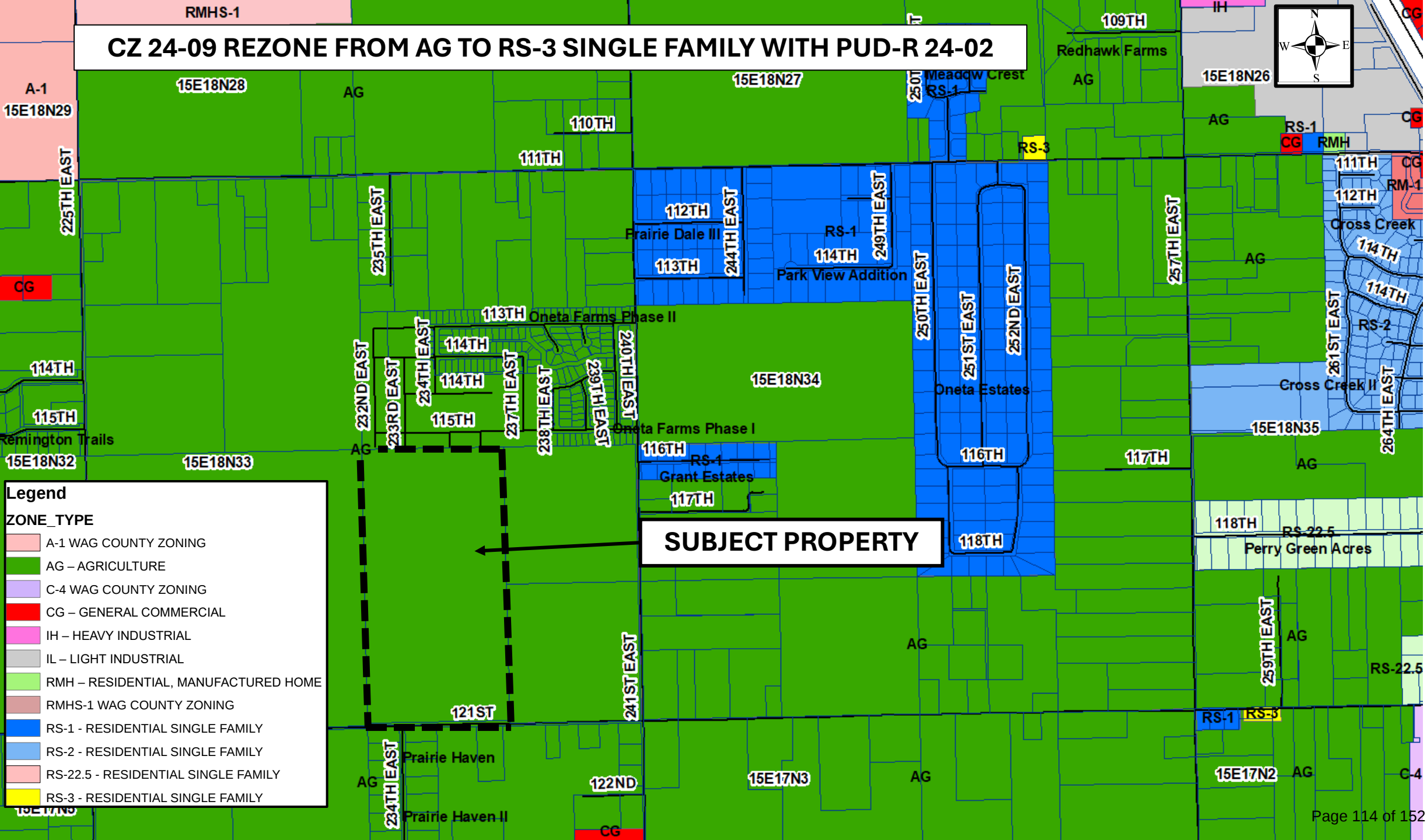
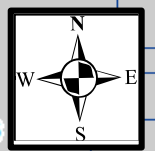
SUBJECT PROPERTY

CZ 24-09 REZONE FROM AG TO RS-3 SINGLE FAMILY WITH PUD-R 24-02



SUBJECT PROPERTY

CZ 24-09 REZONE FROM AG TO RS-3 SINGLE FAMILY WITH PUD-R 24-02



Legend

ZONE_TYPE

- A-1 WAG COUNTY ZONING
- AG – AGRICULTURE
- C-4 WAG COUNTY ZONING
- CG – GENERAL COMMERCIAL
- IH – HEAVY INDUSTRIAL
- IL – LIGHT INDUSTRIAL
- RMH – RESIDENTIAL, MANUFACTURED HOME
- RMHS-1 WAG COUNTY ZONING
- RS-1 - RESIDENTIAL SINGLE FAMILY
- RS-2 - RESIDENTIAL SINGLE FAMILY
- RS-22.5 - RESIDENTIAL SINGLE FAMILY
- RS-3 - RESIDENTIAL SINGLE FAMILY

SUBJECT PROPERTY



Rural Water District No. 5 Wagoner County
PO Box 835, Coweta, OK 74429
(P) 918-486-5458 (F) 918-486-1440
Website: www.ruralwater5.com
TDD #711

December 12, 2024

RE: Kelly Crossing, 80-acre tract situated in the W/2 of the SE/4 of Section 33, T18N, R15E of the Indian Base and Meridian, Wagoner County, Oklahoma.

This letter is to confirm that Rural Water District No. 5 Wagoner County will provide water service to 421 lots as proposed in the above-described property after all off-site and on-site water infrastructure has been completed by the developer.

I would also like to confirm that Rural Water District No. 5 understands and has no objections to Rural Water District No. 4 providing sanitary sewer service to the above-described property.

Please feel free to contact myself or our office if you have any thoughts or concerns.

Thank you,

Sean Garrison
District Manager
Rural Water District No. 5
Wagoner County

PRESS RELEASE

Lennar To Acquire Rausch Coleman Homes

Nov 19, 2024

MIAMI, Nov. 19, 2024 /PRNewswire/ -- Lennar Corporation (NYSE: LEN and LEN.B) announced today that it has entered into a definitive agreement to acquire Rausch Coleman Homes, a residential homebuilder based in Fayetteville, Arkansas. Lennar will acquire Rausch Coleman's homebuilding operations, which expects to deliver approximately 5,000 homes with an average sales price of \$230,000 in calendar year 2024.

In connection with Lennar's land light strategy, Lennar intends to assign the purchase of, and option, all of Rausch Coleman's land assets with a third party.

With this acquisition, Lennar will expand its footprint into new markets in Arkansas, Oklahoma, Alabama, Kansas and Missouri while adding to its existing footprint in Texas, Oklahoma, Alabama and Florida. The acquisition will add to Lennar's community count and deliveries which are part of its 2025 growth target. The acquisition is expected to be completed in Lennar's first quarter of 2025.

About Lennar

Lennar Corporation, founded in 1954, is one of the nation's leading builders of quality homes for all generations. Lennar builds affordable, move-up and active adult homes primarily under the Lennar brand name. Lennar's Financial Services segment provides mortgage financing, title and closing services primarily for buyers of Lennar's homes and, through LMF Commercial, originates mortgage loans secured primarily by commercial real estate properties throughout the United States. Lennar's Multifamily segment is a nationwide developer of high-quality multifamily rental properties. LEN^x drives Lennar's technology, innovation and strategic investments. For more information about Lennar, please visit www.lennar.com.

Forward-Looking Statements

Some of the statements in this press release are "forward-looking statements," as that term is defined in the Private Securities Litigation Reform Act of 1995, including but not limited to the markets Lennar will enter into following the acquisition, the assignment of Rausch's land assets to a third party and the timing of such assignment, the anticipated volume and average price of Rausch's home sales for 2024, and the timing of the closing of the transaction. These forward-looking statements are subject to risks, uncertainties and assumptions that could cause actual results and events to differ materially from those anticipated by the forward-looking statements.

Important factors that could cause differences between anticipated and actual results include, but are not limited to, potential delays in consummating or any potential termination of the potential transaction and the subsequent assignment of Rausch's assets to a third party; the possibility that any of the anticipated benefits and projected synergies of the potential transaction will not be realized or will not be realized within the expected time period; risks that the anticipated tax treatment of the potential transaction is not obtained; unforeseen or unknown liabilities; our inability to successfully execute our strategies, including our land light strategy, and our planned spin-off, and the other risks and uncertainties described in our filings from time to time with the U.S. Securities and Exchange Commission, including in the "Risk Factors" and "Management's Discussion and Analysis of Financial Condition and Results of Operations" sections in our most recent Annual Report on Form 10-K filed on January 26, 2024, as amended, and our Quarterly Reports on Form 10-Q. These forward-looking statements speak only as of the date hereof and we undertake no obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise, except as required by law.

Sent: Tuesday, November 26, 2024 8:49 AM
To: Carolyn Back <cback@cityofcoweta-ok.gov>
Subject: Oneta Development

Good morning, Carolyn

Just following up on our conversation regarding the developments off Oneta rd. Rausch Coleman's development company intends on selling the lots to Lennar Homes.

Lennar builds a variety of products and is a very reputable builder. I have provided a link to their company website if you want to learn more about their company and the products they offer.

New Homes For Sale - Building Houses and Communities
lennar.com



Have a Happy Thanksgiving!

Kyle Richison

Division President

[Rausch Coleman Homes](#)

You're Invited!

RAUSCH
COLEMAN
HOMES®

Community Open House

December 11, 2024
4:00 PM - 6:00 PM

The Woods
27502 E. 114th Place South
Coweta, OK 74429

Please join us for an open house to learn more about Rausch Coleman Homes, our mission, and the beautiful homes we're bringing Coweta!

December 17, 2024

City of Coweta
310 S. Broadway
Coweta, OK 74429

Re: **CZ 24-11 / PUD-R 24-03 (Tiger Trails) Appeal Letter**

To Whom it May Concern,

Pursuant to Section 2230.4 of the City of Coweta Zoning Code, this letter serves as a formal request for CZ 24-11 / PUD-R 24-03 (Tiger Trails) to be placed on the January 6, 2025 City Council agenda for discussion and council action.

Please do not hesitate to contact me by phone at (918) 745-9929 or by email at mpasco@tannerbaitshop.com if there are any questions or concerns.

Respectfully,



Megan Pasco, PE

CITY OF COWETA, OKLAHOMA

ORDINANCE NUMBER 892

AN ORDINANCE OF THE CITY OF COWETA, OKLAHOMA REZONING A TRACT OF LAND LOCATED IN SECTION 33, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, OKLAHOMA, FROM AGRICULTURE (AG) CLASSIFICATION TO RESIDENTIAL SINGLE FAMILY (RS-3) CLASSIFICATION, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF COWETA, OKLAHOMA, PROVIDING FOR REPEALER, SEVERABILITY, AND DECLARING AN EMERGENCY.

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

SECTION 1. ZONING CLASSIFICATION

The following described property is hereby rezoned from Agriculture (AG) classification to Residential Single Family (RS-3), to wit:

The West Half (W/2) of the Southeast Quarter (SE/4) of Section Thirty-Three (33), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. Containing 80 acres, more or less.

SECTION 2. ZONING MAP

The Official Zoning Map of the City of Coweta, Oklahoma be and hereby is amended to reflect the actions taken in Section One.

SECTION 3. REPEALER

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

SECTION 4. 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 5. 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.

Approved by the City Council of the City of Coweta, Oklahoma, this 6th day of January 2025.

Naomi Hogue, Mayor

ATTEST:

Marcy Kilgore, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Patrick Boulden, City Attorney

CITY OF COWETA, OKLAHOMA

ORDINANCE NUMBER 893

AN ORDINANCE OF THE CITY OF COWETA, OKLAHOMA CREATING A PLANNED UNIT DEVELOPMENT OVERLAY (PUD-R 24-02) FOR A TRACT OF LAND LOCATED IN THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA, AS MORE PARTICULARLY HEREINAFTER DESCRIBED, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF COWETA, PROVIDING FOR REPEALER, SEVERABILITY, AND DECLARING AN EMERGENCY.

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

SECTION 1. ZONING CLASSIFICATION

The following described property having been submitted for development as a planned unit is now supplementally zoned as Planned Unit Development PUD-R 24-02, as further described in the attached Exhibit A:

The West Half (W/2) of the Southeast Quarter (SE/4) of Section Thirty-Three (33), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. Containing 80 acres, more or less.

SECTION 2. MAP AMENDMENT

The Official Zoning Map of the City of Coweta be hereby amended to reflect the actions taken in Section One.

SECTION 3. REPEALER. All ordinances or parts of ordinances, in conflict with this ordinance are hereby repealed to the extent of the conflict only.

SECTION 4. 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 5. 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.

Approved by the City Council of the City of Coweta, Oklahoma, this 6th day of January 2025.

Naomi Hogue, Mayor

ATTEST:

Marcy Kilgore, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Patrick Boulden, City Attorney



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

Memorandum

To: Honorable Mayor and City Council

From: Carolyn Back, Community Development Director

Re: **ORDINANCE 894 REZONE CZ 24-11 / ORDINANCE 895 PUD-R 24-03, TIGER TRAILS**

Date: January 6, 2025

BACKGROUND

Tiger Trails History

The applicant applied for a Rezone with a Planned Unit Development (PUD) on 10.02.2024 and was advised that it would be at their own risk to make an application before the Annexation request was heard by the City Council on 12.02.2024. The applicant chose to move forward in order to make the deadline for the next available Planning Commission meeting on 12.16.2024.

The Annexation before the City Council was to determine if the overall 200-acres, under three separate property owners' *Consent for Annexation* applications, would benefit the City of Coweta.

City Staff received seven (7) calls and one (1) lobby visitor referencing the Annexation. Many county and city residents were in attendance and voiced their concerns to the City Council during the public hearing. Their concerns were mainly focused on: stormwater/flooding, fire response times, water pressure concerns, schools, and traffic impacts. Staff and City Council attempted to inform the community members that stormwater/flooding would be addressed during the platting phase, if the Annexation was approved. After speaking with the Fire Chief, it was determined the five (5) fire response times for that area over the past year equals a 12-minute average. Water is to be addressed by RWD #4 and RWD #5 during the platting process, and schools are within the Broken Arrow School District. Traffic impacts will be addressed with the Coweta Public Works Streets and Wagoner County Roads departments during the platting process.

On 12.02.2024, after hearing public comment, the Coweta City Council, with a vote of 5-0-0, approved the three (3) applicant's requests for Annexation of 200-acres into the city limits of

the City of Coweta, which included the Stanart 80-acre parcel known as Tiger Trails.

Tiger Trails Rezone with Planned Unit Development (PUD) Request

Tanner Consulting, for the property owners Mark Stanart, Glen Stanart, and Stanley Stanart, is seeking to amend the zoning map for the subject 80-acre parcel located south of the SE/c of East 111th Street South and South 241st East Avenue. The request is to rezone the property from Agriculture (AG) to Residential Single-Family (RS-3) in addition to a Planned Unit Development (PUD-R 24-03) with Development Standards for Development Areas A and B. This rezoning will allow for the development and construction of Tiger Trails, a Residential Single-Family Subdivision within the city limits of Coweta.

Wagoner County Rural Water District #4 provided a Will Serve Letter for Tiger Trails on Thursday, December 12, 2024. (attached)

In review of the rezone application, with the conceptual plans included within the Planned Unit Development, the City of Coweta, in negotiations with Tanner Consulting, has secured a substantial amount of common open space for stormwater drainage and recreation areas.

- Per the current conceptual plans for Tiger Trails the subdivision will consist of 80-acres with over 14-acres of common open space for a percentage of 18% of land dedicated to the use of stormwater drainage areas, parks, and trails through natural open space.
- In comparison, one of Coweta's subdivisions currently under construction consists of 134.3-acres and has provided 22.965-acres of common open space for a percentage of 17% of common open space.
- Rausch Coleman's The Woods subdivision consists of 229-acres with over 60-acres of common open space for a total of 26%.

Tiger Trails Financial Impact

- 315 homes should generate a minimum of \$1.9 million in use tax over the construction period.
- The homes will also generate ongoing franchise tax from PSO of at least \$10,000 to \$13,000 per year upon full build out.
- Increased sales tax is hard to predict due to leakage to BA, but we guess at least \$85K per year in additional sales tax upon full build out, probably much higher as we gain retailers.
- Total minimum revenue potential over ten years: \$2.1 million (will be much higher with additional retail close to home).
- Increased population will generate stronger interest from retailers.
- RC Development Group, working with our Coweta Fire Department, has also agreed to pay \$20,000 for half of the \$40,000 cost of a new storm siren for the new 200-acre annexed area within the Coweta Fire District. In being community minded, they have

also agreed to provide space for an additional storm siren to be installed in The Woods subdivision.

- Rausch Coleman is a strong partner in the community and is active in many community organizations.

Tiger Trails Existing and Surrounding Land Use and Zoning (80-Acres)

Existing Land Use	Existing Zoning
Agricultural – Vacant Land	Land Agriculture - AG
Surrounding Land Use	Surrounding Zoning
North: Rural Residential	AG
East: Rural Residential	AG
South: Agricultural (Vacant Land); Rural Residential	AG; RS 22.5
West: Single-Family Residential (Oneta Farms); S 241st E Ave (Oneta Road)	RS-3

A rezoning request must determine whether the proposed land use, if implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

The consultant hired to write the Coweta 2020-2030 Comprehensive Plan, which updated the 1994-2020 plan, removed designations from unincorporated areas within the Coweta “Fenceline.” The previous plan designated the Subject Property as “Low Intensity,” which at the time supported a maximum of nine (9) dwelling units per acre. The proposed development will have a maximum density of 4.4 dwelling units per acre, per restrictions set forth by the development standards within the PUD.

The Wagoner County Comprehensive Plan only supports a maximum of two (2) dwelling units per acre (1/2 acre lots), with the intent to push new city-density development to annex, including areas such as the Subject Property which have access to public water and sewer.

Rausch Coleman Homes Open House

Rausch Coleman Homes hosted an Open House on December 11, 2024 from 4:00 to 6:00 PM at The Woods Subdivision. They had all of their employees there to give tours of their houses under construction with the ability to talk to the construction team, through their neighborhood and their stormwater detention facilities with their land team, tours through their finished homes with their sales team, and a chance to meet and talk with Kyle Richison, the Division President. In speaking with Rausch Coleman representatives, only one (1) City Councilor, one (1) Planning Commissioner, one (1) Police Chief, and a total of three (3) community members attended. There was a lot of activity on social media acknowledging the Open House invitation, but no one in opposition attended the Open House to learn more and

ask questions.

November 19, 2024 - Press Release

Lennar Corporation announced today that it has entered into a definitive agreement to acquire Rausch Coleman Homes, a residential homebuilder based in Fayetteville, Arkansas. Lennar will acquire Rausch Coleman's homebuilding operations, which expects to deliver approximately 5,000 homes with an average sales price of \$230,000 in calendar year 2024.

Lennar Corporation, founded in 1954, is one of the nation's leading builders of quality homes for all generations. Lennar builds affordable, move-up and active adult homes primarily under the Lennar brand name. (attached)

Planning Commission Meeting

A public hearing was held on December 16, 2024 by the Coweta Planning Commission. At the meeting, several residents were present in opposition concerning the Rezone/PUD request. Staff supported a Planning Commission recommendation for approval.

With a 2-1 vote, the Planning Commission made a recommendation for denial of the Rezone/PUD request to the Coweta City Council for case numbers: CZ 24-11 / PUD-R 24-03.

Appeal Notice

Coweta Code of Ordinances, Section 12-3C-2-3 Planning Commission Action:

An application recommended for denial from the Planning Commission shall not be considered further unless the applicant, within 15 days from the date of the Planning Commission action, files a written request with the City Clerk for a hearing by the City Council. The request for hearing shall be accompanied by the payment of a fee as set by resolution. Upon notice of such request, the Planning Commission shall forthwith transmit the application and its report and recommendations to the City Council.

On December 17, 2024, the applicant filed a written request with the City Clerk for a hearing by the City Council at their January 6, 2024 regular meeting for discussion and Council action. (attached).

STAFF RECOMMENDATION

Staff recommends approval.

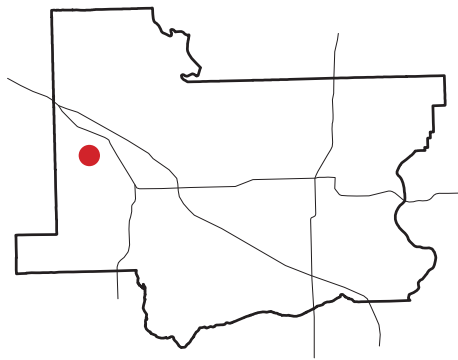
ATTACHMENTS

1. Tiger Trails PUD-R 24-03
2. CZ 24-11 PUD-R 24-03 Location Map

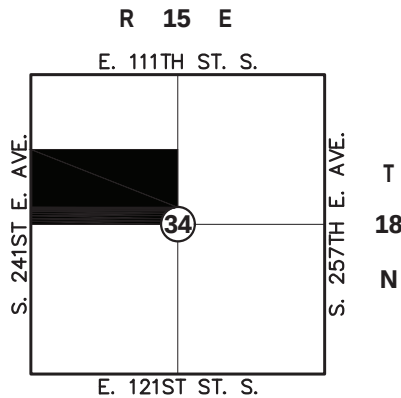
3. CZ 24-11 PUD-R 24-03 Aerial View
4. CZ 24-11 PUD-R 24-03 Zoning Map
5. Rural Water District #4 Will Serve Letter
6. RCH Openhouse
7. Press Release - Lennar To Acquire Rausch Coleman Homes
8. RCH Selling Lots to Lennar
9. Tiger Trails Appeal Letter 12.17.2024
10. City of Coweta-Ordinance 894 CZ 24-11 Final
11. City of Coweta-Ordinance 895 PUD-R 24-03 Final

Tiger Trails

APPROXIMATELY 80 ACRES
THE S/2 OF THE NW/4 OF SECTION 34, T-18-N, R-15-E
CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA



WAGONER COUNTY



Location Map



OCTOBER 2024

OWNER:
RC WAGONER, LLC

APPLICANT:
NATHAN CROSS
2 W 2nd ST, STE 700
TULSA, OK 74103
NCROSS@DSDA.COM

CONSULTANT:
TANNER CONSULTING LLC
c/o MEGAN PASCO
5323 S LEWIS AVE
TULSA, OK 74105
MPASCO@TANNERBAITSHOP.CO
M

TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION**
- II. DEVELOPMENT CONCEPT**
- III. PUD DEVELOPMENT STANDARDS**

Exhibit A: Aerial Photography & Boundary Depiction

Exhibit B: Conceptual Site Plan

Exhibit C: Proposed Amenities

I. PROPERTY DESCRIPTION

PER PERSONAL REPRESENTATIVES' DEED DATED THE 28TH DAY OF JANUARY, 2014 AND FILED OF RECORD IN BOOK 2143 ON PAGES 317:318 OF THE RECORDS OF THE COUNTY CLERK, WAGONER COUNTY, STATE OF OKLAHOMA:

THE S/2 OF THE NW/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, OKLAHOMA.

II. DEVELOPMENT CONCEPT

Tiger Trails is a proposed Residential Planned Unit Development (PUD-R 24-03) consisting of approximately 78 acres of undeveloped land located on Oneta Road (S. 241st E. Ave.) between 113th and 116th Streets South (the "Subject Property"). The Subject Property is currently zoned AG in unincorporated Wagoner County and is bounded on the north, west, and a part of the south line by single-family subdivisions zoned RS-1, on the west by a single-family subdivision zoned RS-3. Agricultural land zoned AG in unincorporated Wagoner County abuts the eastern approximate half of the south line.

The developer proposes to develop a new single-family subdivision with public streets that offers both additional housing options and uniquely sizeable green spaces that will contribute to an open atmosphere within the proposed development. To facilitate the proposed development, (1) the site is requested for annexation by the City of Coweta and (2) an underlying rezoning application additionally proposes to rezone the property from AG to RS-3 in addition to the Development Standards set forth below.

Sanitary sewer and water service for the proposed development will be served by Wagoner County Rural Water District #4.

Primary access to the proposed development would be from the west off Oneta Road. Oneta Road was recently improved from 101st St. S. to 121st St. S. The entrance off Oneta Road will have design elements and landscaping to promote a clean and welcoming aesthetic for the residents and the surrounding community. S. 244th E. Ave. is a stub street platted within Prairie Dale III, but the roadway was not constructed to its south end. A stub street will be built to align with S. 244th E. Ave. allowing for future connection if and when the existing county road is completed. A new stub street is proposed along the south line, facilitating development of adjoining tracts to the south and improving accessibility for the site and the surrounding area.

The Coweta comprehensive Plan, "Coweta 2020-2030", has no designation for the Subject Property. Coweta 2020-2030, which updated the 1994-2020 plan, removed designations from unincorporated areas within the "Fenceline." The previous plan designated the Subject Property as "Low Intensity," which at the time supported a maximum of 9 dwelling units per acre. The proposed development will have a maximum

density of 4.4 dwelling units per acre, per restrictions set forth by the development standards.

The Wagoner County Comprehensive Plan designates this area as Intensity Level II. Per recent changes to the Wagoner County Metropolitan Planning Area Zoning Ordinance, the Wagoner County Comprehensive Plan now only supports a maximum of 2 dwelling units per acre (1/2 acre lots), with the intent to push new city-density developments to annex, including areas such as the Subject Property which have access to public water and sewer.

Coweta 2020-2030, however, provides:

“Over time, the City Limits should incrementally include areas for potential income generating land use in the area between the current city limits and the Muskogee Turnpike, partially in response to existing water and sewer infrastructure. New areas for residential growth should be considered for annexation primarily to ensure quality of development.”

With public water and public sewer, Tiger Trails will generate new economic development and income for Coweta through job growth, increased local sales taxes, increased bonding capacity and applicable millage rates, sales taxes and permitting fees for initial home construction, and ongoing sales and use taxes for online purchases by new Coweta residents. Annexation further supports the policies, goals, and objectives of the Coweta Comprehensive Plan by allowing the City of Coweta to guide development design and ensure the quality of development.

There is a north-south ridgeline separating the western approximately 2/3rds of the Subject Property from the eastern approximately 1/3rd. Due to this topographic characteristic, the eastern approximately 1/3rd of the site is proposed to be in a separate development area requiring a minimum of 1/2-acre lots with ODEQ-approved individual onsite sewage disposal systems, borrow-ditch designed streets, and increased development standards including but not limited to larger home sizes or minimum three-car garages.

II. DEVELOPMENT STANDARDS

DEVELOPMENT AREA A

Gross Land Area:	2,422,166 SF	55.605 AC
Net Land Area:	2,422,166 SF	55.605 AC
Permitted Uses: Uses permitted by right in the RS-3 District (excepting neighborhood group homes) and customary accessory uses and structures, plus private neighborhood recreational facilities such as neighborhood park, playground, and recreational open space, and neighborhood signage		
Maximum Number of Lots:	315	
Minimum Lot Width*:	40 FT	
Minimum Lot Size:	4,400 SF	
Maximum Building Height:	2 Stories and 35 FT	
Minimum Off-street Parking:	Two (2) enclosed or unenclosed off-street parking spaces required per dwelling unit	
Minimum Yard Setbacks:		
Front Yard:	20 FT	
Rear Yard:	15 FT	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Non-Arterial Street:	15 FT; 20 FT for garage facing side street	
Any Yard Abutting an Arterial Street:	20 FT	
Other Bulk and Area Requirements:	As required within the RS-3 District	

* Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Coweta Zoning Code.

DEVELOPMENT AREA B

Gross Land Area:	968,321 SF	22.230 AC
Net Land Area:	968,321 SF	22.230 AC
Permitted Uses: Uses permitted by right in the RS-3 District (excepting neighborhood group homes) and customary accessory uses and structures, plus private neighborhood recreational facilities such as neighborhood park, playground, and recreational open space, and neighborhood signage		
Maximum Number of Lots:	30	
Minimum Lot Width*:	110 FT	
Minimum Lot Size:	21,780 SF (1/2 Acre)	
Maximum Building Height:	2 Stories and 35 FT	
Minimum Off-street Parking:	Two (2) enclosed or unenclosed off-street parking spaces required per dwelling unit, unless more restrictive development area standards are required.	
Minimum Yard Setbacks:		
Front Yard:	25 FT	
Rear Yard:	15 FT	
Side Yard (Interior):	10 FT	
Side Yard Abutting a Non-Arterial Street:	20 FT; 25 FT for garage facing side street	
Any Yard Abutting an Arterial Street:	25 FT	
Other Development Area Requirements:	Three (3) enclosed off-street parking spaces required per dwelling unit <u>or</u> a minimum dwelling size of 2,000 SF	
Other Bulk and Area Requirements:	As required within the RS-3 District	

* Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Coweta Zoning Code.

AMENITIES: Exhibit B represents initial concepts for neighborhood amenities, which shall be maintained as common areas by a mandatory property owners' association to be formed by the Deed of Dedication and Restrictive Covenants of a subdivision plat for areas containing such common areas. Not less than 10% of the gross land area will be preserved as common open space for the enjoyment of residents. A landscaped entrance shall be constructed at the Oneta Road entrance.

STREETS: All streets within the proposed development will be dedicated to the public and will be constructed in accordance with all applicable standards, except as permitted by the variances requested below.

FENCING: All fences within the proposed development will be constructed in accordance with the requirements of the Coweta Zoning Code.

SCHEDULE OF DEVELOPMENT: Development of the project is expected to commence and be phased and completed as market conditions permit.

VARIANCE REQUESTS: Due to the low-density and desired natural feeling of Development Area B, variances from the City of Coweta Subdivision Regulations are requested. Other than the variances requested, the development will otherwise comply with the City of Coweta Subdivision Regulations.

4.3.22 Paving Width & 4.15 Curb and Gutter Streets

A variance is requested to allow open ditches on either side of the street within Development Area B in-lieu of curb and gutter. Additionally, a variance is requested to allow 24' wide streets with a 2' shoulder on either side, as is customary with open ditch streets, within Development Area B.

4.16A Sidewalks

A variance is requested to not require sidewalks within Development Area B due to the proposed open ditches. 2' shoulders will be provided on either side of the road to allow for walking. Additionally, a trail will be provided within the reserve area in-lieu of sidewalks.

4.9A Sewage Disposal and Water Supply

Due to a natural ridge on the property, sanitary sewer is not accessible for Development Area B without the installation of a force main and lift station. A variance is requested to permanently allow onsite sanitary sewer disposal systems for Development Area B, per Oklahoma Department of Environmental Quality rules and regulations.

Tiger Trails

EXHIBIT A

AERIAL PHOTOGRAPHY AND BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED

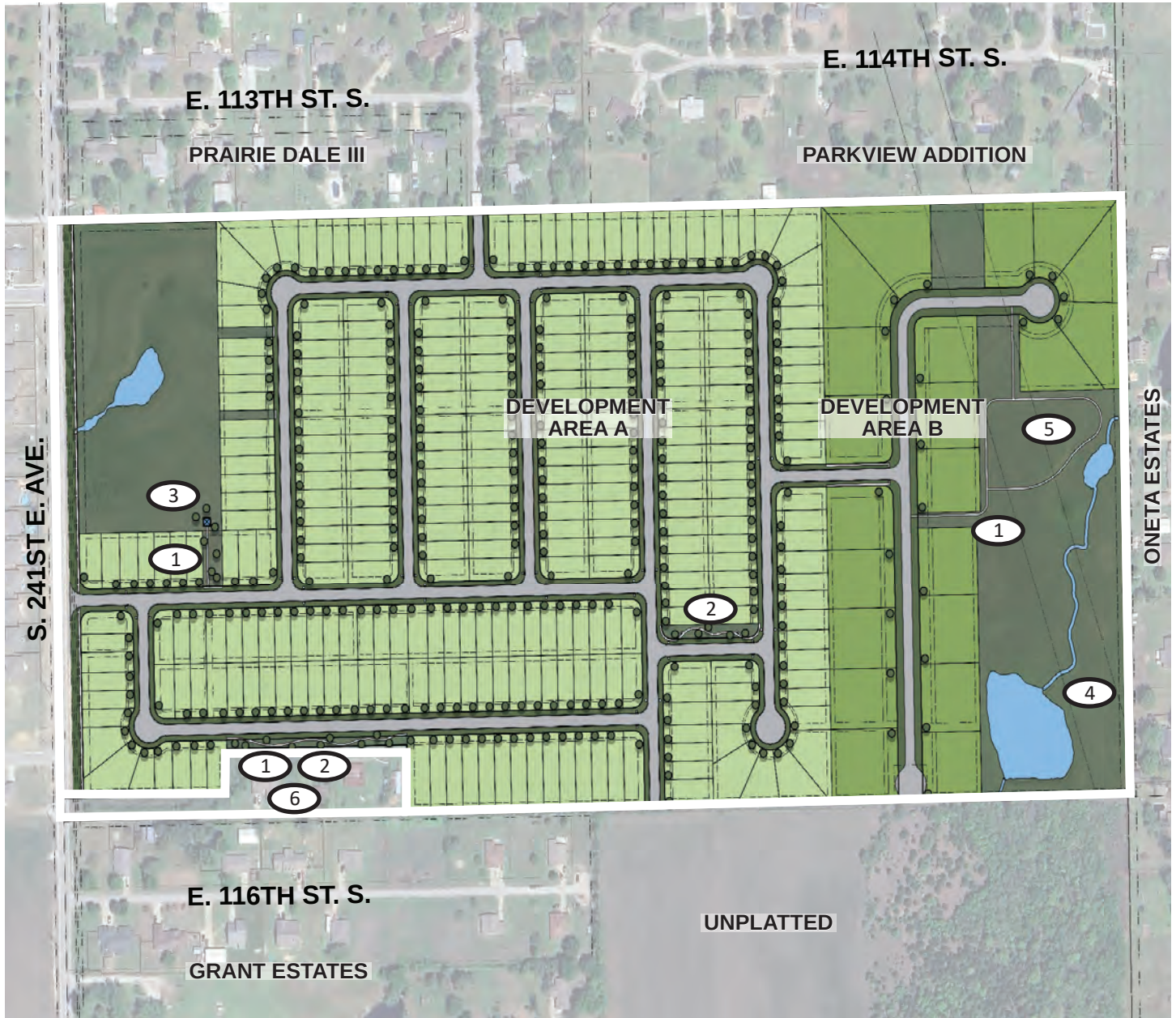


Tiger Trails

EXHIBIT B

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 3, 2024



SITE PLAN KEY NOTES

1. PEDESTRIAN ACCESS
2. POCKET PARK WITH BENCHES
3. SHADE STRUCTURE & PICNIC TABLES
4. PRESERVED VEGETATION
5. WALKING TRAIL
6. EXISTING HOUSE TO REMAIN

**Site Plan is conceptual and subject to change during platting and engineering process*



Tiger Trails

EXHIBIT C

CONCEPTUAL AMENITY PLAN

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 3, 2024



Example of Pocket Park, Bench Seating, and Landscaping



Example of Shade Structure Equipment Quality



Example of Natural Trail



CZ 24-11 REZONE FROM AG TO RS-3 SINGLE FAMILY WITH PUD-R 24-03



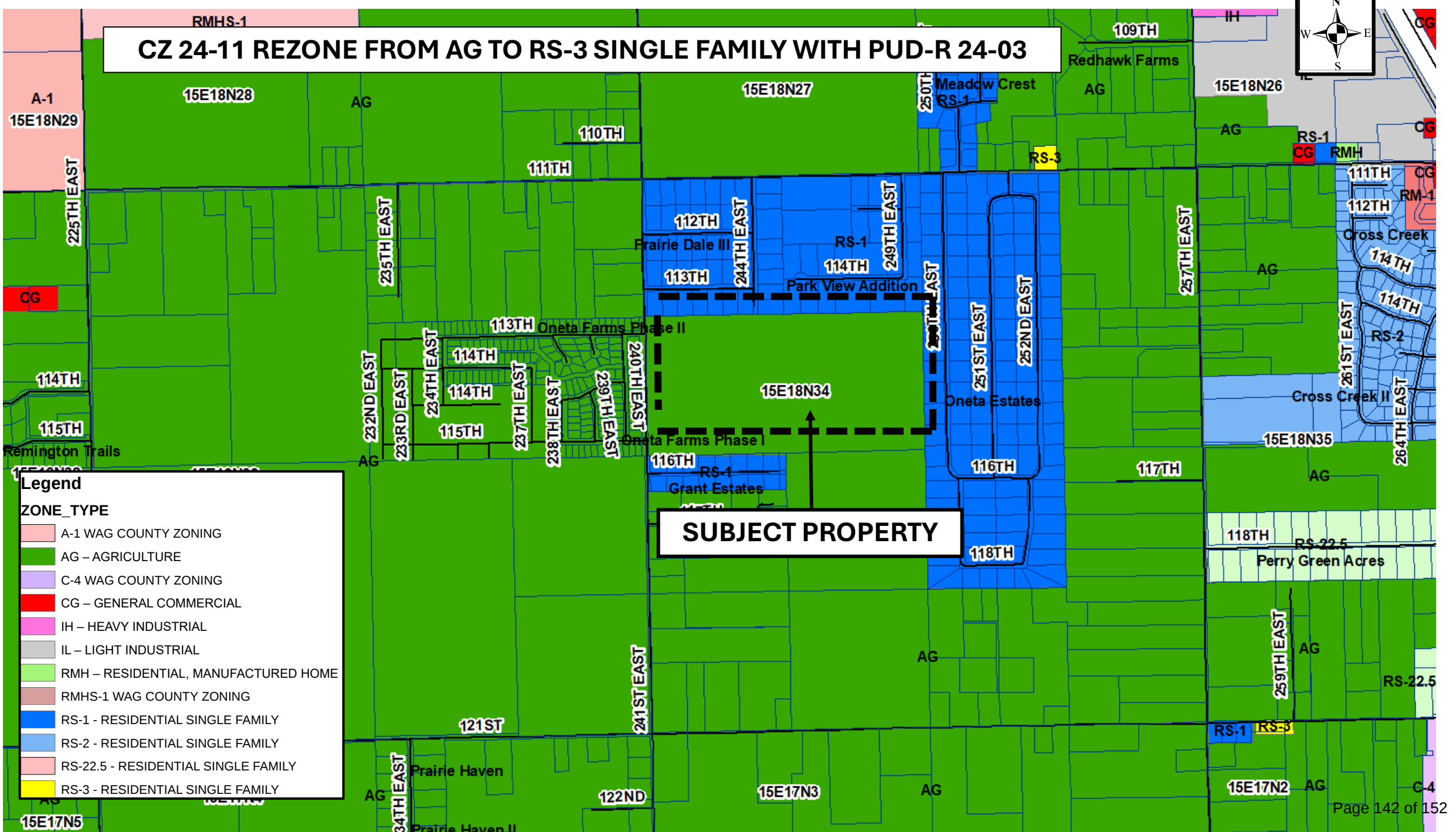
SUBJECT PROPERTY

CZ 24-11 REZONE FROM AG TO RS-3 SINGLE FAMILY WITH PUD-R 24-03



SUBJECT PROPERTY

CZ 24-11 REZONE FROM AG TO RS-3 SINGLE FAMILY WITH PUD-R 24-03



Legend

ZONE_TYPE

- A-1 WAG COUNTY ZONING
- AG – AGRICULTURE
- C-4 WAG COUNTY ZONING
- CG – GENERAL COMMERCIAL
- IH – HEAVY INDUSTRIAL
- IL – LIGHT INDUSTRIAL
- RMH – RESIDENTIAL, MANUFACTURED HOME
- RMHS-1 WAG COUNTY ZONING
- RS-1 - RESIDENTIAL SINGLE FAMILY
- RS-2 - RESIDENTIAL SINGLE FAMILY
- RS-22.5 - RESIDENTIAL SINGLE FAMILY
- RS-3 - RESIDENTIAL SINGLE FAMILY

SUBJECT PROPERTY



Wagoner County Rural Water District #4
9816 S. 239th East Avenue
Broken Arrow, OK 74014-3337
918-258 2331 Fax 918-251-5206 TDD #711
Web Site: www.wagonerrwd4.com

December 12, 2024

To: Wagoner County Planning & Zoning

Reference: Will Serve Letter for Tiger Trails
322 Lots on Oneta Road near 111th Street South

This letter is to inform Wagoner County that Rural Water District #4, Wagoner County, has the capacity to serve the location referenced above for the Preliminary Plat. The plat location that needs service is in the NW/4 of Section 34, T18N, R15E on the east side of Oneta Road between 111th and 121st Streets South. Wagoner County RWD #4 agrees to serve potable water, fire flow and sanitary sewer service to the aforementioned property.

The developer will be responsible for costs associated with all necessary improvements required for service. This includes a new 870 GPM duplex potable water booster pump station with backup generator, and approximately 5,500 lineal feet of 12-inch waterline along 111th Street and Oneta Road.

For the approximately 301 lots requested for sanitary sewer, additional upgrades to the Oneta Farms gravity sewer system and lift station may be required. The 8-inch force main from the Oneta Farms lift station has adequate capacity for the additional lots.

Sincerely,

Rick Lang
Rick Lang
Operations Manager

“This institution is an equal opportunity provider, and employer.”

You're Invited!

RAUSCH
COLEMAN
HOMES®

Community Open House

December 11, 2024
4:00 PM - 6:00 PM

The Woods
27502 E. 114th Place South
Coweta, OK 74429

Please join us for an open house to learn more about Rausch Coleman Homes, our mission, and the beautiful homes we're bringing Coweta!

PRESS RELEASE

Lennar To Acquire Rausch Coleman Homes

Nov 19, 2024

MIAMI, Nov. 19, 2024 /PRNewswire/ -- Lennar Corporation (NYSE: LEN and LEN.B) announced today that it has entered into a definitive agreement to acquire Rausch Coleman Homes, a residential homebuilder based in Fayetteville, Arkansas. Lennar will acquire Rausch Coleman's homebuilding operations, which expects to deliver approximately 5,000 homes with an average sales price of \$230,000 in calendar year 2024.

In connection with Lennar's land light strategy, Lennar intends to assign the purchase of, and option, all of Rausch Coleman's land assets with a third party.

With this acquisition, Lennar will expand its footprint into new markets in Arkansas, Oklahoma, Alabama, Kansas and Missouri while adding to its existing footprint in Texas, Oklahoma, Alabama and Florida. The acquisition will add to Lennar's community count and deliveries which are part of its 2025 growth target. The acquisition is expected to be completed in Lennar's first quarter of 2025.

About Lennar

Lennar Corporation, founded in 1954, is one of the nation's leading builders of quality homes for all generations. Lennar builds affordable, move-up and active adult homes primarily under the Lennar brand name. Lennar's Financial Services segment provides mortgage financing, title and closing services primarily for buyers of Lennar's homes and, through LMF Commercial, originates mortgage loans secured primarily by commercial real estate properties throughout the United States. Lennar's Multifamily segment is a nationwide developer of high-quality multifamily rental properties. LEN^x drives Lennar's technology, innovation and strategic investments. For more information about Lennar, please visit www.lennar.com.

Forward-Looking Statements

Some of the statements in this press release are "forward-looking statements," as that term is defined in the Private Securities Litigation Reform Act of 1995, including but not limited to the markets Lennar will enter into following the acquisition, the assignment of Rausch's land assets to a third party and the timing of such assignment, the anticipated volume and average price of Rausch's home sales for 2024, and the timing of the closing of the transaction. These forward-looking statements are subject to risks, uncertainties and assumptions that could cause actual results and events to differ materially from those anticipated by the forward-looking statements.

Important factors that could cause differences between anticipated and actual results include, but are not limited to, potential delays in consummating or any potential termination of the potential transaction and the subsequent assignment of Rausch's assets to a third party; the possibility that any of the anticipated benefits and projected synergies of the potential transaction will not be realized or will not be realized within the expected time period; risks that the anticipated tax treatment of the potential transaction is not obtained; unforeseen or unknown liabilities; our inability to successfully execute our strategies, including our land light strategy, and our planned spin-off, and the other risks and uncertainties described in our filings from time to time with the U.S. Securities and Exchange Commission, including in the "Risk Factors" and "Management's Discussion and Analysis of Financial Condition and Results of Operations" sections in our most recent Annual Report on Form 10-K filed on January 26, 2024, as amended, and our Quarterly Reports on Form 10-Q. These forward-looking statements speak only as of the date hereof and we undertake no obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise, except as required by law.

Sent: Tuesday, November 26, 2024 8:49 AM
To: Carolyn Back <cback@cityofcoweta-ok.gov>
Subject: Oneta Development

Good morning, Carolyn

Just following up on our conversation regarding the developments off Oneta rd. Rausch Coleman's development company intends on selling the lots to Lennar Homes.

Lennar builds a variety of products and is a very reputable builder. I have provided a link to their company website if you want to learn more about their company and the products they offer.

New Homes For Sale - Building Houses and Communities
lennar.com



Have a Happy Thanksgiving!

Kyle Richison

Division President

[Rausch Coleman Homes](#)

December 17, 2024

City of Coweta
310 S. Broadway
Coweta, OK 74429

Re: **CZ 24-11 / PUD-R 24-03 (Tiger Trails) Appeal Letter**

To Whom it May Concern,

Pursuant to Section 2230.4 of the City of Coweta Zoning Code, this letter serves as a formal request for CZ 24-11 / PUD-R 24-03 (Tiger Trails) to be placed on the January 6, 2025 City Council agenda for discussion and council action.

Please do not hesitate to contact me by phone at (918) 745-9929 or by email at mpasco@tannerbaitshop.com if there are any questions or concerns.

Respectfully,



Megan Pasco, PE

CITY OF COWETA, OKLAHOMA

ORDINANCE NUMBER 894

AN ORDINANCE OF THE CITY OF COWETA, OKLAHOMA REZONING A TRACT OF LAND LOCATED IN SECTION 34, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, OKLAHOMA, FROM AGRICULTURE (AG) CLASSIFICATION TO RESIDENTIAL SINGLE FAMILY (RS-3) CLASSIFICATION, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF COWETA, OKLAHOMA, PROVIDING FOR REPEALER, SEVERABILITY, AND DECLARING AN EMERGENCY.

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

SECTION 1. ZONING CLASSIFICATION

The following described property is hereby rezoned from Agriculture (AG) classification to Residential Single Family (RS-3), to wit:

The South Half (S/2) of the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. Containing 80 acres, more or less.

SECTION 2. ZONING MAP

The Official Zoning Map of the City of Coweta, Oklahoma be and hereby is amended to reflect the actions taken in Section One.

SECTION 3. REPEALER

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

SECTION 4. 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 5. 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.

Approved by the City Council of the City of Coweta, Oklahoma, this 6th day of January 2025.

Naomi Hogue, Mayor

ATTEST:

Marcy Kilgore, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Patrick Boulden, City Attorney

CITY OF COWETA, OKLAHOMA

ORDINANCE NUMBER 895

AN ORDINANCE OF THE CITY OF COWETA, OKLAHOMA CREATING A PLANNED UNIT DEVELOPMENT OVERLAY (PUD-R 24-02) FOR A TRACT OF LAND LOCATED IN THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA, AS MORE PARTICULARLY HEREINAFTER DESCRIBED, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF COWETA, PROVIDING FOR REPEALER, SEVERABILITY, AND DECLARING AN EMERGENCY.

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

SECTION 1. ZONING CLASSIFICATION

The following described property having been submitted for development as a planned unit is now supplementally zoned as Planned Unit Development PUD-R 24-03 as further described in the attached Exhibit A:

The South Half (S/2) of the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. Containing 80 acres, more or less.

SECTION 2. MAP AMENDMENT

The Official Zoning Map of the City of Coweta be hereby amended to reflect the actions taken in Section One.

SECTION 3. REPEALER. All ordinances or parts of ordinances, in conflict with this ordinance are hereby repealed to the extent of the conflict only.

SECTION 4. 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.

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Naomi Hogue, Mayor

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Marcy Kilgore, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Patrick Boulden, City Attorney