



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

**AGENDA - REGULAR MEETING
COWETA CITY COUNCIL
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, AUGUST 4, 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 ____ Joshua Wilburn ____ Lauren Givan ____ Caroline Martin ____
Jeremy Barnett ____

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

Shannon Schneider, 07/30/25 – E911 Communications Officer
Caleb Reava, 08/04/25 – Firefighter/EMT
Dornell Scarborough, 08/04/25 – Building Official

2. UPDATE ON WASTEWATER TREATMENT PLANT PROJECT

VI. CORRESPONDENCE

VII. PRESENTATIONS

1. REQUEST BY RUSSELL FAITH TO ADDRESS CITY COUNCIL REGARDING STREET MAINTENANCE BETWEEN HIGHWAY 51 AND 107TH

2. REQUEST BY MICHAEL EIGHINGER TO ADDRESS CITY COUNCIL ABOUT THE POSSIBILITY OF ANNEXING SYCAMORE FARMS NEIGHBORHOOD LOCATED AT THE INTERSECTION OF 146TH STREET AND SOUTH 274TH E AVE AND 146TH STREET AND SOUTH 276TH INTO

COWETA CITY LIMITS

3. HONORARY FIREFIGHTER AWARD PRESENTATION TO WILMA HOLMES

Brian Woodward, Fire Chief

4. BADGE PINNING OF COWETA FIRE MEMBERS FOR RECENT FIRE DEPARTMENT PROMOTIONS

Brian Woodward, Fire Chief

5. ABOVE AND BEYOND AWARD PRESENTATION TO RELIEF DRIVER BRAD SATTERFIELD

Brian Woodward, Fire Chief

6. PUBLIC SAFETY BUILDINGS UPDATE

Jenni Hammock with BKL will provide an update on the progress of the Police station and Fire Station designs.

Julie Casteen, City Manager

VIII. 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 July 7, 2025. *Marcy Kilgore, City Clerk/Treasurer*

2. MINUTES OF THE TOWN HALL MEETING

Approval of the minutes of the City of Coweta Town Hall meeting held on June 26, 2025. *Marcy Kilgore, City Clerk/Treasurer*
Marcy Kilgore, City Clerk/Treasurer

3. ROAD CLOSURE- COWETA FALL FESTIVAL

Approval of a request from the Coweta Chamber of Commerce for the closure of Highway 72 and certain City streets for the events related to the Coweta Fall Festival from September 10th, 2025 to September 14th, 2025.

Julie Casteen, City Manager

4. APPOINTMENT OF JENNIFER CURTIS TO THE COWETA PLANNING COMMISSION AND BOARD OF ADJUSTMENT - ALTERNATE NO. 1

Confirmation of the Appointment of Jennifer Curtis, as alternate member number 1, to the Coweta Planning Commission and the Board of Adjustment by the Mayor of the City of Coweta, Oklahoma for an unexpired term that ends June 1, 2028.

Carolyn Back, Community Development Director

5. APPOINTMENT OF JOSEPH RENTIE TO THE COWETA PLANNING COMMISSION AND BOARD OF ADJUSTMENT - ALTERNATE NO. 2

Confirmation of the Appointment of Joseph Rentie, as alternate member number 2, to the Coweta Planning Commission and the Board of Adjustment by the Mayor of the City of Coweta, Oklahoma for an unexpired term that ends June 1, 2028.

6. RESOLUTION 2025-25 REGARDING BUDGET AMENDMENTS

Approval of the adoption of Resolution 2025-25, amending the annual appropriations for the budget of the City of Coweta, Oklahoma, for Fiscal Year Ending June 30, 2026; appropriating from Unencumbered Fund Balance \$39,785 for a vehicle, \$25,071 for a Power COT, and \$30,000 an Auto-Aid Agreement with the City of Broken Arrow.

McKay Hale, Assistant City Manager

IX. CONSIDER, DISCUSS AND TAKE ACTION ON ITEMS REMOVED FROM CONSENT

X. ADMINISTRATION

1. SELECTION OF VICE-MAYOR

Discuss and consider action on the selection of a Vice-Mayor for the City of Coweta per Title 1, Chapter 7A-2 of the Coweta City Code of Ordinances.

2. WARD 2 APPOINTMENT

Discuss and consider action on the appointment of a candidate to the Ward 2 Council Seat, including possible discussions with applicants.

Julie Casteen, City Manager

3. BID PROCESS FOR PUBLIC SAFETY BUILDINGS

Discuss and consider action to begin the public bid process for the Police Station and Fire Station.

Julie Casteen, City Manager

4. LEASE OF PUBLIC SAFETY FACILITIES

Discuss and consider action on a proposed lease of public safety facilities.

Julie Casteen, City Manager

5. PURCHASE OF A STRYKER POWER PRO XT COT FOR 2025 FOR \$25,871.26

Discuss and consider approval of the purchase of a Stryker Power Pro XT cot from Osage Ambulance for \$25,871.26.

Brian Woodward, Fire Chief

6. PUBLIC HEARING - ANNEXATION FOR E. 101ST STREET AND S. 273RD E. AVENUE - COWETA NORTH

Public hearing to receive public comment on the annexation of territory into the city limits; generally describing the subject territory as land south of E. 101st Street, north of the Lancaster Park Subdivision northern boundary, east of S. 264th E. Avenue, west of S. 273rd E. Avenue, all lying within the Northeast Quarter of Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma; more particularly identifying the subject property in the legal description and map as attached; providing that the territory shall be subject to the jurisdiction, control, and ordinances of the City; directing certain required notifications; providing for severability; and declaring an emergency.

Carolyn Back, Community Development Director

7. ORDINANCE 905 - ANNEXATION FOR E. 101ST STREET AND S. 273RD E AVENUE - COWETA

NORTH

Discuss and consider action on the adoption of Ordinance 905, an Ordinance of the City Council of the City of Coweta, Oklahoma; initiating procedures for the annexation of territory into the city limits; generally describing the subject territory as land south of East 101st Street, north of East 106th Street, east of 264th East Avenue, west of 273rd East Avenue, and bordering State Highway 351 (the Muskogee Turnpike) to the southwest, all lying within the Northeast Quarter of Section 26, Township 18-North, Range 15-East of the Indian Base and Meridian, within Wagoner County, State of Oklahoma; more particularly identifying the subject property in the legal description and map attached as Exhibits "A.1" and "A.2"; providing that the territory shall be subject to the jurisdiction, control, and ordinances of the City; directing certain required notifications; providing for severability; and declaring an emergency.

Carolyn Back, Community Development Director

8. PUBLIC HEARING, REZONE CZ 25-04 / PUD-R 25-01, HUGHES PROPERTY

Public Hearing to receive public comment on a request to rezone with a Planned Unit Development on a property consisting of 160-acres, more or less, from Agriculture (AG) to Residential Single-Family (RS-3) located in Section 33, Township 18 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Oklahoma, Wagoner County, State of Oklahoma.

Carolyn Back, Community Development Director

9. ORDINANCE 906 - REZONE CZ 25-04 / ORDINANCE 907 - PUD-R 25-01, HUGHES PROPERTY

Discuss and consider action on the proposed Ordinance 906, 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 907, an ordinance of the City of Coweta, Oklahoma, creating a Planned Unit Development Overlay (PUD-R 25-04) 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 the repealer, severability, and declaring an emergency.

Carolyn Back, Community Development Director

10. RELEASE OF UTILITY EASEMENT - CREEKWOOD SUBDIVISION

Discuss and consider action on the Release of Utility Easement granted to the City of Coweta on August 19, 1987, for the purpose of permitting the City to construct, operate, and maintain utilities upon the described property. That easement is a 15-foot strip of land, 7.5 feet on either side of the centerline, as described in the attached Ordinance legal description. The property on which this easement is located is described as Lot 6, Block 1, of the Creekwood Subdivision.

Carolyn Back, Community Development Director

11. PURCHASE OF BUILDING OFFICIAL VEHICLE FROM JOHN VANCE FLEET SERVICES FOR \$39,785.00

Discuss and consider approval of the purchase of a 2025 Chevrolet Colorado pickup from John Vance Fleet Services at a cost of \$39,785.00, utilizing Oklahoma State Purchasing

contract SW035, to be funded from budget line item 12-5403.011 in the Capital Improvement Fund, and authorization for the City Manager to sign all documents pertaining to the purchase.

Carolyn Back, Community Development Director

12. RESOLUTION 2025-24 - CONSENT ANNEXATION FOR HOPPING PROPERTY

Discuss and consider action on the adoption of Resolution 2025-24, a resolution of the City Council of the City of Coweta, Oklahoma; acknowledging receipt of an application letter for annexation of applicant-owned property into the city limits by the consent of the applicant-owner; generally describing the subject property located in Wagoner County, State of Oklahoma; more particularly identifying the subject property in the legal description and map attached as Exhibit "A-1" and "A-2"; directing the City Manager to take certain actions on behalf of the City Council to comply with Oklahoma Annexation Statutes, Title 11, Oklahoma Statutes, Sections 21-101 et seq.; and thereafter authorizing the council to lawfully consider and act on the applicant's request.

Carolyn Back, Community Development Director

XI. NEW BUSINESS

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

XII. ADJOURNMENT

IF YOU REQUIRE A SPECIAL ACCOMMODATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY CITY HALL AT LEAST 24 HOURS BEFORE THE MEETING.









AGENDA REQUEST FORM

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

Date of Request: 7/14/25 Meeting Date: 8/04/25

Name of Requestor: RUSSELL FAITH

Name of Business, if applicable _____

Agenda Item Request For: (Please check one)

- Action Item Request
- Discussion
- Report
- Other (specify) _____

Items must be clear and specific to allow for proper notice to the public. Items pertaining to the employment of any city employee, except for the City Manager, will not be considered. The language of the submitted topic will be reviewed and revised to guarantee agreement with the Oklahoma Open Meeting Act. Items must regard issues affecting the City of Coweta and refrain from political, commercial or similar subjects. Only one item per agenda is allowed.

ROAD MAINT. BETWEEN Hwy 51 And 107TH STREET. AND THE ROOT CAUSE, TRUCKS FROM THE CONCRETE PLANTS.

**CITY CLERK'S OFFICE
RECEIVED**

JUL 18 2025

Any documentation related to the agenda request must be submitted with the Agenda Request form. Please provide the City Clerk with one original of all documents pertaining to the agenda item requested. Agenda Request forms and associated documents must be emailed to cityclerk@cityofcoweta-ok.gov, mailed to the address at the top of the form or hand-delivered to the City Clerk at 310 S. Broadway in Coweta, OK. Agenda Request forms and all documentation must be received by the City Clerk by noon on the Wednesday prior to the meeting. Distribution of handouts at the meeting is not allowed.

CITY OF COWETA CITY CLERK
WAGONER COUNTY
STATE OF OKLAHOMA

[Handwritten signature]
7/14/25

[Handwritten Signature]
Signature

7/12/15
Date

10511 S 257TH EAST AVE
Physical Address

BUFAITH682@YAHOO.COM
Email address

BROKEN ARROW OK 74014
City, State, Zip Code

918 237 6682
Telephone Number

From: noreply@civicplus.com
To: [City Clerk](#); [Julie Casteen](#)
Subject: Online Form Submittal: Agenda Request Form
Date: Tuesday, July 22, 2025 2:00:33 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Agenda Request Form

Date of Request	7/22/2025
Meeting Date	"next available meeting date"
Agenda Item Request for (Please check one)	Action Item Request
Other Request Type	<i>Field not completed.</i>
Describe the Agenda Item	Consider Annexing the Neighborhood (Sycamore Farms) built in 2017 Located at Intersection 146th/276th and 146th/274th. The Neighborhood currently is 2 miles from Coweta City Hall. It is currently considered Rural for Water and Fire departments, based on Maps of Coweta Fire department service.
Upload any documents to be included in the Agenda packet. Distribution of handouts at the meeting is not allowed.	Rural-Fire-District-EMS-Area.pdf
First Name of Requestor	Michael
Last Name of Requestor	Eighinger
Business Name (if applicable)	<i>Field not completed.</i>
Email Address	shadload51@yahoo.com
Physical Address	14624 S 276th East Ave
City	Coweta

State	OK
Zip Code	74429
Phone Number	2109876070
Fax Number	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)



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Memorandum

To: Honorable Mayor and City Council

From: Brian Woodward, Fire Chief

Re: **HONORARY FIREFIGHTER AWARD PRESENTATION TO WILMA HOLMES**

Date: August 4, 2025

BACKGROUND

Wilma Holmes has been nominated to receive the "Honorary Firefighter Award" in recognition of over two decades of unwavering support to the Coweta Fire Ladies Auxiliary. Her dedication has been a cornerstone of comfort and morale for Coweta Firefighters, whether delivering food and drinks during long-duration emergency responses or thoughtfully baking a birthday cake for each firefighter, year after year.

Wilma's consistent kindness, generosity, and heartfelt commitment have left an indelible mark on the department. Wilma's service embodies the spirit of community and compassion, and her impact is simply irreplaceable.

STAFF RECOMMENDATION

Staff recommends the award of "Honorary Firefighter"

ATTACHMENTS

None



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Memorandum

To: Honorable Mayor and City Council

From: Brian Woodward, Fire Chief

Re: **BADGE PINNING OF COWETA FIRE MEMBERS FOR RECENT FIRE DEPARTMENT PROMOTIONS**

Date: August 4, 2025

BACKGROUND

Please welcome the below Coweta Fire members to honor their recent promotions to EMS Chief, Captain, Lieutenant, Relief Driver and Volunteer Captain.

Mark Campbell, EMS Chief
Shane Dorris, Captain of A-Platoon
Britt Rasmussen, Captain of B-Platoon
Brian Bell, Lieutenant of A-Platoon
Clint Hoffman, Lieutenant of B-Platoon
Greg Gilliam, Lieutenant of C-Platoon
Casey Brown, Relief Driver of A-Platoon
Trevor Lewis, Relief Driver of A-Platoon
Colton Dorris, Relief Driver of B-Platoon
CJ Clifton, Relief Driver of C-Platoon
Patrick Barkley, Volunteer Captain

STAFF RECOMMENDATION

ATTACHMENTS

None

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
JULY 7, 2025, 6:02 P.M.**

The agenda for this meeting was posted at least 24 hours prior to the start of this meeting at the entrance of City Hall, 310 S Broadway, Coweta, OK.

The members of the Coweta City Council met in regular session on Monday, July 7, 2025, at 6:02 p.m. in the Coweta City Hall, 310 S Broadway, Coweta, Oklahoma.

COUNCILMEMBERS PRESENT: Naomi Hogue, Joshua Wilburn, Lauren Givan, Caroline Martin, Jeremy Barnett.

COUNCILMEMBERS ABSENT: None.

I. CALL TO ORDER

The meeting was called to order by Mayor Hogue.

II. ROLL CALL

Roll call taken. Councilmembers were present as shown above.

III. GENERAL CITY COUNCIL COMMENTS

Mayor Hogue reminded everyone to stay weather aware and that school would be starting soon. She also stated that she hopes everyone had a great Fourth of July.

IV. CITY MANAGER REPORT

City Manager Julie Casteen updated Council members on current projects and upcoming work taking place throughout the city. The City Manager also announced the Division Street Bridge was back open and the Hydro Truck that was ordered last fiscal year arrived today. Mrs. Casteen spoke about the EPA Audit for the City that took place a few weeks ago and said she would update everyone on the findings as soon as possible.

No action taken by Council.

V. CONSENT

Motion by Naomi Hogue, second by Jeremy Barnett to approve the consent calendar items:

1. Approval of the minutes of the Coweta City Council regular meeting held on June 2, 2025.
2. Approval of the minutes of the Joint Special meeting held on June 2, 2025.
3. Approval of annual service agreement with Motorola for E911 Dispatch console maintenance, annual cost: \$15,790.16.

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
JULY 7, 2025, 6:02 P.M.**

4. Approval of the annual payment to Utility Associates, Inc. for Body Camera System, annual cost: \$30,462.80.
5. Approval of the appointment of Jessica Morris to the Coweta Board of Adjustment.
6. Approval of the appointment of Donald Vieth to the Coweta Board of Adjustment.
7. Approval of the appointment of Joanna Jones to the Coweta Planning Commission.
8. Approval of the appointment of Kristi Rentie to the Coweta Planning Commission.
9. Approval of the appointment of Linda Dyer to the Coweta Planning Commission.

Aye: Naomi Hogue
Jeremy Barnett
Joshua Wilburn
Lauren Givan
Caroline Martin

VI. CONSIDER ITEMS REMOVED FROM CONSENT

No items removed.

VII. ADMINISTRATION

1. RESOLUTION 2025-21- BRIDGE REPLACEMENT OVER COWETA CREEK ON EAST 141ST STREET SOUTH

Julie Casteen led discussion and requested possible action related to the adoption of Resolution 2025-21, a Resolution of the City Council of the City of Coweta, Oklahoma; authorizing the City of Coweta to participate in the Oklahoma Department of Transportation bridge project for NPI 16391, project number BRO-273D(124)CB, State Job Piece Number 38749(04), and authorizing the City Manager to execute all documents related to the project.

Motion by Naomi Hogue, second by Lauren Givan to approve the adoption of Resolution 2025-21, a Resolution of the City Council of the City of Coweta, Oklahoma; authorizing the City of Coweta to participate in the Oklahoma Department of Transportation bridge project for NPI 16391, project number BRO-273D(124)CB, State Job Piece Number 38749(04), and authorizing the City Manager to execute all documents related to the project.

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
JULY 7, 2025, 6:02 P.M.**

Aye: Naomi Hogue
Lauren Givan
Joshua Wilburn
Caroline Martin
Jeremy Barnett

**2. RESOLUTION 2025-22- BRIDGE REPLACEMENT OVER COWETA CREEK
ON WEST SYCAMORE STREET EAST OF BIXBY STREET**

Julie Casteen led discussion and requested possible action related to the adoption of Resolution 2025-22, a Resolution of the City Council of the City of Coweta, Oklahoma; authorizing the City of Coweta to participate in the Oklahoma Department of Transportation bridge project for NBI 22497, project number BRO-273D(123)CB, State Job Piece Number 38747(04), and authorizing the City Manager to execute all documents related to the project.

Motion by Naomi Hogue, second by Caroline Martin to approve the adoption of Resolution 2025-22, a Resolution of the City Council of the City of Coweta, Oklahoma; authorizing the City of Coweta to participate in the Oklahoma Department of Transportation bridge project for NBI 22497, project number BRO-273D(123)CB, State Job Piece Number 38747(04), and authorizing the City Manager to execute all documents related to the project.

Aye: Naomi Hogue
Caroline Martin
Joshua Wilburn
Lauren Givan
Jeremy Barnett

**3. RESOLUTION 2025-19- ACCEPTING INFRASTRUCTURE 273RD E AVE FOR
COWETA TRAILS II**

Community Development Director Carolyn Back led discussion and requested possible action related to the adoption of Resolution 2025-19, a Resolution of the City Council of the City of Coweta, Oklahoma; accepting as dedicated public improvements certain roads and related infrastructure as shown on the final plat for the Coweta Trails subdivision, located in Section 35, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Motion by Naomi Hogue, second by Caroline Martin to approve the adoption of Resolution 2025-19, a Resolution of the City Council of the City of Coweta, Oklahoma; accepting as dedicated public improvements certain roads and related infrastructure as shown on the

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
JULY 7, 2025, 6:02 P.M.**

final plat for the Coweta Trails subdivision, located in Section 35, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Aye: Naomi Hogue
Caroline Martin
Joshua Wilburn
Lauren Givan
Jeremy Barnett

4. ORDINANCE 903- AMENDING SECTION 2-2-1 PROVIDING FOR THREE ALTERNATE PLANNING COMMISSION MEMBERS

Carolyn Back led discussion and requested possible action related to the adoption of Ordinance No. 903, an Ordinance of the City of Coweta, Oklahoma; amending Coweta City Code, Title 2, "Boards and Commissions", Chapter 2-2, "Planning Commission", Section 2-2-1, "Commission Created; Membership; Terms of Office; Vacancies"; providing for three (3) alternate members of the Planning Commission participate in meetings during the temporary absence of regular members of the Commission and that absence prevents the presence of a three (3) member quorum; providing that any regular or alternate member of the Commission may be removed for inefficiency, neglect of duty, or malfeasance in office by the Mayor, after a public hearing before the Council; providing for severability; and declaring an emergency.

Motion by Naomi Hogue, second by Caroline Martin to approve the adoption of Ordinance No. 903, an Ordinance of the City of Coweta, Oklahoma; amending Coweta City Code, Title 2, "Boards and Commissions", Chapter 2-2, "Planning Commission", Section 2-2-1, "Commission Created; Membership; Terms of Office; Vacancies"; providing for three (3) alternate members of the Planning Commission participate in meetings during the temporary absence of regular members of the Commission and that absence prevents the presence of a three (3) member quorum; providing that any regular or alternate member of the Commission may be removed for inefficiency, neglect of duty, or malfeasance in office by the Mayor, after a public hearing before the Council; providing for severability; and declaring an emergency.

Aye: Naomi Hogue
Caroline Martin
Joshua Wilburn
Lauren Givan
Jeremy Barnett

Motion by Naomi Hogue, second by Caroline Martin to approve the declaration of an emergency regarding Ordinance 903, making it effective immediately upon passage and approval.

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
JULY 7, 2025, 6:02 P.M.**

Aye: Naomi Hogue
Caroline Martin
Joshua Wilburn
Lauren Givan
Jeremy Barnett

5. ORDINANCE 904- AMENDING SECTION 12-3B-1 PROVIDING FOR THREE ALTERNATE BOARD OF ADJUSTMENT MEMBERS

Carolyn Back led discussion and requested possible action related to adoption of Ordinance No. 904, an Ordinance of the City of Coweta, Oklahoma; amending Coweta City Code, Title 12, “Zoning”, Chapter 12-3, “Administration and Enforcement”, Article 12-3B, “Board of Adjustment; Appeals”, Section 12-3-B1, “Board Established; Members; Appointment; Term”, providing for three (3) alternate members of the Board of Adjustment to participate in meetings during the temporary absence of regular members of the Board and that absence prevents the presence of a three(3) member quorum; providing that any regular or alternate member of the Board may be removed for inefficiency, neglect of duty, or malfeasance in office by the Mayor, after a public hearing before the Council; providing for severability; and declaring an emergency.

Motion by Naomi Hogue, second by Jeremy Barnett to approve the adoption of Ordinance No. 904, an Ordinance of the City of Coweta, Oklahoma; amending Coweta City Code, Title 12, “Zoning”, Chapter 12-3, “Administration and Enforcement”, Article 12-3B, “Board of Adjustment; Appeals”, Section 12-3-B1, “Board Established; Members; Appointment; Term”, providing for three (3) alternate members of the Board of Adjustment to participate in meetings during the temporary absence of regular members of the Board and that absence prevents the presence of a three(3) member quorum; providing that any regular or alternate member of the Board may be removed for inefficiency, neglect of duty, or malfeasance in office by the Mayor, after a public hearing before the Council; providing for severability; and declaring an emergency.

Aye: Naomi Hogue
Jeremy Barnett
Joshua Wilburn
Lauren Givan
Caroline Martin

Motion by Naomi Hogue, second by Jeremy Barnett to approve the declaration of an emergency regarding Ordinance 904, making it effective immediately upon passage and approval.

Aye: Naomi Hogue
Jeremy Barnett
Joshua Wilburn

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
JULY 7, 2025, 6:02 P.M.**

Lauren Givan
Caroline Martin

6. RESOLUTION 2025-20- ANNEXATION FOR E 101ST ST S AND S 273RD E AVE

Carolyn Back led discussion and requested possible action related to the adoption of Resolution 2025-20, a Resolution of the City Council of the City of Coweta, Oklahoma; initiating procedures for the annexation of territory into the city limits; generally describing the subject territory as land south of East 101st Street, north of East 106th Street, east of 264th East Avenue, west of 273rd East Avenue, and bordering State Highway 51 (the Muskogee Turnpike) to the southwest, all lying within the Northeast Quarter of Section 26, Township 18-North, Range 15-East of the Indian Base and Meridian; within Wagoner County, State of Oklahoma; more particularly identifying the subject property in the legal description and map attached as Exhibits” A-1” and “A.2”; setting a public hearing on the proposed annexation for Monday, August 4, 2025, at 6:00 p.m.; in Coweta City Hall; directing the City Manager to take certain actions on behalf of the City Council to comply with Oklahoma annexation laws; Title 11, Oklahoma Statutes, Section 21-101 et seq.; and thereafter authorizing the council to lawfully consider and act on the proposed annexation.

Motion by Naomi Hogue, second by Jeremy Barnett to approve the adoption of Resolution 2025-20, a Resolution of the City Council of the City of Coweta, Oklahoma; initiating procedures for the annexation of territory into the city limits; generally describing the subject territory as land south of East 101st Street, north of East 106th Street, east of 264th East Avenue, west of 273rd East Avenue, and bordering State Highway 51 (the Muskogee Turnpike) to the southwest, all lying within the Northeast Quarter of Section 26, Township 18-North, Range 15-East of the Indian Base and Meridian; within Wagoner County, State of Oklahoma; more particularly identifying the subject property in the legal description and map attached as Exhibits” A-1” and “A.2”; setting a public hearing on the proposed annexation for Monday, August 4, 2025, at 6:00 p.m.; in Coweta City Hall; directing the City Manager to take certain actions on behalf of the City Council to comply with Oklahoma annexation laws; Title 11, Oklahoma Statutes, Section 21-101 et seq.; and thereafter authorizing the council to lawfully consider and act on the proposed annexation.

Aye: Naomi Hogue
Jeremy Barnett
Joshua Wilburn
Lauren Givan
Caroline Martin

VIII. NEW BUSINESS

No new business.

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
JULY 7, 2025, 6:02 P.M.**

IX. ADJOURNMENT

Mayor Hogue adjourned the meeting at 6:26 p.m.

Naomi Hogue, Mayor

Marcy Kilgore, City Clerk

**MINUTES OF THE COWETA CITY COUNCIL TOWN HALL MEETING
JUNE 26, 2025, 5:33 P.M.**

myles.mungle@deq.ok.gov

The members of the Coweta City Council, administrative staff, and the general public assembled for a Town Hall meeting on Thursday, June 26, 2025, at 5:33 p.m. in the Coweta City Hall, 310 S Broadway, Coweta, Oklahoma

COUNCILMEMBERS PRESENT: Naomi Hogue, Joshua Wilburn, Lauren Givan, Jeremy Barnett

COUNCILMEMBERS ABSENT: Caroline Martin

I. CALL TO ORDER

The meeting was called to order by Mayor Hogue

II. ROLL CALL

Councilmembers were present as shown above.

III. DISCUSSION TOPICS

- Request for public input on the Go! Plan to add connectivity to the existing regional trail network, improve pedestrian and bicycle safety, and identify barriers and solutions for pedestrians and bicyclists to safely access their destinations.
- Staff will present information on the Planning Process for the City of Coweta.
- Citizens will have an opportunity to ask questions and voice concerns on topics that relate to the City of Coweta.

Jason Smith stated that over the last three years he has seen an increase in bike traffic and pedestrian traffic near 121st and Hwy 51. He suggested a crosswalk be added to that area and that the stop lights that are at 116th St and Hwy 51 should be put into service. Another suggestion offered by Mr. Smith was to reduce the speed limit on Hwy 51 from 111th St to 131st St.

City Manager Julie Casteen noted that the stop lights at 116th St and Hwy 51 were part of the ODOT domain. She stated she believed once the traffic count reached a certain amount ODOT would be putting them into service.

Jason Smith stated that he had spoken to ODOT who said they are waiting for the City of Coweta to contact them to initiate the lights being placed into service.

Councilmember Lauren Given requested that the City contact ODOT and request a traffic count from 111th St to 121st St area on Hwy 51.

**MINUTES OF THE COWETA CITY COUNCIL TOWN HALL MEETING
JUNE 26, 2025, 5:33 P.M.**

Mayor Houge stated that someone from the City would reach out to ODOT to speak about the lights at 116th St and Hwy 51 and see about the possibility of crosswalks being installed at 121st St and Hwy 51.

Each Director spoke briefly about what is happening in their department and what they hoped to accomplish with the fiscal year 2026 budget.

Community Development Director Carolyn Back discussed the PUD process.

City Attorney Patrick Boulden spoke about the annexation process.

Councilmember Jeremy Barnett asked if the City had been in compliance with the recent annexations.

Patrick Boulden assured everyone that the City had been compliant with the annexations.

Carolyn Back further discussed the annexation process, how city limits fence lines work and upcoming economic growth to the City.

Mayor Hogue spoke about concerns with spot zoning within the City and the importance of staying consistent.

Lauren Givan asked if the recent annexation would allow Coweta Public Schools to get more funding.

Carolyn Back stated that the school district in the recently annexed areas remains part of Broken Arrow's school district. She also stated that cities cannot annex areas outside of their fence lines.

Lauren Givan asked if we have anything in the pipeline that will help funnel people in Coweta instead of Broken Arrow.

Carolyn Back confirmed that yes things are in the works to help attract more people to Coweta. She stated that the fence line helps cities control those types of things and keeps cities from encroaching on other cities.

Lauren Givan stated how important grocery dollars, gas money, and people spending inside Coweta city limits are to our community.

Jeremy Barnett asked if Council could get a copy of the map showing the fence line of Coweta.

Julie Casteen said she could get a copy to the Councilmembers and that the map is also the same as our fire district map.

Jason Smith suggested the City look at the Flood Plain map from FEMA. He stated that several developments around the Woods are having issues with water coming from 101st St and working its way towards 121st St. He continues to say that stormwater is becoming a problem. He asks if the bridge on 121st St was going to be wide enough to handle the stormwater.

**MINUTES OF THE COWETA CITY COUNCIL TOWN HALL MEETING
JUNE 26, 2025, 5:33 P.M.**

Julie Casteen stated that the new bridge will be a three-lane bridge, and the City is actively working on obtaining the right-of-way needed for the wider structure. Once the right-of-way is obtained the project will go out for bids.

XI. ADJOURNMENT

The Town Hall meeting concluded at 7:05 p.m.

Naomi Hogue, Mayor

Marcy Kilgore, City Clerk

From: [Executive Director](#)
To: [Marcy Kilgore](#)
Subject: FW: 2025 Coweta Fall Festival Street Closure Request
Date: Friday, July 25, 2025 11:10:29 AM
Attachments: [image003.png](#)
[image004.png](#)
Importance: High

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Marcy,

I got a reply email from Julie stating she is out of the office until Monday. Therefore, I am forwarding this to you (see below) in the event it needs to be in your hands at city hall before the end of the day today for the next city council agenda.

Thanks so much!



Christy Wheeland
Executive Director

Coweta Chamber of Commerce
115 S. Broadway
Coweta, OK 74429
918-486-2513
executivedirector@cowetachamber.com

www.cowetachamber.com



From: Executive Director
Sent: Friday, July 25, 2025 11:07 AM
To: Julie Casteen <jcasteen@cityofcoweta-ok.gov>
Cc: Melissa Ash <mash@cityofcoweta-ok.gov>; Ron Peterson <rpeterson@cityofcoweta-ok.gov>
Subject: 2025 Coweta Fall Festival Street Closure Request
Importance: High

Julie,

Good morning! On behalf of the Coweta Chamber of Commerce, we would like to request the temporary closure of the following highways/streets for our 50th Annual Coweta Fall Festival:

- State Highway 72/Broadway Street from Chestnut Street to Pecan Street from 12 noon Wednesday, Sept. 10 until 6 a.m. Sunday, Sept. 14.
- Sycamore Street and Cypress Street from State Highway 72/Broadway Street west to Bristow Ave. from 8 a.m. Wednesday, Sept. 10 until 6 a.m. Sunday, Sept. 14. This will allow for food trailers to begin moving in and for carnival ride construction to begin.
- Sycamore Street (Gilbert Way) and Cypress Street from State Highway 72/Broadway Street east to the Alleyway from 12 noon Wednesday, Sept. 10 until 6 a.m. Sunday, Sept. 14.
- Pecan Street from behind Sloat Junior High west to Bristow Ave., Bristow Ave. from Pecan Street to Chestnut Street and Chestnut Street from Bristow Ave. to in front of Coweta Junior High from 10:30 a.m. Saturday, Sept. 13 until after the parade – approximately 12 noon.
- State Highway 72/Broadway Street from Pecan Street to 151st Street on Saturday, Sept. 13 from 6 a.m. until after the car show - approximately 1 p.m.

We appreciate the support of the City of Coweta for this annual celebration that brings tens of thousands of visitors into our community. If you have any questions, please give me a call.

Have a blessed day,



Christy Wheeland
Executive Director

Coweta Chamber of Commerce
115 S. Broadway
Coweta, OK 74429
918-486-2513
executivedirector@cowetachamber.com

www.cowetachamber.com





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: **APPOINTMENT OF JENNIFER CURTIS TO THE COWETA PLANNING COMMISSION AND BOARD OF ADJUSTMENT - ALTERNATE NO. 1**

Date: August 4, 2025

BACKGROUND

The City of Coweta would like to appoint alternates to serve on the Planning Commission and Board of Adjustment in the event a current member may not attend a regularly scheduled meeting due to vacation or other foreseeable reasons. This alternate seat should be appointed by the Mayor and filled by a qualified resident to serve out a three-year term. Each position is reappointed on a three-year term beginning June 1st on a rolling basis. The current Planning Commissioners and Board Members with Terms are:

<u>Members:</u>	<u>Term Expiration:</u>
Jessica Morris	06/01/2026
Joanna Jones	06/01/2027
Donald Vieth	06/01/2027
Linda Dyer	06/01/2028
Kristi Rentie	06/01/2026 (will be stepping down soon due to work schedule changes)

Jennifer Curtis has served on the City of Coweta Planning Commission since June 1, 2024. Her new position as alternate member number 1 for the Planning Commission and Board of Adjustment would expire 06/01/2028.

STAFF RECOMMENDATION

Staff recommends approval of the Mayor's appointment of Jennifer Curtis to serve as alternate member number 1 for the Planning Commission and Board of Adjustment, with the appointment expiring on 06/01/2028.

ATTACHMENTS

None



P.O. BOX 850
COWETA, OK 74429
PH. (918) 486-2189
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Memorandum

To: Honorable Mayor and City Council

From:

Re: **APPOINTMENT OF JOSEPH RENTIE TO THE COWETA PLANNING COMMISSION
AND BOARD OF ADJUSTMENT - ALTERNATE NO. 2**

Date: August 4, 2025

BACKGROUND

The City of Coweta would like to appoint alternates to serve on the Planning Commission and Board of Adjustment in the event a current member may not attend a regularly scheduled meeting due to vacation or other foreseeable reasons. This alternate seat should be appointed by the Mayor and filled by a qualified resident to serve out a three-year term. Each position is reappointed on a three-year term beginning June 1st on a rolling basis. The current Planning Commissioners and Board Members with Terms are:

<u>Members:</u>	<u>Term Expiration:</u>
Jessica Morris	06/01/2026
Joanna Jones	06/01/2027
Donald Vieth	06/01/2027
Linda Dyer	06/01/2028
Kristi Rentie	06/01/2026 (will be stepping down soon due new work responsibilities)

Joseph Rentie served in the military as an Infantry Squad Leader with two overseas deployments. During this time, he gained valuable leadership and decision-making skills while under pressure and with limited information. He has regulatory and safety expertise as a Health, Safety, and Environmental Representative in the oil and gas industry while ensuring compliance with both state and federal standards. Joseph also volunteers as an EMT at a local fire department.

On his application Joseph stated, "As a member of this community, I am willing to step up and be part of something that helps our community grow. As a husband/father raising a family in

Coweta, I have a vested interest in seeing our community thrive".

Joseph's new position as alternate member number 2 for the Planning Commission and Board of Adjustment would expire 06/01/2028.

STAFF RECOMMENDATION

Staff recommends approval of the Mayor's appointment of Joseph Rentie to serve as alternate member number 2 for the Planning Commission and Board of Adjustment, with the appointment expiring on 06/01/2028.

ATTACHMENTS

None



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Memorandum

To: Honorable Mayor and City Council
From: McKay Hale, Assistant City Manager
Re: **RESOLUTION 2025-25 REGARDING BUDGET AMENDMENTS**
Date: August 4, 2025

BACKGROUND

As part of a three-year replacement program developed by the Fire Administration, the department is requesting funds in the amount of \$25,071 to acquire a new Stryker power cot to assist with daily operations.

Additionally, the Community Development department has recently hired an internal building official to fulfill the duties inherent in the building official position. As a result, there is a need in the amount of \$39,785 for a dedicated vehicle to be readily available so that off-site field visits can be conducted and for other administrative uses of staff.

Lastly, an Automatic Aid agreement with the City of Broken Arrow requires an appropriation in the Rural Fire fund of \$30,000 to cover the cost of services provided by the Broken Arrow Fire Department for the remainder of the fiscal year.

STAFF RECOMMENDATION

Staff recommends the adoption of Resolution 2025-25.

ATTACHMENTS

1. 250804-Supplementals Reso 2025-25-Govt

CITY OF COWETA, OKLAHOMA

RESOLUTION 2025-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COWETA, ADOPTING AMENDMENTS TO THE ANNUAL APPROPRIATIONS FOR THE BUDGET OF THE CITY OF COWETA, OKLAHOMA, FOR FISCAL YEAR ENDING JUNE 30, 2026; APPROPRIATING FROM UNENCUMBERED FUND BALANCE \$39,785 FOR A VEHICLE, \$25,071 FOR A POWER COT AND \$30,000 AN AUTO-AID AGREEMENT WITH THE CITY OF BROKEN ARROW.

WHEREAS, the City of Coweta has need for unexpected expenditures that were not appropriated in the adopted budget for fiscal year 2025-2026; and

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

WHEREAS, The Municipal Budget Act allows for budget amendments pursuant to 11 O.S. §17-215(B).

NOW THEREFORE BE IT RESOLVED BY THE COWETA CITY COUNCIL THAT THE FOLLOWING SUPPLEMENTAL APPROPRIATIONS BE MADE:

See the attached EXHIBIT A which is incorporated into this Resolution by reference.

ADOPTED BY THE COWETA CITY COUNCIL ON THIS 4th DAY OF AUGUST, 2025.

Naomi Hogue, Chairman

Approved as to form:

Patrick Boulden, Trust Attorney

ATTEST:

Marcy Kilgore, Trust Secretary

RESOLUTION 2025-25

EXHIBIT A

FUND	ACCOUNT		AMOUNT	REASON FOR EXPENDITURE	FUNDING SOURCE	FUND		REVENUE ACCOUNT
	NUMBER	DESCRIPTION				BALANCE AMOUNT	REVENUE AMOUNT	
Capital Improvement Fund	12-5403.011	Vehicles	\$ 39,785	Vehicle for building official	Fund Balance	\$ 39,785	\$ -	
Total Capital Improvement			<u>\$ 39,785</u>			<u>\$ 39,785</u>	<u>\$ -</u>	
Rural Fire Fund	13-5404.095	Machinery & Equipment	\$ 25,071	Power Cot	Fund Balance	\$ 25,071	\$ -	
Rural Fire Fund	13-5325.095	Contracted Services	\$ 30,000	Auto-Aid Agreement	Fund Balance	\$ 30,000	\$ -	
Total Rural Fire Fund			<u>\$ 55,071</u>			<u>\$ 55,071</u>		
TOTAL ALL GOVERNMENTAL FUNDS			<u>\$ 94,856</u>			<u>\$ 94,856</u>	<u>\$ -</u>	



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Memorandum

To:

From: Julie Casteen, City Manager

Re: **WARD 2 APPOINTMENT**

Date: August 4, 2025

BACKGROUND

Councilmember Caroline Martin recently resigned her seat in Ward 2.

According to State Statute 11 O.S. Section 8-109, the City Council shall appoint a person to fill a vacancy by a majority vote of the remaining members, with that person to serve until the next municipal general election.

Three qualified candidates have applied for the position: Aleah Jones, Donald Vieth, and Rich Spencer (see attached applications). Other candidates may be considered for applications not received by the time the agenda was posted.

STAFF RECOMMENDATION

Staff recommends consideration of the appointment of a person to fill the Ward 2 Councilmember position.

ATTACHMENTS

1. 250717- Aleah Jones- City Council
2. 250717- Donald Vieth- City Council
3. 250719- Rich Spencer- City Council

From: noreply@civicplus.com
To: [Julie Casteen](#); [City Clerk](#)
Subject: Online Form Submittal: Application for Appointment to a City Board or Commission
Date: Thursday, July 17, 2025 7:11:06 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Application for Appointment to a City Board or Commission

Last Name	Jones
First Name	Aleah
Middle Initial	<i>Field not completed.</i>
Suffix	<i>Field not completed.</i>
Street Address	28015 East 150th Place South
Apartment/Unit #	<i>Field not completed.</i>
City	Coweta
State	OK
Zip Code	74429
Phone Number	9188139267
Email	aleahsimpson@gmail.com
Preferred method of contact	Phone
On what Board or Commission are you most interested in serving?	City Council (only available to fill an unexpired term)
Do you reside inside the city limits?	Yes
Which Council Ward do you live in?	Ward 2
Qualifications: (list	-Coweta High School Graduate -Previous experience working for Coweta e911

educational background or experience that would assist you in carrying out the duties of this appointment)

-Customer Service background

Reasons for Serving: (state briefly the contributions you can make to this appointment and your reasons for wanting to serve on the Board or Commission)

Living and working in this area most of my life, I am uniquely acquainted with the infrastructure challenges in the city. Work is being done on the crumbling roadway on 151st, but more work is required.
Having one recent Coweta High School graduate and another child still attending Coweta Schools, it's important to me to make sure the city of Coweta is a great place to grow up.

If desired, you may upload a resume.

Field not completed.

Have you ever been convicted of a felony, or entered a guilty or no contest plea thereto?

No

If yes, please give details of the conviction(s) and explain

Field not completed.

Do you anticipate any conflicts of interest on issues which may be decided by the Board or Commission on which you are interested in serving.

No

Do you currently hold any offices under the laws of the State of Oklahoma? Such offices would include but not be limited to working for a municipality, county, or state.

No

Do you understand that

Yes

attendance and active support is required for each appointee?

Signature

Aleah Simpson Jones

Date

7/17/2025

Applications will be kept on file for 90 days.

This information will become a Public Record.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Julie Casteen](#); [City Clerk](#)
Subject: Online Form Submittal: Application for Appointment to a City Board or Commission
Date: Thursday, July 17, 2025 10:05:37 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Application for Appointment to a City Board or Commission

Last Name	Vieth
First Name	Donald
Middle Initial	<i>Field not completed.</i>
Suffix	<i>Field not completed.</i>
Street Address	218 W. Ash St.
Apartment/Unit #	<i>Field not completed.</i>
City	Coweta
State	OK
Zip Code	74429
Phone Number	6083811403
Email	dwvieth@gmail.com
Preferred method of contact	Email
On what Board or Commission are you most interested in serving?	City Council (only available to fill an unexpired term)
Do you reside inside the city limits?	Yes
Which Council Ward do you live in?	Ward 2
Qualifications: (list	I hold undergraduate degrees in history and mass communications. Plus a graduate degree in Educational

educational background or experience that would assist you in carrying out the duties of this appointment)

Leadership.

My full-time job is an athletic administrator for Northeastern State University in Tahlequah, and yearly we organize over 100 events where we welcome tens of thousands of guests to the campus. We have a close knit relationship with the city government and chamber of commerce on events that not only benefit Northeastern State but the City of Tahlequah and its businesses.

Reasons for Serving: (state briefly the contributions you can make to this appointment and your reasons for wanting to serve on the Board or Commission)

I've lived in the City of Coweta for over a decade and I wanted to be involved more in the community in its functions. I believe serving is the best way to help others to make Coweta a better place than it is already. I am currently serving on the planning commission and would be honored to serve on council.

If desired, you may upload a resume.

Field not completed.

Have you ever been convicted of a felony, or entered a guilty or no contest plea thereto?

No

If yes, please give details of the conviction(s) and explain

Field not completed.

Do you anticipate any conflicts of interest on issues which may be decided by the Board or Commission on which you are interested in serving.

None

Do you currently hold any offices under the laws of the State of Oklahoma? Such offices would include but not be limited to working for a municipality, county, or

No

state.

Do you understand that attendance and active support is required for each appointee? Yes

Signature Donald Vieth

Date 7/17/2025

Applications will be kept on file for 90 days.

This information will become a Public Record.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Julie Casteen](#); [City Clerk](#)
Subject: Online Form Submittal: Application for Appointment to a City Board or Commission
Date: Saturday, July 19, 2025 8:25:08 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Application for Appointment to a City Board or Commission

Last Name	Rich
First Name	Spencer
Middle Initial	<i>Field not completed.</i>
Suffix	<i>Field not completed.</i>
Street Address	302 N Old Main Street
Apartment/Unit #	<i>Field not completed.</i>
City	Coweta
State	OK
Zip Code	74429
Phone Number	9184977894
Email	srich5@att.net
Preferred method of contact	Phone
On what Board or Commission are you most interested in serving?	City Council (only available to fill an unexpired term)
Do you reside inside the city limits?	Yes
Which Council Ward do you live in?	Ward 2
Qualifications: (list	30+ years as a management professional in the Safety, Security, and Environmental Services industries. I've served on and

educational background or experience that would assist you in carrying out the duties of this appointment)

chaired multiple committees.

Reasons for Serving: (state briefly the contributions you can make to this appointment and your reasons for wanting to serve on the Board or Commission)

I love my Coweta community, and I would like to be involved in helping its citizens.

If desired, you may upload a resume.

[SRich.Resume2024.doc](#)

Have you ever been convicted of a felony, or entered a guilty or no contest plea thereto?

No

If yes, please give details of the conviction(s) and explain

Field not completed.

Do you anticipate any conflicts of interest on issues which may be decided by the Board or Commission on which you are interested in serving.

No

Do you currently hold any offices under the laws of the State of Oklahoma? Such offices would include but not be limited to working for a municipality, county, or state.

No

Do you understand that

Yes

attendance and active support is required for each appointee?

Signature Spencer Rich

Date 7/19/2025

Applications will be kept on file for 90 days.

This information will become a Public Record.

Email not displaying correctly? [View it in your browser.](#)

Spencer Rich

302 N Old Main Street, Coweta OK 74429
(918)882-4140 srich5@att.net

Accomplished General Manager/ Security, Safety, & Environmental Services Professional

I have a passion for helping others and being a positive influence to them. Being very detail oriented, I offer extensive management experience, a strong work ethic, and an unwavering desire to obtain my personal/professional goals. I believe great organizations are great due the efforts of people like me who are truly dedicated to their cause, and I'm eager to make a significant contribution. I am a high energy, results-focused team leader with an entrepreneurial spirit. A disciplined, enthusiastic individual with exceptional analytical abilities, who strives to lead the field and perform above stated expectations.

Professional Experience

Senior Security & Safety Manager – Oak View Group -BOK Center & Cox Business Convention Center – Aug 2014 to Present

Oak View Group – the global leader in venue development, management, and premium hospitality services for the live event industry for a collection of world-class owned venues and a client roster that includes the most influential, highest attended arenas, convention centers, music festivals, and performing arts centers on the planet. We manage all facets of both the BOK Center Arena, and the Cox Business Convention Center for the City of Tulsa.

Primary Responsibilities include:

- *Create and implement security & safety policies/procedures for the BOK Center and Cox Business Convention Center.
- *Develop, Maintain, and Implement Emergency Response Plans and act as a liaison with First Responders, local, state, and federal law enforcement to include the FBI, Dept. of Homeland Security, Oklahoma Fusion Center, etc...
- *Responsible for all OSHA and ADA compliance for both facilities, and promoting a positive safety culture in the workplace through providing safety support, advice and direction to managers & supervisors.
- *Coordinate and facilitate Safety Training for entire workforce to include Fire Safety, Weather Safety, General Workplace Safety, CPR/AED/First Aid Training, as well as all other safety training required by OSHA, or our Corporate Partners. I am a certified CPR Instructor.
- *Oversee all Security and Safety operations, including conducting threat assessments, hiring and training security personnel. Procuring, maintaining, and monitoring security cameras, access controls, magnetometers, & all other security and safety related items.

Environmental Services Manager / University of Tulsa – Feb 2013 to Aug 2014

WFF Facility Services – provides custodial and grounds maintenance services to educational facilities throughout the U.S. As the Environmental Services Manager at the University of Tulsa I maintained full operational control for a 24 hour multi-shift workforce of over 75 personnel. We provided every level of custodial support to include basic cleaning services, day porters, and floor care expertise. We utilized both stationary and team cleaning concepts. With over 53 buildings on campus it was my responsibility to maintain strong relationships with a very diverse group of facility managers. I had full profit and loss responsibility, and operated 100% within budget. I worked with multiple vendors to ensure we acquired adequate supplies at competitive rates for the entire campus.

- *Coordinated all Safety, Environmental, and OSHA Compliance/Training for WFF Tulsa.

District Manager/Regional Recruiting and Training Manager – Jan 2011 to Feb 2013

Healthcare Services Group, Inc. – America's leading contract service provider of Housekeeping/Laundry/Dietary/Maintenance Services. As District Manager I supervised all housekeeping and laundry operations for 6 Tulsa area healthcare centers. This included managing 5 environmental services directors, procuring equipment and supplies, maintaining full profit and loss responsibility for each location, and ensuring that our employees adhered to all State and Federal regulations. As Regional Recruiting/Training Manager I recruited and trained management candidates, conducted initial and ongoing training of new management personnel, as well as provided training for front line staff members throughout a multi-state region.

- *Coordinated all Safety, Environmental, and OSHA Compliance/Training for all 6 locations.

Spencer Rich

Independent Insurance Agent – Feb 2009 to Jan 2011

As a licensed insurance agent I worked primarily with Senior Citizens by offering them solutions to help minimize medical expenses, protect acquired assets, and prepare for other life challenges. I marketed Medicare Supplemental, Medicare Advantage Plans, Long Term Care, Hospital Indemnity, Cancer, Life Insurance, and Annuities. This position required a large amount of prospecting, conducting face to face needs analyses, sales presentations, and strong closing skills. I am well versed in conducting sales presentations to large groups as well as to individuals.

Regional Director – Jun 2008 to Feb 2009

Jani-King of Tulsa, Inc. – As regional director of this commercial contract cleaning organization I was intimately involved in the acquisition of new clients through personal sales efforts as well as maintaining and coaching a team of account executives. I supervised all local employees to include our sales, operations, and administrative departments, maintained all budget controls to include full profit and loss responsibility, as well as acquired new investors for our franchise opportunities.

Insurance Agent – Jun 2006 to Jun 2008

Knights of Columbus – A family fraternal charitable organization which offers Life Insurance, Retirement Investments, and Long Term Care Insurance to its members. I conducted personal needs assessments for our members, made recommendations based on the client's specific financial needs and closed the sale. I made group presentations to members and their spouses covering various topics in the financial market to procure leads for future sales presentations.

*Agent of the month – State of Oklahoma – Aug. 06, Oct. 06, May 07, July 07, Nov. 07, Apr. 08, Jun 08.

General Manager - Feb 2005 to Apr 2006

Trader Publishing Company d.b.a. AutoTrader Magazines – Greenville, South Carolina/Tulsa, OK
The Nation's largest firm devoted to classified and photo guide publications. We published over 700 magazines nationally and operated over 70 websites designed to bring buyers and sellers together until the company was sold and divided into 4 separate companies in 2006. I directly supervised 5 department managers with responsibility to over 60 staff members. 15 of which were Business to Business Salespeople.

*Promoted from a \$2 million annual operation in SC to a \$7.6 million annual operation in OK.

* Coordinated all Safety, Environmental, DOT, and OSHA Compliance/Training for our location.

General Manager - Aug 2002 to Dec 2004

National Service Industries d.b.a. National Linen Service – Greenville, South Carolina - one of the oldest and largest linen rental service companies in the U.S. until acquired by the AlSCO Corporation. We specialized in providing Healthcare and Hospitality linen service, as well as restroom and dust control products to a variety of customers. I maintained full operational and financial responsibility. I directly supervised our sales force, as well as Service and Administrative department managers.

*Worked closely with Labor Unions and our internal Human Resources to resolve employee issues.

* Coordinated all Safety, Environmental, DOT, and OSHA Compliance/Training for our location.

Market Sales Manager - Jan 2000 to May 2002

Omni Services, Inc. dba rus Uniform Service -Tulsa, Oklahoma - one of the largest rental uniform companies and Industrial Launderers in the world with over 90 locations in the U.S. when it was acquired by the Cintas Corporation in May 2002. I started as an Outside Sales Representative and was promoted to Sales Manager after only 5 months. National Sales Manager of the Quarter award 2 times.

Spencer Rich

President/Owner - Feb 1990 to Jan 2000**Rich Enterprises** - Muskogee, Oklahoma, and Bartlesville, Oklahoma

Rich Enterprises was a retail distribution center of household and commercial quality Rainbow cleaning equipment and supplies. Specializing in retail and commercial sales our annual sales surpassed our goals consistently for 8 years. The company is also the primary service and repair center for the N.E. OK area.

- * Full Profit and Loss responsibility.

- * Managed all sales activity and recruiting efforts in a 7 county territory in N.E. OK.

- * Supervised all aspects of business operations.

EDUCATION

Oklahoma State University

Aug. 1989 - May 1990

Tulsa Community College

Jan. 1988 - May 1989

Northeastern State University

Aug. 1987 - Dec. 1987

MILITARY SERVICE**U.S. Army/U.S. Army Reserves**

Apr. 1987 - Apr. 1995

95th Infantry Division

Completed Basic Training and Advanced Individual Training at Ft. Leonard Wood, Missouri. Served as a Combat Engineer, Infantry Specialist, Heavy Equipment Operator specializing in Cranes and Forklifts, as well as a Warehouse and Materials Management Specialist prior to joining the 95th Infantry Drill Sergeant Unit. Honorably discharged in April 1995.



P.O. BOX 850
COWETA, OK 74429
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www.cityofcoweta-ok.gov

Memorandum

To: Honorable Mayor and City Council
From: Julie Casteen, City Manager
Re: **BID PROCESS FOR PUBLIC SAFETY BUILDINGS**
Date: August 4, 2025

BACKGROUND

The architectural design work for both the Police station and Fire station is 90% complete.

Flintco is in the process of preparing the bid specifications for both projects and expects to be ready to go out to bid in a few weeks.

STAFF RECOMMENDATION

Staff requests approval to direct Flintco to solicit bids for the Police station and the Fire Station.

ATTACHMENTS

None



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www.cityofcoweta-ok.gov

Memorandum

To:

From: Julie Casteen, City Manager

Re: **LEASE OF PUBLIC SAFETY FACILITIES**

Date: August 4, 2025

BACKGROUND

Local business owner Ricky Beene, Sr., has approached the City about constructing one or more build-to-suit public safety facilities to be leased to the City under a long-term lease arrangement.

One proposal is for Fire Station No. 2, which could include public amenities such as a splash pad and a public park.

The second proposal is for a 911 Emergency Communications Center to 911 Communications Officers.

While the proposals are appealing, the financial feasibility of the proposals are a concern.

STAFF RECOMMENDATION

Staff requests direction from the City Council on how to proceed with the proposals.

ATTACHMENTS

1. Proposal Fire Station 072225
2. Proposal for 911 Call Center 072225

PROPOSAL TO THE CITY OF COWETA
Build-to-Suit Fire Station Lease
Submitted by Kay Sullivan

Date: July 21, 2025
To: City Manager and Coweta City Council
From: Ricky Beene Sr.

RE: Build-to-Suit Fire Station at Oneta Rd & 121st – Lease Proposal

Dear City of Coweta Officials,

I am pleased to present this proposal for a **build-to-suit lease** of a new, custom-designed **fire station facility**, strategically located at the **northeast corner of Oneta Road and 121st Street South** in Coweta, Oklahoma. The project will be developed by the landlord, **Ricky Beene Sr.**, and is designed to meet the operational, safety, and community service needs of the Coweta Fire Department, while also enhancing the surrounding area with public-use features.

Project Overview

- **Facility Type:** Custom Fire Station (Build-to-Suit)
 - **Size:** Approx. 3,000 sq. ft. steel-frame structure
 - **Land Area:** Sufficient for station operations, staff parking, and equipment maneuvering
 - **Public Amenities Included:**
 - A **splash pad** for community use
 - A **walkable public park** adjacent to the fire station
-

Key Features

- Three (3) full-size apparatus bays, with reinforced concrete entry and drive areas
- “Cancer room” with independent HVAC ventilation
- Six (6) private bunk rooms with desks
- Living room and full kitchen space, designed to accommodate up to six firefighters
- Office space for station management (doubling as a sleeping quarter)
- Facility designed to current NFPA and municipal standards
- Utilities and site improvements included
- Dedicated acreage for fire station and park development, all owned by the landlord

Lease Terms

- **Landlord:** Ricky Beene Sr.
- **Tenant:** City of Coweta (Fire Department)
- **Location:** Corner of Oneta Rd and 121st Street S, Coweta, OK
- **Rent:** \$19,000 to \$25,000 per month (Triple Net Lease) Based on final drawing
- **Lease Term:** 25 years, with two 5-year extension options
- **Annual Escalator:** 3% annually
- **Land & Site Improvements:** Included in lease
- **TI Allowance:** All tenant build-out requirements met through design collaboration
- **Estimated Delivery:** Within 14-16 months of lease execution. City buildings will take priority to Ricky Beene in this project with hopes of completing sooner.
- **Prepays:** 1st months rent and last 6 months of the lease
- **Deposit:** 3 months rent

Community Value

This proposal represents a unique opportunity to not only fulfill a critical public safety infrastructure need but also to offer a **multi-use community space** through the addition of a walkable park and splash pad. The location provides **immediate access to key arterial roads** and positions Coweta for future growth with a modern, efficient emergency response facility.

Next Steps

We welcome the opportunity to engage with city officials and the Coweta Fire Department to refine the building program, align on design expectations, and initiate next steps toward site planning and final lease execution.

Should the City approve this concept, we are prepared to proceed with formal architectural planning and a full development timeline.

Respectfully submitted,
Kay Sullivan
Chinowth & Cohen Realtor
Ksullivan@cctulsa.com
918.924.2405

Ricky Beene

Ricky Beene Sr.

dotloop verified
07/22/25 5:10 PM CDT
YNOM-HGJI-FRFK-2JEZ

PROPOSAL TO THE CITY OF COWETA
Build-to-Suit 911 Emergency Communications Center
Submitted by Kay Sullivan

Date: July 20, 2025
To: City Manager and Coweta City Council
From: Ricky Beene Sr.

RE: Proposal for Build-to-Suit 911 Call Center Facility – Lease Agreement

Dear City Officials,

I respectfully submit this proposal for a **build-to-suit lease agreement** for a new **911 Emergency Communications Center** to serve the citizens of Coweta and the surrounding region. This facility will be located **near the northeast corner of Oneta Road and 121st Street**, positioned strategically close to the proposed fire station while operating as a **standalone mission-critical building** on separately dedicated land.

Facility Overview

- **Facility Type:** 911 Call Center + Living Quarters (Build-to-Suit)
- **Total Size:** Approximately **3,300 square feet**
 - ~1,800 sq ft 911 dispatch/operational space
 - ~1,500 sq ft living quarters for 24/7 personnel
- **Location:** Near Oneta Rd & 121st St, Coweta, OK (adjacent but separate from fire station)

Key Facility Features

- Central **Dispatch Control Room** (~475 sq ft) designed as a **reinforced tornado-safe shelter**
- Dedicated **IT Equipment Room** and **Battery Backup Gear Room**
- Secured **Dispatch Vestibule** and adjacent **Conference/Training Room**
- Two **redundant HVAC systems**, dual **fiber-based internet systems**, and **independent backup power and water systems** for maximum uptime
- **Sleeping quarters, kitchen, and restroom facilities** for 24-hour staffing
- Designed for high durability, communications infrastructure, and emergency response compliance
- Developed as a **turnkey, code-compliant facility** in coordination with the City's specifications

Lease Terms

- **Landlord:** Ricky Beene Sr.
- **Tenant:** City of Coweta (911 Operations)
- **Location:** Near Oneta Rd & 121st St, Coweta, OK
- **Rent:** \$17,000-\$23,000 (Triple Net Lease) Based on final drawing
- **Lease Term:** 25 years, with two 5-year extension options
- **Annual Escalation:** 3% annually
- **Land Included:** Yes — site fully dedicated to this facility
- **Public Infrastructure & Utilities:** Landlord provided
- **Delivery Timeline:** Within 14–16 months of lease execution
- **Prepaid Rent:** First’s month rent and Last 6 months of the lease
- **Deposit:** 3 month’s rent

Public & Operational Benefit

This build-to-suit 911 Call Center will serve as the **communications hub for public safety operations** in Coweta. By designing the facility specifically for this purpose, the City gains:

- Redundancy and resiliency in emergency response systems
- Staff accommodations that support 24/7 operations
- Proximity to the fire station without operational dependency
- Long-term savings by avoiding retrofit costs or relocation limitations

Next Steps

Upon approval from the City of Coweta, I will coordinate directly with city staff, architects, and emergency services leadership to finalize the programming, design, and site layout in accordance with local and state requirements.

We look forward to partnering with the City to build a critical infrastructure asset that supports public safety and Coweta’s continued growth.

Respectfully submitted,
Kay Sullivan
Chinowth & Cohen Realtor
Ksullivan@cctulsa.com
918.924.2405

Ricky Beene

Ricky Beene Sr.

dotloop verified
07/22/25 5:09 PM CDT
OMFH-RAPC-L4PH-QYXM



QUOTATION FORM

THIS FORM IS TO BE COMPLETED FOR ALL PURCHASES BETWEEN \$2,500 and \$24,999.00
(PURCHASES \$25,000 AND ABOVE REQUIRE COMPETITIVE BIDDING)

DATE: 7/28/2025

Person Completing the Request: Woodward Description of Goods or Services:

CHECK ONE OF THE FOUR BOXES BELOW:

1. This purchase is being made through a purchasing cooperative agreement.

Coop name: _____

2. This purchase is being made through a State of Oklahoma Contract

OK Contract Number: _____

3. This purchase is being designated as "sole source" (must attach documentation for review)

4. This purchase requires three quotations (Email or Fax preferred) – provide information below

Vendor #1 Name: Osage Ambulances

Vendor Billing Address: 1621 Paddlewheel Circle Jefferson City, MO 65109

Vendor Phone: 972-839-4297

Quoted Price with freight or other fees: 25,871.26

Vendor #2 Name: Stryker

Vendor Billing Address: 21343 Network Place Chicago, IL 60673

Vendor Phone: 405-550-8227

Quoted Price with freight or other fees: 30,406.83

Vendor #3 Name: Boundtree Medical (c/fwb)

Vendor Billing Address: 23537 Network Place Chicago, IL 60673

Vendor Phone: 405-823-0321

Quoted Price with freight or other fees: 22,059.99

Bu Wall 7/28/2025
Signature Date

ATTACH ALL DOCUMENTATION WITH THIS FORM TO YOUR PURCHASE ORDER REQUEST; IF YOU ARE UNABLE TO OBTAIN THREE QUOTES, COMPLETE REVERSE SIDE DOCUMENTING ATTEMPTS MADE



EMERGENCY SERVICES SUPPLY

1621 Paddlewheel Cir
Jefferson City, MO 65109

DATE: 06/16/2025
ESTIMATION TO: City of Coweta Fire
DELIVERY LOCATION: Coweta, OK or Osage plant (TBD)
EST. DELIVERY TIME: As needed
PAYMENT: Net on delivery

STRYKER POWER PRO XT COT - - - - - \$25,871.26

Please let me know of any questions.

Thank you for your business.

Trent Ward
ESS
972-839-4297
trenttdward@aol.com



Coweta - Power System - 02132025

Quote Number: 11068345

Remit to: Stryker Sales, LLC
21343 NETWORK PLACE
CHICAGO IL 60673-1213
USA

Version: 1

Prepared For: COWETA FIRE DEPT AMB
Attn:

Rep: Blake Slavonic
Email: blake.slavonic@stryker.com
Phone Number:

Quote Date: 02/13/2025

Expiration Date: 05/14/2025

Delivery Address		Sold To - Shipping		Bill To Account	
Name:	COWETA FIRE DEPT AMB	Name:	COWETA FIRE DEPT AMB	Name:	COWETA FIRE DEPT AMB
Account #:	20160780	Account #:	20160780	Account #:	20160780
Address:	214 N BROADWAY	Address:	214 N BROADWAY	Address:	214 N BROADWAY
	COWETA		COWETA		COWETA
	Oklahoma 74429-2602		Oklahoma 74429-2602		Oklahoma 74429-2602

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	639005550001	MTS POWER LOAD	1	\$31,325.72	\$31,325.72
2.0	650605550003	6506 MTS PWRPRO COT HIGH CNFIG	1	\$30,406.83	\$30,406.83
3.0	6500033000	SMRT Pak	2	\$384.59	\$769.18
4.0	6500201000	SMRT Charger	1	\$943.50	\$943.50
Equipment Total:					\$63,445.23

Trade In Credit:

Product	Description	Qty	Credit Ea	Total Credit
---------	-------------	-----	-----------	--------------

Price Totals:

Estimated Sales Tax (0.000%):	\$0.00
Freight/Shipping:	\$802.42
Grand Total:	\$64,247.65

Prices: In effect for 30 days

- XPS Siderails
- Steer-Lock

[Read less ^](#)

Ordering Options

Specifications

Accessories

 Add To Supply List

0 Total Items Selected

Add To Cart

Item #: 4670-STR6506-R



Stryker Power-PRO XT Ambulance Cot Model 6506, Recertified

By: MASTER MEDICAL EQUIPMENT

[Log In For Availability](#)

Compare

Your price: [Log in](#) EA
List Price: \$22,059.99

-	0	+
---	---	---

 Add To Supply List

0 Total Items Selected

Add To Cart



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 - ANNEXATION FOR E. 101ST STREET AND S. 273RD E. AVENUE
- COWETA NORTH**

Date: August 4, 2025

BACKGROUND

This city-initiated annexation is anticipating long-term growth for the City of Coweta focusing on future recruitment of large commercial developers desiring to build and operate in Coweta. The location of the proposed annexed land is strategic based on the future Muskogee Turnpike connection to SH-51 within the city limits of Coweta.

Please see the attached Municipal Services Plan for the Coweta North Annexation for more detailed information on the plan to provide services for the newly annexed boundary area.

Staff spoke directly with the following department directors pertaining to the availability to serve this proposed annexation area.

Fire Chief Woodward Comments:

Municipal fire and municipal EMS protection already serve this area and will continue to serve this area after annexation.

Police Chief Bell Comments:

Municipal police protection, municipal animal control services, and municipal code enforcement will have the capacity to serve this area after annexation.

Public Works Director - Site Visit Comments:

Street Conditions

The first portion of E.101st Street passing the National Guard needs a lot of work done. It is very deteriorated. It will cost the city a lot to just maintain it. There are several potholes already that need to be addressed immediately upon annexation.

On the other hand, the first part of 273rd E. Avenue is drivable, but will need overlay in the near future.

That being said, and not knowing if this will be a future development, it would be a good opportunity to ask new developers to do half-street improvements to improve the infrastructure,

We can do maintenance to get it in a drivable condition, but with the heavy National Guard vehicles coming in and out, we will be very busy patching this road.

Community and Economic Development Comments:

We are in the process of updating our Subdivision Regulations which will address the need for additional fees the City previously has not charged for that shall require the subdivider to be responsible for the actual cost of engineering review, attorney review, construction inspection (contracted or performed by city personnel), materials testing, and other direct costs the City of Coweta may incur related to the review, inspection, and acceptance of plats, covenants, and infrastructure.

The Planning Commission is currently reviewing the proposed Subdivision Regulations and tentatively plans to have its recommendations presented by city staff to the City Council at the September 8, 2025 meeting.

Engineering:

Water

With regard to water service in the territory to be annexed, a large portion of the property described below is currently being served by existing rural water district(s). As such, the availability of municipal water service to the territory to be annexed is not legally feasible at this time.

Sanitary Sewer

With regard to sanitary sewer service in the territory to be annexed, a large portion of the property described below currently either receives septic sewer service or does not require sewer service due to the nature of the current land use. As it becomes economically feasible due to the extension of municipal sewer services to other areas within the current municipal boundaries, extension of municipal sewer services to the territory to be annexed will be considered.

This annexation is a long-term plan for the City of Coweta.

STAFF RECOMMENDATION

ATTACHMENTS

1. Annexation Exhibit and Legals
2. Municipal Services Plan for Coweta North Annexation Final



**PROPOSED PLAN TO EXTEND MUNICIPAL SERVICES
TO TERRITORY TO BE ANNEXED**

Pursuant to 11 O.S. § 21-103(D), municipal services and utilities shall be made available to the territory to be annexed as follows:

Effective immediately upon the effective date of the annexation of the property described below, the annexed property will receive municipal fire protection, and municipal EMS protection from the City of Coweta at no additional cost to the property owners within the annexed territory. Because the City of Coweta has already been providing such services to portions of the annexed territory, the City does not anticipate an increase in costs to serve the annexed territory at this time.

Effective immediately upon the effective date of the annexation of the property described below, the annexed property will receive municipal police protection, municipal animal control services, and municipal code enforcement.

Effective immediately upon the effective date of the annexation of the property described below, the City of Coweta will assume responsibility for the ongoing maintenance of roads within the annexed area for those roads that have been previously and formally adopted and maintained by the Wagoner County Board of Commissioners.

Effective immediately upon the effective date of the annexation of the property described below, individuals whose residences are located within the annexed area shall be residents of the City of Coweta.

With regard to water service in the territory to be annexed, a large portion of the property described below is currently being served by existing rural water district(s). As such, the availability of municipal water service to the territory to be annexed is not legally feasible at this time. Property owners in the territory to be annexed will continue to receive water service from their current providers or private wells.

With regard to sanitary sewer service in the territory to be annexed, a large portion of the property described below currently either receives septic sewer service or does not require sewer service due to the nature of the current land use. The same is true of a large portion of property located within the current municipal boundaries of the City of Coweta. As such, property owners in the territory to be annexed will continue to receive septic sewer service. As it becomes economically feasible due to the extension of municipal sewer services to other areas within the current municipal boundaries, extension of municipal sewer services to the territory to be annexed will be considered.

With regard to solid waste collection in the territory to be annexed, property owners within the annexed territory are currently served by private companies that provide solid waste services. Accordingly, pursuant to 11 O.S. § 22-105.1, property owners within the territory to be annexed may continue to contract with those private companies to provide such solid waste services. The City of Coweta will extend its solid waste service area to include the territory to be annexed so that municipal solid waste collection services are also

available in the annexed territory. Property owners in the territory to be annexed who do not currently receive solid waste collection services and who desire to receive such services, will be provided municipal solid waste collection services at the rates provided to all City of Coweta residents.

The territory to be annexed is described as follows:

Legal Description of the Territory Annexed

Tract 1:

A tract of land in the Northeast Quarter (NE/4) of Section Twenty-Six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, at the Northwest corner of said NE/4 of Section 26; Thence 685ft South along the section line; Thence East 470 feet; Thence North 185 feet; Thence East 290 feet; Thence North 335 feet and West 820 feet along the property lines less that part of the Oklahoma Turnpike Authority (recorded in Book 365 at Page 195) to the point of beginning.

Tract 2:

Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) less that part of the Oklahoma Turnpike Authority (recorded in Book 365 at Page 195) and Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) and West Half (W/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of Section Twenty-Six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Tract 3:

Northeast Quarter (NE/4) of Northeast Quarter (NE/4) of Section Twenty-Six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the US Government Survey thereof, less Turnpike.

Tract 4:

North Half of the Southeast Quarter of the Northeast Quarter, LESS AND EXCEPT Turnpike right of way and East Half of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of Section Twenty-Six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Tract 5:

The North 185.00 Feet of the East 235.46 feet of the South Half of the South Half of the Northeast Quarter of Section Twenty-Six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Tract 6:

South Half of the South Half of the Northeast Quarter LESS North 185 feet of East 235.46 feet thereof in Section Twenty-Six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United States Government Survey thereof.

The afore-described tracts of land create a perimeter being described as follows.

A tract of land lying in the Northeast Quarter of Section 26, Township 18 North, Range 15 East of the Indian Meridian, Wagoner County, Oklahoma being more particularly described as follows:

BEGINNING at the southeast corner of said Northeast Quarter;

THENCE South 89°00'16" West, along the south line of said Northeast Quarter and the south line of that certain General Warranty Deed recorded in Book 2602, Page 136 a distance of 2,636.90 feet to the southwest corner of said General Warranty Deed and the southwest corner of said Northeast Quarter;

THENCE North 01°24'39" West, along the west line of said Northeast Quarter and the west line of that certain General Warranty Deed recorded in Book 2602, Page 136 and General Warranty Deed recorded in Book 889, Page 656 and Corrective Deed of Consolidation recorded in Book 2824, Page 456 a distance of 2,638.04 feet to the northwest corner of said Corrective Deed of Consolidation and the northwest corner of said Northeast Quarter;

THENCE North 88°57'08" East, along the north line of said Corrective Consolidation Deed and said line extended and the north line of said Northeast Quarter, a distance of 768.26 feet to a point on the present westerly right of way line of the Muskogee Turnpike as established by that certain Oklahoma Turnpike Authority Highway Easement Case No. 14895 JEJ MU-194;

THENCE South 60°32'45" East, along said westerly right of way line of said Muskogee Turnpike Case No. 14895 and Case No. 14900, a distance of 2,174.93 feet to a point on the east line of said Northeast Quarter;

THENCE South 01°28'26" East, along said east line, a distance of 1,536.52 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 5,925,606 square feet or 136.0332 acres, more or less.

The Oklahoma State Plane Coordinate System (NAD 83-North Zone) using North 01°28'26" West along the east line of the Northeast Quarter (NW/4) of Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian was used as the basis of bearings for this description.



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 905 - ANNEXATION FOR E. 101ST STREET AND S. 273RD E AVENUE - COWETA NORTH**

Date: August 4, 2025

BACKGROUND

This city-initiated annexation is anticipating long-term growth for the City of Coweta focusing on future recruitment of large commercial developers desiring to build and operate in Coweta. The location of the proposed annexed land is strategic based on the future Muskogee Turnpike connection to SH-51 within the city limits of Coweta.

Please see the attached Municipal Services Plan for the Coweta North Annexation for more detailed information on the plan to provide services for the newly annexed boundary area.

Staff spoke directly with the following department directors pertaining to the availability to serve this proposed annexation area.

Fire Chief Woodward Comments:

Municipal fire and municipal EMS protection already serve this area and will continue to serve this area after annexation.

Police Chief Bell Comments:

Municipal police protection, municipal animal control services, and municipal code enforcement will have the capacity to serve this area after annexation.

Public Works Director - Site Visit Comments:

Street Conditions

The first portion of E.101st Street passing the National Guard needs a lot of work done. It is very deteriorated. It will cost the city a lot to just maintain it. There are several potholes already that need to be addressed immediately upon annexation.

On the other hand, the first part of 273rd E. Avenue is drivable, but will need overlay in the near future.

That being said, and not knowing if this will be a future development, it would be a good opportunity to ask new developers to do half-street improvements to improve the infrastructure,

We can do maintenance to get it in a drivable condition, but with the heavy National Guard vehicles coming in and out, we will be very busy patching this road.

Community and Economic Development Comments:

We are in the process of updating our Subdivision Regulations which will address the need for additional fees the City previously has not charged for that shall require the subdivider to be responsible for the actual cost of engineering review, attorney review, construction inspection (contracted or performed by city personnel), materials testing, and other direct costs the City of Coweta may incur related to the review, inspection, and acceptance of plats, covenants, and infrastructure.

The Planning Commission is currently reviewing the proposed Subdivision Regulations and tentatively plans to have its recommendations presented by city staff to the City Council at the September 8, 2025 meeting.

Engineering:

Water

With regard to water service in the territory to be annexed, a large portion of the property described below is currently being served by existing rural water district(s). As such, the availability of municipal water service to the territory to be annexed is not legally feasible at this time.

Sanitary Sewer

With regard to sanitary sewer service in the territory to be annexed, a large portion of the property described below currently either receives septic sewer service or does not require sewer service due to the nature of the current land use. As it becomes economically feasible due to the extension of municipal sewer services to other areas within the current municipal boundaries, extension of municipal sewer services to the territory to be annexed will be considered.

This annexation is a long-term move for the City of Coweta.

STAFF RECOMMENDATION

Staff recommends the adoption of Ordinance 905 with an emergency clause.

ATTACHMENTS

1. 20250804 Turnpike Connection Annexation Ordinance with Exhibit A
2. Municipal Services Plan for Coweta North Annexation Final

CITY OF COWETA, OKLAHOMA

ORDINANCE NO. 905

AN ORDINANCE OF THE CITY OF COWETA, OKLAHOMA; ANNEXING TERRITORY LYING IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, INTO THE CORPORATE LIMITS OF THE CITY OF COWETA, OKLAHOMA; DESCRIBING THE ANNEXED TERRITORY BY LEGAL DESCRIPTION IN THIS ORDINANCE, AND BY A MAP WHICH IS ATTACHED AS EXHIBIT “A”; PROVIDING THAT THE TERRITORY SHALL BE SUBJECT TO THE JURISDICTION, CONTROL, AND ORDINANCES OF THE CITY; DIRECTING CERTAIN REQUIRED NOTIFICATIONS; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

Whereas, on July 7, 2025, the Coweta City Council initiated procedures for it to consider the annexation of certain territory into the Coweta city limits, pursuant to title 11 Oklahoma Statutes, Subsection 21-103.D; and

Whereas, the subject territory is generally described as 136 acres, more or less, located south of East 101st Street, north of East 106th Street, east of 264th East Avenue, west of 273rd East Avenue, and bordering State Highway 351 (the Muskogee Turnpike) to the southwest, all lying within the Northeast Quarter of Section 26, Township 18-North, Range 15-East of the Indian Base and Meridian, within Wagoner County; as more particularly described in the legal description below and depicted in the map attached as Exhibit “A”; and

Whereas, Title 11 Oklahoma Statutes, Subsection 21-103.D authorizes the City Council to annex any territory adjacent or contiguous to the City on its own initiative subject to public notice and a public hearing on the proposed annexation; and

Whereas, in accord with Title 11 Oklahoma Statutes, Subsection 21-103.D, before the City Council conducted a hearing on this requested annexation it caused to be published and mailed a notice describing the boundaries of the territory requested to be annexed and stating that on Monday, August 4, 2025, at 6:00 p.m., in Coweta City Hall, 310 South Broadway, Coweta, OK 74429 the City Council would conduct a public hearing on the question of annexing the territory; and

Whereas, the described notice to (1) all owners of property proposed to be annexed as shown by the current year’s ownership rolls in the office of the Wagoner County Treasurer, (2) to the Oklahoma Department of Transportation, and (3) to the Sales and Use Tax Division of the Oklahoma Tax Commission, was mailed by first-class mail, on Wednesday, July 16, 2025, in accordance with Title 11 Oklahoma Statutes, Subsection 21-103.D; and by certified mail to every person who owns a parcel of land of five (5) acres or more used for agricultural purposes and to the Wagoner County Board of Commissioners; and

Whereas, the described notice was published in a legal newspaper of general circulation in the territory sought to be annexed on Wednesday, July 16, 2025, which was within fourteen (14) days following the date the City Council directed the notice to be published and the Council's hearing this annexation on August 4, 2025 was no earlier than fourteen (14) days nor more than thirty (30) days following the publication and mailing of the required notice; and

Whereas, a service plan for the extension of City services within the territory to be annexed, including, but not limited to, water, sewer, fire protection, law enforcement services and the cost of those services appropriate to the annexed territory was made available for public inspection at Coweta City Hall, 310 South Broadway, Coweta, OK 74429 on and after Wednesday, July 16, 2025; and

Whereas, the territory requested to be annexed is within the previously annexed fence line of the City of Coweta, which was established with the expectation that lands within that fence line would be annexed into the Coweta city limits; and

Whereas, the existing city limits of the City of Coweta, Oklahoma, abuts, adjoins and is contiguous to the 136.03 acres proposed to be annexed, and the City Council has expressed its desire that the annexed territory be joined with the Coweta community, so it may contribute to its economic development, and enjoy the municipal services it can provide; and

Whereas, it is the desire of the City Council to annex the above-described territory and extend the boundaries of the City of Coweta to include this territory within its corporate limits.

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

Section 1. Upon the conclusion of the Coweta City Council's public hearing on the question of annexation of the described territory held on Monday, August 4, 2025, at 6:00 p.m., in Coweta City Hall, 310 South Broadway, Coweta, OK 74429, the following territory which is adjacent to, abutting and contiguous to the present corporate limits of the City of Coweta, shall be and is now annexed into the corporate limits of the City of Coweta, Oklahoma:

Legal Description of the Territory Annexed

A tract of land lying in the Northeast Quarter of Section 26, Township 18 North, Range 15 East of the Indian Meridian, Wagoner County, Oklahoma being more particularly described as follows:

BEGINNING at the southeast corner of said Northeast Quarter;

THENCE South 89°00'16" West, along the south line of said Northeast Quarter and the south line of that certain General Warranty Deed recorded in Book 2602, Page 136 a distance of 2,636.90 feet to the southwest corner of said General Warranty Deed and the southwest corner of said Northeast Quarter;

THENCE North 01°24'39" West, along the west line of said Northeast Quarter and the west line of that certain General Warranty Deed recorded in Book 2602, Page 136 and General Warranty Deed recorded in Book 889, Page 656 and Corrective Deed of Consolidation recorded in Book 2824, Page 456 a distance of 2,638.04 feet to the northwest corner of said Corrective Deed of Consolidation and the northwest corner of said Northeast Quarter;

THENCE North 88°57'08" East, along the north line of said Corrective Consolidation Deed and said line extended and the north line of said Northeast Quarter, a distance of 768.26 feet to a point on the present westerly right of way line of the Muskogee Turnpike as established by that certain Oklahoma Turnpike Authority Highway Easement Case No. 14895 JEJ MU-194;

THENCE South 60°32'45" East, along said westerly right of way line of said Muskogee Turnpike Case No. 14895 and Case No. 14900, a distance of 2,174.93 feet to a point on the east line of said Northeast Quarter;

THENCE South 01°28'26" East, along said east line, a distance of 1,536.52 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 5,925,606 square feet or 136.0332 acres, more or less.

Section 2. The above-described territory now annexed is depicted on the map attached as Exhibit "A", which is incorporated by reference and made a part of this ordinance and any discrepancies between the map and the legal description shall be controlled by the legal description.

Section 3. In accord with Coweta City Code Section 12-4-4, the territory annexed by this ordinance shall be assigned and zoned as an Agriculture (AG) zoning district, which corresponds to that which existed prior to its annexation.

Section 4. The Coweta City Council Ward Plan Map established by Ordinance No. 863, effective November 7, 2022, as amended by Ordinance No. 891, effective December 2, 2024, and further amended by Ordinance No. 900, effective June 2, 2025, is now amended to include the territory annexed by this ordinance as within City Council Ward 4.

Section 5. The Mayor shall file or cause to be filed and recorded a duly certified copy of this ordinance, together with an accurate map of the annexed territory, in the office of the Wagoner County Clerk and with the Ad Valorem Division of the Oklahoma Tax Commission. The record in the office of the County Clerk shall be conclusive evidence of this annexation. (Title 11 Oklahoma Statutes, Section 21-112.)

Section 6. All laws and ordinances of the City of Coweta shall be and the same are now declared to be in effect within the territory annexed by this ordinance.

Section 7. Severability Clause. That if any part or parts of this ordinance are deemed unconstitutional, invalid, or ineffective for any reason, the remaining portions shall not be affected and shall remain in full force and effect.

Section 8. Emergency Clause. That for the immediate preservation of the peace, health and safety of the City of Coweta, Oklahoma, its inhabitants, and more particularly to immediately provide municipal services to the territory annexed, an emergency is now declared to exist and for this reason this ordinance shall become operative and go into effect immediately upon its passage and approval.

PASSED AND APPROVED by the Coweta City Council on this 4th day of August 2025.

Naomi Hogue, Mayor

Attest:

Marcy Kilgore, City Clerk

Approved:

Patrick T. Boulden, City Attorney



**PROPOSED PLAN TO EXTEND MUNICIPAL SERVICES
TO TERRITORY TO BE ANNEXED**

Pursuant to 11 O.S. § 21-103(D), municipal services and utilities shall be made available to the territory to be annexed as follows:

Effective immediately upon the effective date of the annexation of the property described below, the annexed property will receive municipal fire protection, and municipal EMS protection from the City of Coweta at no additional cost to the property owners within the annexed territory. Because the City of Coweta has already been providing such services to portions of the annexed territory, the City does not anticipate an increase in costs to serve the annexed territory at this time.

Effective immediately upon the effective date of the annexation of the property described below, the annexed property will receive municipal police protection, municipal animal control services, and municipal code enforcement.

Effective immediately upon the effective date of the annexation of the property described below, the City of Coweta will assume responsibility for the ongoing maintenance of roads within the annexed area for those roads that have been previously and formally adopted and maintained by the Wagoner County Board of Commissioners.

Effective immediately upon the effective date of the annexation of the property described below, individuals whose residences are located within the annexed area shall be residents of the City of Coweta.

With regard to water service in the territory to be annexed, a large portion of the property described below is currently being served by existing rural water district(s). As such, the availability of municipal water service to the territory to be annexed is not legally feasible at this time. Property owners in the territory to be annexed will continue to receive water service from their current providers or private wells.

With regard to sanitary sewer service in the territory to be annexed, a large portion of the property described below currently either receives septic sewer service or does not require sewer service due to the nature of the current land use. The same is true of a large portion of property located within the current municipal boundaries of the City of Coweta. As such, property owners in the territory to be annexed will continue to receive septic sewer service. As it becomes economically feasible due to the extension of municipal sewer services to other areas within the current municipal boundaries, extension of municipal sewer services to the territory to be annexed will be considered.

With regard to solid waste collection in the territory to be annexed, property owners within the annexed territory are currently served by private companies that provide solid waste services. Accordingly, pursuant to 11 O.S. § 22-105.1, property owners within the territory to be annexed may continue to contract with those private companies to provide such solid waste services. The City of Coweta will extend its solid waste service area to include the territory to be annexed so that municipal solid waste collection services are also

available in the annexed territory. Property owners in the territory to be annexed who do not currently receive solid waste collection services and who desire to receive such services, will be provided municipal solid waste collection services at the rates provided to all City of Coweta residents.

The territory to be annexed is described as follows:

Legal Description of the Territory Annexed

Tract 1:

A tract of land in the Northeast Quarter (NE/4) of Section Twenty-Six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, at the Northwest corner of said NE/4 of Section 26; Thence 685ft South along the section line; Thence East 470 feet; Thence North 185 feet; Thence East 290 feet; Thence North 335 feet and West 820 feet along the property lines less that part of the Oklahoma Turnpike Authority (recorded in Book 365 at Page 195) to the point of beginning.

Tract 2:

Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) less that part of the Oklahoma Turnpike Authority (recorded in Book 365 at Page 195) and Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) and West Half (W/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of Section Twenty-Six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Tract 3:

Northeast Quarter (NE/4) of Northeast Quarter (NE/4) of Section Twenty-Six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the US Government Survey thereof, less Turnpike.

Tract 4:

North Half of the Southeast Quarter of the Northeast Quarter, LESS AND EXCEPT Turnpike right of way and East Half of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of Section Twenty-Six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Tract 5:

The North 185.00 Feet of the East 235.46 feet of the South Half of the South Half of the Northeast Quarter of Section Twenty-Six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Tract 6:

South Half of the South Half of the Northeast Quarter LESS North 185 feet of East 235.46 feet thereof in Section Twenty-Six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United States Government Survey thereof.

The afore-described tracts of land create a perimeter being described as follows.

A tract of land lying in the Northeast Quarter of Section 26, Township 18 North, Range 15 East of the Indian Meridian, Wagoner County, Oklahoma being more particularly described as follows:

BEGINNING at the southeast corner of said Northeast Quarter;

THENCE South 89°00'16" West, along the south line of said Northeast Quarter and the south line of that certain General Warranty Deed recorded in Book 2602, Page 136 a distance of 2,636.90 feet to the southwest corner of said General Warranty Deed and the southwest corner of said Northeast Quarter;

THENCE North 01°24'39" West, along the west line of said Northeast Quarter and the west line of that certain General Warranty Deed recorded in Book 2602, Page 136 and General Warranty Deed recorded in Book 889, Page 656 and Corrective Deed of Consolidation recorded in Book 2824, Page 456 a distance of 2,638.04 feet to the northwest corner of said Corrective Deed of Consolidation and the northwest corner of said Northeast Quarter;

THENCE North 88°57'08" East, along the north line of said Corrective Consolidation Deed and said line extended and the north line of said Northeast Quarter, a distance of 768.26 feet to a point on the present westerly right of way line of the Muskogee Turnpike as established by that certain Oklahoma Turnpike Authority Highway Easement Case No. 14895 JEJ MU-194;

THENCE South 60°32'45" East, along said westerly right of way line of said Muskogee Turnpike Case No. 14895 and Case No. 14900, a distance of 2,174.93 feet to a point on the east line of said Northeast Quarter;

THENCE South 01°28'26" East, along said east line, a distance of 1,536.52 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 5,925,606 square feet or 136.0332 acres, more or less.

The Oklahoma State Plane Coordinate System (NAD 83-North Zone) using North 01°28'26" West along the east line of the Northeast Quarter (NW/4) of Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian was used as the basis of bearings for this description.



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Memorandum

To: Honorable Mayor and City Council

From: Carolyn Back, Community Development Director

Re: **PUBLIC HEARING, REZONE CZ 25-04 / PUD-R 25-01, HUGHES PROPERTY**

Date: August 4, 2025

BACKGROUND

The applicant applied for a Rezone with a Planned Unit Development (PUD-R 25-01) on May 16, 2025.

On July 21, 2025, after hearing public comment, the Coweta Planning Commission made a recommendation to approve the request with a vote of 3-0-0.

Rezone with Planned Unit Development (PUD) Request

Tanner Consulting, for the property owners Hughes Family Trust, is seeking to amend the zoning map for the subject 160-acre parcel located in the Southwest Quarter (SW/4) of Section Thirty-Three (33), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma. The property is located at the northeast corner of East 121st Street South and South 225th East Avenue. The request is to rezone the property from Agriculture (AG) to Residential-Single Family (RS-3) with a Planned Unit Development (PUD-R 25-01) including Development Standards for the proposed Development. This rezone will allow for the development and construction of the proposed, Residential Single-Family Subdivision, within the city limits of Coweta.

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

Adjacent Zoning:

North: Agricultural (AG)
East: Residential Single-Family (RS-3) with a PUD
South: Agricultural (AG)

West: Agricultural (AG)

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 Coweta Comprehensive Plan, "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", including the Subject Property. 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 exception was a "Medium Intensity" node at the intersection of 121st Street South and 225th East Avenue, allowing more intensive residential districts such as RD, RM-1, and RMH, along with certain office and commercial districts.

STAFF RECOMMENDATION

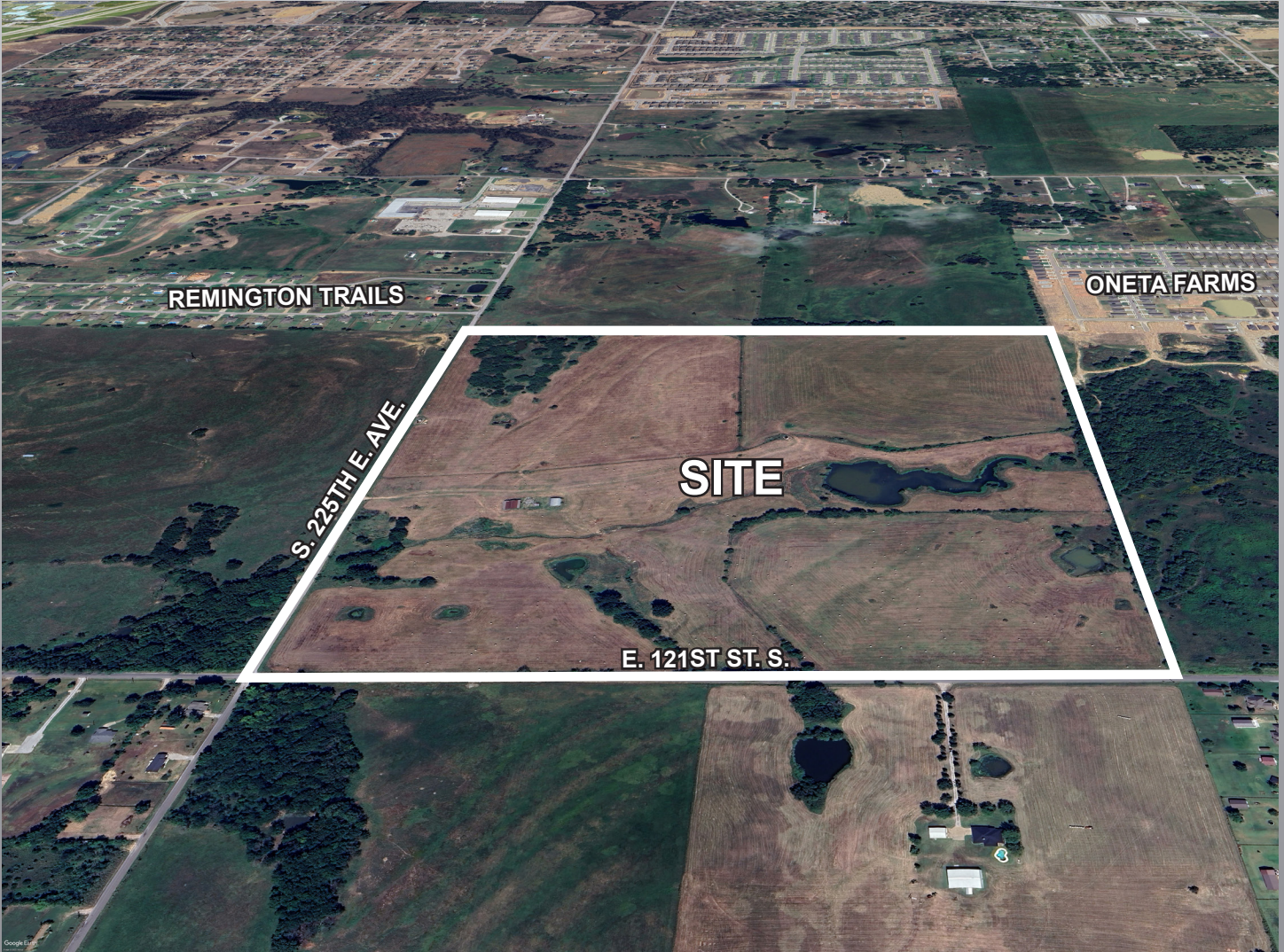
ATTACHMENTS

1. CZ 25-04 Rezone_PUD-R 25-01_Location_Aerial Map
2. CZ 25-04 Rezone_PUD-R 25-01_Zoning Map
3. 24376_20250516 PUD Text and Exhibits

121st St. S. & 225th E. Ave

A PLANNED UNIT DEVELOPMENT (PUD) OF APPROXIMATELY 160 ACRES
LOCATED AT THE NORTHEAST CORNER OF EAST 121ST STREET SOUTH AND SOUTH 225TH EAST AVENUE
CITY OF COWETA, WAGONER COUNTY, OKLAHOMA

MAY 2025



DEVELOPER:
D.R. HORTON

OWNER:
THE TRUST AGREEMENT OF PAUL
CURTIS HUGHES AND GENEVIEVE MAE
HUGHES DATED THE 10TH DAY OF
OCTOBER, 2000
LESLEE M. "MISSY" LASATER

APPLICANT/CONSULTANT:
TANNER CONSULTING LLC
c/o ERIK ENYART
5323 S LEWIS AVE
TULSA, OK 74105
EENYART@TANNERBAITSHOP.COM



Tanner Consulting LLC

LANDSCAPE ARCHITECTURE | LAND PLANNING
CIVIL ENGINEERING | LAND SURVEYING | DRONE SERVICES
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539

121st St. S. & 225th E. Ave

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- I. DEVELOPMENT CONCEPT
- II. PUD DEVELOPMENT STANDARDS
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121st St. S. & 225th E. Ave

I. DEVELOPMENT CONCEPT

“121st St. S. & 225th E. Ave.” is a proposed single-family Residential Planned Unit Development (PUD-R 25-01) consisting of approximately 160 acres of undeveloped land located at the northeast corner of East 121st Street South and South 225th E. Ave. (the “Subject Property”). The Subject Property is currently zoned AG in unincorporated Wagoner County. The owner has requested the Coweta City Council annex the property, which process is pending at the time of this PUD.

The heart of “121st St. S. & 225th E. Ave” is an approximately 21-acre linear park, which will provide stormwater drainage and detention. The linear park stretches entirely from the east line to 225th East Avenue and will be connected with walking trails around detention ponds and existing drainageways. Another large open space park and drainage/detention area, approximately three (3) acres in size, is planned at the northwest site corner, and will also include walking trails.

“121st St. S. & 225th E. Ave.” features two (2) distinct neighborhood types: The larger area includes lots typically 50’ to 60’ in width by 120’ in depth, and the smaller development areas along 121st Street South include lots typically 40’ by 120’. At least two (2) phases are proposed, and each phase may contain a share of the neighborhood types.

By its design, “121st St. S. & 225th E. Ave.” provides the benefits of efficiency, economy, and flexibility by encouraging unified development of the site, while also obtaining the advantages of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation.

Area Zoning and Use Context. The surrounding area is primarily zoned AG and is rural residential and agricultural. Northeast of the property is the “Oneta Farms” single-family subdivision zoned RS-3 in unincorporated Wagoner County. The planned “Kelly Crossing” subdivision adjoins the east side. It was recently annexed by the City of Coweta and rezoned to RS-3 with PUD-R 24.02. The “Prairie Haven” single-family subdivision adjoins to the southeast, and the “Remington Trails” subdivision is to the northwest zoned RS-1 in unincorporated Wagoner County.

To facilitate the proposed PUD, an underlying rezoning application additionally proposes to rezone the property from AG to RS-3.

Utilities. Sanitary sewer and public water service for the proposed development will be served by Wagoner County Rural Water District #4. In cooperation with the Water District, a larger, regional sanitary sewer lift station and forcemain has been planned on the residential development tract across 225th E. Ave. to the west, which is also proposed to be developed but in unincorporated Wagoner County. This regional system will serve the residential development tract to the west, the current site, “Kelly Crossing”, “Oneta Farms”, and likely other properties. AEP-PSO, ONG, Cox Communications, and Windstream/Kinetic are either onsite or adjacent and available by extension.

121st St. S. & 225th E. Ave

Access and Circulation. The site has ½ mile of frontage along 121st Street South and ½ mile of frontage along 225th East Avenue. Each entrance along 121st Street South and 225th East Avenue will have its own landscaped entry with neighborhood identification signage. The design proposes to connect to all three (3) stub streets planned in “Kelly Crossing” to the east.

Comprehensive Plan. Coweta Zoning Code Section 1660 Intensity of Use provides that PUD intensities should not exceed that which is supported by the Comprehensive Plan.

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”, including the Subject Property. The previous plan designated the Subject Property as “Low Intensity,” which at the time supported a maximum of 9 dwelling units per acre. The exception was a “Medium Intensity” node at the intersection of 121st Street South and 225th E. Ave., allowing more intensive residential districts such as RD, RM-1, and RMH, along with certain office and commercial districts.

The Wagoner County Comprehensive Plan designates this area as Intensity Levels II and III. Under certain interpretations, at least 797 DUs could be permitted. Alternatively, Level II supports “office buildings” and “neighborhood commercial uses” and Level III (approximately 40 acres) supports “smaller lots, townhomes, and mobile home parks are appropriate inside corporate limits or areas with planned annexations. Multi-modal transportation facilities, offices, and community level shopping may occur. Community level sports fields may be appropriate.” These uses would be more intensive than that which is proposed by this PUD.

This proposed development will have a maximum density of 780 dwelling units, or 4.69 dwelling units per acre, per restrictions set forth by the development standards. Thus, this PUD should be considered in accordance with Coweta Zoning Code Section 1660.

Coweta 2020-2030, 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, “121st St. S. & 225th E. Ave.” 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.

121st St. S. & 225th E. Ave

II. PUD DEVELOPMENT STANDARDS

Gross Land Area:	6,964,272 SF	159.878 AC
Net Land Area:	6,964,272 SF	159.878 AC
Permitted Uses in This PUD:	Permitted Uses RS-3 District (By Right):	
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.	Detached single family dwellings, General purpose farm or garden, but not the raising of livestock or poultry, Temporary buildings used specifically for construction purposes only, (not for living purposes) which shall be removed upon completion or abandonment of construction work, Foster home, Neighborhood group home subject to the provisions of Coweta Zoning Code Section 209, Public park or playground, Fire Stations.	
Requirement:	This PUD:	RS-3 District:
Maximum Number of Lots:	780	1,392 *
Minimum Lot Width †:	40 FT (Max. 225 Lots) 50 FT (Balance of Lots)	50 FT
Minimum Lot Size:	4,665 SF (Max. 225 Lots) 5,865 SF (Balance of Lots)	5,000 SF
Maximum Building Height:	2 Stories and 35 FT	2 ½ Stories and 35 FT
Minimum Yard Setbacks:		
Front Yard:	20 FT **	25 FT : 35 FT
Rear Yard:	15 FT	15 FT
Side Yard (Interior):	5 FT	5 FT
Side Yard Abutting a Street:	15 FT; 20 FT garage frontage	15 FT
Any Yard Abutting Arterial Street:	20 FT	20 FT : 35 FT
Accessory Buildings:	Per RS-3 zoning	Per RS-3 zoning
Within 25 FT of PUD Boundaries:	As specified above	N/A
Minimum Landscaping Tree Requirements:	One (1) tree within the front yard of each lot	None
Other Bulk and Area Requirements:	As required within the RS-3 District	

121st St. S. & 225th E. Ave

Site Requirements:	This PUD:	RS-3 District:
Neighborhood Amenities:	<ul style="list-style-type: none"> • uniform frontage fence • landscaped entries • 10% minimum common open space preservation • neighborhood park with swing sets and/or similar 	None
	<ul style="list-style-type: none"> • walking trails • other open space amenities for passive and active recreation 	

- † *Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Coweta Zoning Code.*
- * *N/A for PUDs within RS-3 districts per Zoning Code Section 1660 and the Coweta Comprehensive Plan. This number is calculated based on land area divided by RS-3 minimum lot size of 5,000 SF.*
- ** *No residential lot shall take frontage from an Arterial Street.*

AMENITIES: Exhibit “A” represents initial concepts for neighborhood amenities, which shall be maintained as common areas by a mandatory Homeowners’ 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 shall be preserved as common open space for the enjoyment of residents. Landscaped entries shall be constructed at each intersection with East 121st Street South and South 225th East Avenue.

STREETS: Internal streets will be minor, local residential streets and are proposed to be public. However, all neighborhoods will have the option of private, gated streets, per this PUD. Any private streets shall be maintained by a mandatory Homeowners’ Association. Whether public or private, streets will be constructed to meet the minimum standards of the City of Coweta for minor public streets; provided, however, the City of Coweta may approve alternative street design standards through platting including, but not limited to, private, gated streets with reduced right-of-way width and no sidewalks, or sidewalks on one side of the street. Any divided, boulevard-style streets separated by private landscaped islands may have one-way lanes meeting right-of-way width requirements in aggregate and shall otherwise be constructed to meet the minimum standards determined by the City of Coweta during the platting stage. Any gates serving private streets or drives will be designed according to the Fire Code adopted by the City of Coweta and be approved by the Coweta Fire Marshal during the platting stage.

121st St. S. & 225th E. Ave

FENCING: A uniform neighborhood perimeter fence shall be installed along the south and west boundaries, and shall be integrated with the landscaped entries. The neighborhood perimeter fence shall be placed within a Fence Easement and the Homeowners' Association shall be responsible for the maintenance thereof. All fences within the proposed development shall be constructed in accordance with the requirements of the Coweta Zoning Code.

SIGNAGE: One (1) neighborhood identification monument-style ground sign shall be permitted at each street entrance. The maximum copy area height shall be 8 FT, the maximum copy area mounted height shall be 15 FT, and the maximum display surface area shall be 64 SF. If signage is included on both sides of the entry, the second sign shall be permitted, in which case the aggregate display surface area shall be restricted to 32 SF. Entry signage will be integrated with the landscaped entries and contained within Reserve Areas or easements to be maintained by the Homeowners' Association. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within Reserve Areas containing neighborhood amenities. Residential signage shall otherwise comply with the Coweta Zoning Code.

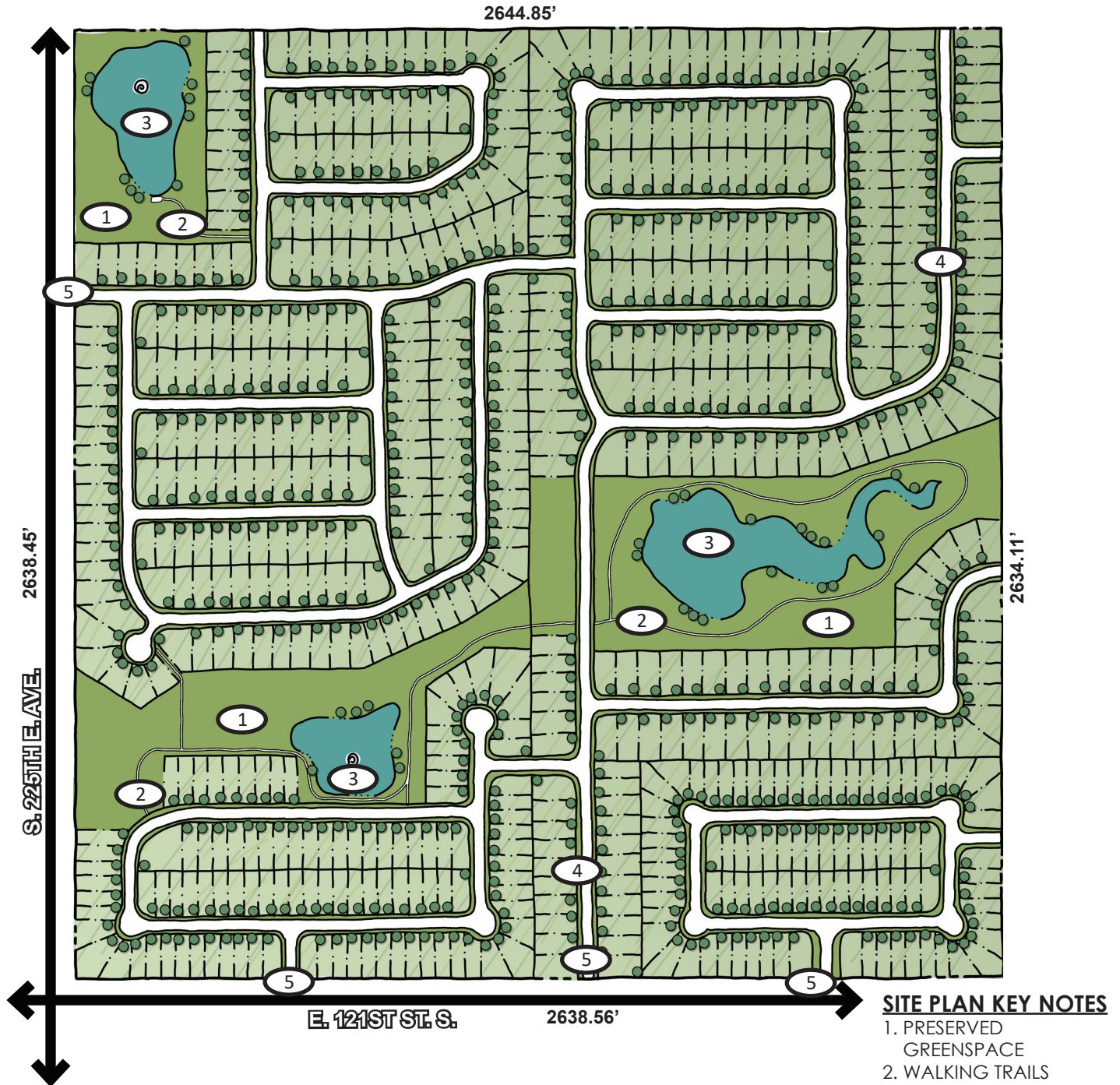
PLATTING AND SITE PLAN REQUIREMENTS: No building permit shall be issued until a subdivision plat has been submitted to and recommended upon by the Coweta Planning Commission and approved by the Council of the City of Coweta and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Coweta shall be a beneficiary thereof.

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

121st St. S. & 225th E. Ave

III. EXHIBITS

Exhibit A: Conceptual Site Plan



This plan is conceptual in nature and subject to adjustments during the platting and engineering process. Refer to survey for actual dimensions.

121st St. S. & 225th E. Ave

Exhibit B: PUD Property Description

THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST, WAGONER COUNTY, STATE OF OKLAHOMA.



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Memorandum

To: Honorable Mayor and City Council

From: Carolyn Back, Community Development Director

Re: **ORDINANCE 906 - REZONE CZ 25-04 / ORDINANCE 907 - PUD-R 25-01, HUGHES PROPERTY**

Date: August 4, 2025

BACKGROUND

STAFF RECOMMENDATION

Staff recommends approval of Ordinance 906 and Ordinance 907 with emergency clauses.

ATTACHMENTS

1. City of Coweta-Ordinance 906 CZ 25-04
2. Ordinance 907 Hughes PUD-R 25-01

CITY OF COWETA, OKLAHOMA

ORDINANCE NUMBER 906

AN ORDINANCE OF THE CITY OF COWETA, OKLAHOMA REZONING (CZ 25-04) A TRACT OF LAND LOCATED IN SECTION 33, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF 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, TO-WIT:

SECTION ONE (1): ZONING CLASSIFICATION

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

The Southwest Quarter (SW/4) of Section Thirty-Three (33), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma, Containing 160-acres more or less.

SECTION TWO (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 THREE (3): REPEALER

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

SECTION FOUR (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 FIVE (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 4th day of August 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 907

AN ORDINANCE OF THE CITY OF COWETA, OKLAHOMA CREATING A PLANNED UNIT DEVELOPMENT OVERLAY (PUD-R 25-01) FOR A TRACT OF LAND LOCATED IN SECTION 33, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF 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, TO-WIT:

SECTION ONE (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 25-01 as further described in Exhibit A attached hereto, **to wit:**

The Southwest Quarter (SW/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 160-acres more or less.

SECTION TWO (2): MAP AMENDMENT

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

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

SECTION FOUR (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 FIVE (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 4th day of August 2025.

Naomi Hogue, Mayor

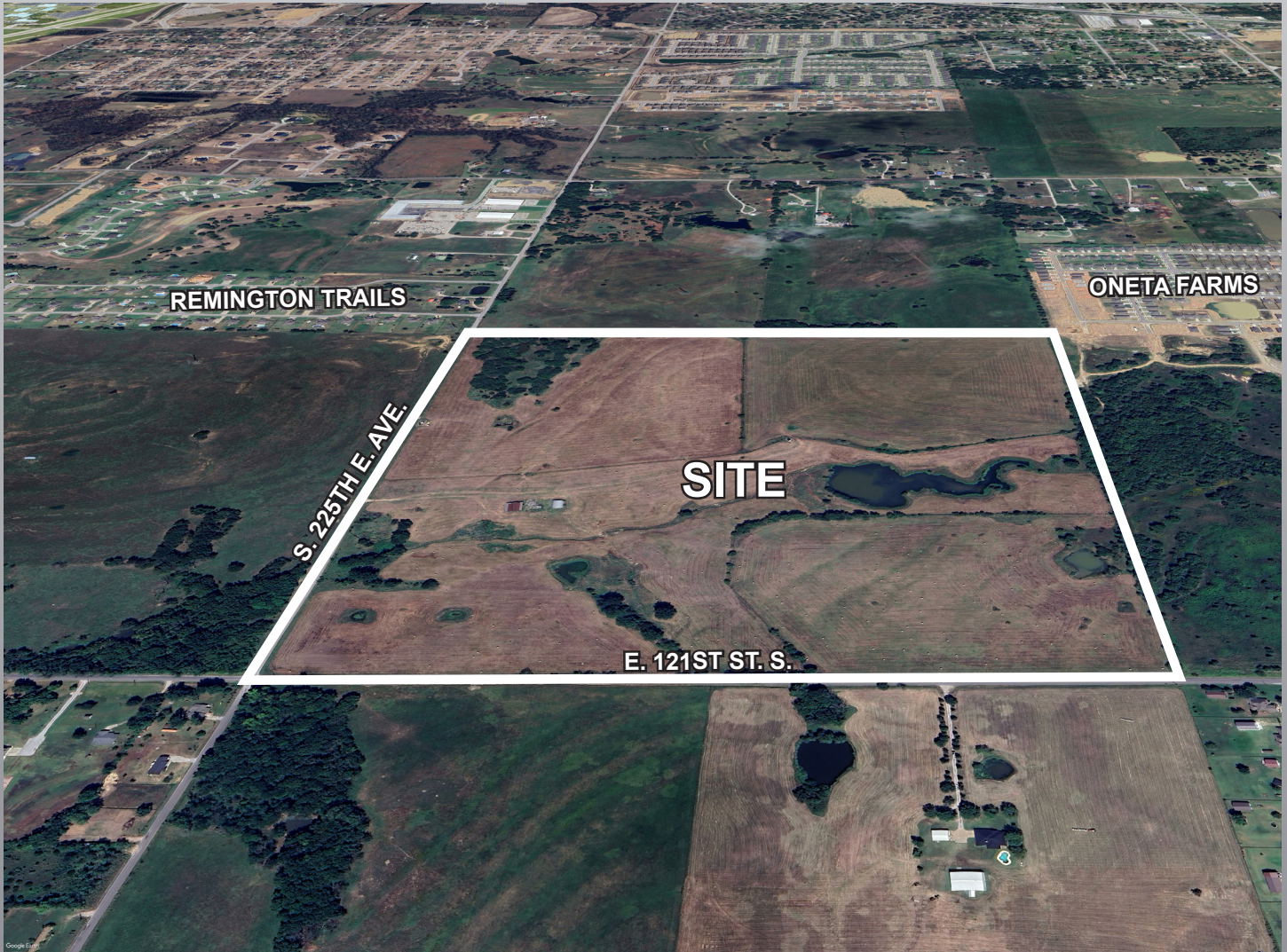
ATTEST: _____, Marcy Kilgore, City Clerk

APPROVED AS TO FORM AND LEGALITY: _____, Patrick Boulden, City Attorney

121st St. S. & 225th E. Ave

A PLANNED UNIT DEVELOPMENT (PUD) OF APPROXIMATELY 160 ACRES
LOCATED AT THE NORTHEAST CORNER OF EAST 121ST STREET SOUTH AND SOUTH 225TH EAST AVENUE
CITY OF COWETA, WAGONER COUNTY, OKLAHOMA

MAY 2025



DEVELOPER:
D.R. HORTON

OWNER:
THE TRUST AGREEMENT OF PAUL
CURTIS HUGHES AND GENEVIEVE MAE
HUGHES DATED THE 10TH DAY OF
OCTOBER, 2000
LESLEE M. "MISSY" LASATER

APPLICANT/CONSULTANT:
TANNER CONSULTING LLC
c/o ERIK ENYART
5323 S LEWIS AVE
TULSA, OK 74105
EENYART@TANNERBAITSHOP.COM

 **Tanner Consulting LLC**
LANDSCAPE ARCHITECTURE | LAND PLANNING
CIVIL ENGINEERING | LAND SURVEYING | DRONE SERVICES
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539

121st St. S. & 225th E. Ave

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121st St. S. & 225th E. Ave

I. DEVELOPMENT CONCEPT

"121st St. S. & 225th E. Ave." is a proposed single-family Residential Planned Unit Development (PUD-R 25-01) consisting of approximately 160 acres of undeveloped land located at the northeast corner of East 121st Street South and South 225th E. Ave. (the "Subject Property"). The Subject Property is currently zoned AG in unincorporated Wagoner County. The owner has requested the Coweta City Council annex the property, which process is pending at the time of this PUD.

The heart of "121st St. S. & 225th E. Ave" is an approximately 21-acre linear park, which will provide stormwater drainage and detention. The linear park stretches entirely from the east line to 225th East Avenue and will be connected with walking trails around detention ponds and existing drainageways. Another large open space park and drainage/detention area, approximately three (3) acres in size, is planned at the northwest site corner, and will also include walking trails.

"121st St. S. & 225th E. Ave." features two (2) distinct neighborhood types: The larger area includes lots typically 50' to 60' in width by 120' in depth, and the smaller development areas along 121st Street South include lots typically 40' by 120'. At least two (2) phases are proposed, and each phase may contain a share of the neighborhood types.

By its design, "121st St. S. & 225th E. Ave." provides the benefits of efficiency, economy, and flexibility by encouraging unified development of the site, while also obtaining the advantages of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation.

Area Zoning and Use Context. The surrounding area is primarily zoned AG and is rural residential and agricultural. Northeast of the property is the "Oneta Farms" single-family subdivision zoned RS-3 in unincorporated Wagoner County. The planned "Kelly Crossing" subdivision adjoins the east side. It was recently annexed by the City of Coweta and rezoned to RS-3 with PUD-R 24.02. The "Prairie Haven" single-family subdivision adjoins to the southeast, and the "Remington Trails" subdivision is to the northwest zoned RS-1 in unincorporated Wagoner County.

To facilitate the proposed PUD, an underlying rezoning application additionally proposes to rezone the property from AG to RS-3.

Utilities. Sanitary sewer and public water service for the proposed development will be served by Wagoner County Rural Water District #4. In cooperation with the Water District, a larger, regional sanitary sewer lift station and forcemain has been planned on the residential development tract across 225th E. Ave. to the west, which is also proposed to be developed but in unincorporated Wagoner County. This regional system will serve the residential development tract to the west, the current site, "Kelly Crossing", "Oneta Farms", and likely other properties. AEP-PSO, ONG, Cox Communications, and Windstream/Kinetic are either onsite or adjacent and available by extension.

121st St. S. & 225th E. Ave

Access and Circulation. The site has ½ mile of frontage along 121st Street South and ½ mile of frontage along 225th East Avenue. Each entrance along 121st Street South and 225th East Avenue will have its own landscaped entry with neighborhood identification signage. The design proposes to connect to all three (3) stub streets planned in "Kelly Crossing" to the east.

Comprehensive Plan. Coweta Zoning Code Section 1660 Intensity of Use provides that PUD intensities should not exceed that which is supported by the Comprehensive Plan.

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", including the Subject Property. The previous plan designated the Subject Property as "Low Intensity," which at the time supported a maximum of 9 dwelling units per acre. The exception was a "Medium Intensity" node at the intersection of 121st Street South and 225th E. Ave., allowing more intensive residential districts such as RD, RM-1, and RMH, along with certain office and commercial districts.

The Wagoner County Comprehensive Plan designates this area as Intensity Levels II and III. Under certain interpretations, at least 797 DUs could be permitted. Alternatively, Level II supports "office buildings" and "neighborhood commercial uses" and Level III (approximately 40 acres) supports "smaller lots, townhomes, and mobile home parks are appropriate inside corporate limits or areas with planned annexations. Multi-modal transportation facilities, offices, and community level shopping may occur. Community level sports fields may be appropriate." These uses would be more intensive than that which is proposed by this PUD.

This proposed development will have a maximum density of 780 dwelling units, or 4.69 dwelling units per acre, per restrictions set forth by the development standards. Thus, this PUD should be considered in accordance with Coweta Zoning Code Section 1660.

Coweta 2020-2030, 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, "121st St. S. & 225th E. Ave." 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.

121st St. S. & 225th E. Ave

II. PUD DEVELOPMENT STANDARDS

Gross Land Area:	6,964,272 SF	159.878 AC
Net Land Area:	6,964,272 SF	159.878 AC
Permitted Uses in This PUD:	Permitted Uses RS-3 District (By Right):	
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.	Detached single family dwellings, General purpose farm or garden, but not the raising of livestock or poultry, Temporary buildings used specifically for construction purposes only, (not for living purposes) which shall be removed upon completion or abandonment of construction work, Foster home, Neighborhood group home subject to the provisions of Coweta Zoning Code Section 209, Public park or playground, Fire Stations.	
Requirement:	This PUD:	RS-3 District:
Maximum Number of Lots:	780	1,392 *
Minimum Lot Width †:	40 FT (Max. 225 Lots) 50 FT (Balance of Lots)	50 FT
Minimum Lot Size:	4,665 SF (Max. 225 Lots) 5,865 SF (Balance of Lots)	5,000 SF
Maximum Building Height:	2 Stories and 35 FT	2 ½ Stories and 35 FT
Minimum Yard Setbacks:		
Front Yard:	20 FT **	25 FT : 35 FT
Rear Yard:	15 FT	15 FT
Side Yard (Interior):	5 FT	5 FT
Side Yard Abutting a Street:	15 FT; 20 FT garage frontage	15 FT
Any Yard Abutting Arterial Street:	20 FT	20 FT : 35 FT
Accessory Buildings:	Per RS-3 zoning	Per RS-3 zoning
Within 25 FT of PUD Boundaries:	As specified above	N/A
Minimum Landscaping Tree Requirements:	One (1) tree within the front yard of each lot	None
Other Bulk and Area Requirements:	As required within the RS-3 District	

121st St. S. & 225th E. Ave

Site Requirements:	This PUD:	RS-3 District:
Neighborhood Amenities:	<ul style="list-style-type: none"> • uniform frontage fence • landscaped entries • 10% minimum common open space preservation • neighborhood park with swing sets and/or similar 	None
	<ul style="list-style-type: none"> • walking trails • other open space amenities for passive and active recreation 	

- † *Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Coweta Zoning Code.*
- * *N/A for PUDs within RS-3 districts per Zoning Code Section 1660 and the Coweta Comprehensive Plan. This number is calculated based on land area divided by RS-3 minimum lot size of 5,000 SF.*
- ** *No residential lot shall take frontage from an Arterial Street.*

AMENITIES: Exhibit "A" represents initial concepts for neighborhood amenities, which shall be maintained as common areas by a mandatory Homeowners' 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 shall be preserved as common open space for the enjoyment of residents. Landscaped entries shall be constructed at each intersection with East 121st Street South and South 225th East Avenue.

STREETS: Internal streets will be minor, local residential streets and are proposed to be public. However, all neighborhoods will have the option of private, gated streets, per this PUD. Any private streets shall be maintained by a mandatory Homeowners' Association. Whether public or private, streets will be constructed to meet the minimum standards of the City of Coweta for minor public streets; provided, however, the City of Coweta may approve alternative street design standards through platting including, but not limited to, private, gated streets with reduced right-of-way width and no sidewalks, or sidewalks on one side of the street. Any divided, boulevard-style streets separated by private landscaped islands may have one-way lanes meeting right-of-way width requirements in aggregate and shall otherwise be constructed to meet the minimum standards determined by the City of Coweta during the platting stage. Any gates serving private streets or drives will be designed according to the Fire Code adopted by the City of Coweta and be approved by the Coweta Fire Marshal during the platting stage.

121st St. S. & 225th E. Ave

FENCING: A uniform neighborhood perimeter fence shall be installed along the south and west boundaries, and shall be integrated with the landscaped entries. The neighborhood perimeter fence shall be placed within a Fence Easement and the Homeowners' Association shall be responsible for the maintenance thereof. All fences within the proposed development shall be constructed in accordance with the requirements of the Coweta Zoning Code.

SIGNAGE: One (1) neighborhood identification monument-style ground sign shall be permitted at each street entrance. The maximum copy area height shall be 8 FT, the maximum copy area mounted height shall be 15 FT, and the maximum display surface area shall be 64 SF. If signage is included on both sides of the entry, the second sign shall be permitted, in which case the aggregate display surface area shall be restricted to 32 SF. Entry signage will be integrated with the landscaped entries and contained within Reserve Areas or easements to be maintained by the Homeowners' Association. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within Reserve Areas containing neighborhood amenities. Residential signage shall otherwise comply with the Coweta Zoning Code.

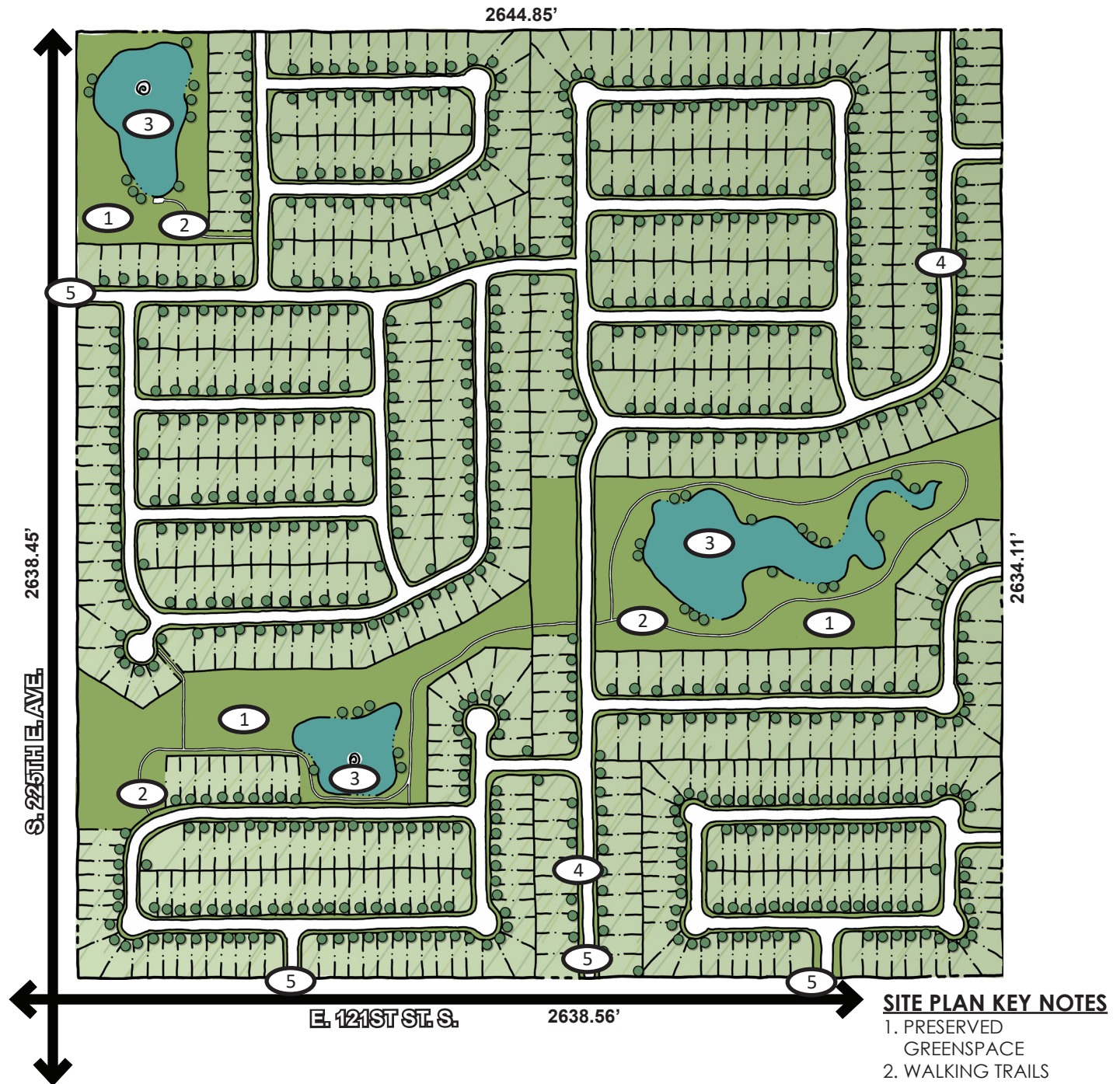
PLATTING AND SITE PLAN REQUIREMENTS: No building permit shall be issued until a subdivision plat has been submitted to and recommended upon by the Coweta Planning Commission and approved by the Council of the City of Coweta and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Coweta shall be a beneficiary thereof.

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

121st St. S. & 225th E. Ave

III. EXHIBITS

Exhibit A: Conceptual Site Plan



This plan is conceptual in nature and subject to adjustments during the platting and engineering process. Refer to survey for actual dimensions.

121st St. S. & 225th E. Ave

Exhibit B: PUD Property Description

THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST, WAGONER COUNTY, STATE OF OKLAHOMA.



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: **RELEASE OF UTILITY EASEMENT - CREEKWOOD SUBDIVISION**

Date: August 4, 2025

BACKGROUND

On August 19, 1987, Phillip N. Scott and Joyce Ann Scott granted a Utility Easement to the City of Coweta, for the purpose of permitting the City to construct, operate and maintain utilities upon, the described property. That easement is a 15-foot strip of land 7.5 feet on either side of the centerline described. The property on which this easement is located is described as Lot 6, Block 1, of the Creek Wood Subdivision.

Fish Residential L.L.C. (Fish), is the current owner of this property. During an examination of the title Fish has found no record that the grantors of the easement ever owned this property in order to be able to grant the easement. In addition, the City's Public Works Director met on site with the developer/engineer team, and it was determined there are no utilities within this easement and that the City has no plans for using this easement.

With this easement running through the middle of Lot 6, Block 1, of the Creekwood Subdivision, there is a cloud on the title and it prevents development, inasmuch as no structure can be constructed on the property without encroaching on the easement.

Because the City has no reason to use this easement, the City Attorney and staff recommend the Council authorize the Mayor to execute the Release of Utility Easement in the middle of Lot 6, Block 1, Creekwood Subdivision.

STAFF RECOMMENDATION

Staff recommends approval for the Mayor to execute the Release of Utility Easement.

ATTACHMENTS

1. Release of Utility Easement-Final

RELEASE OF UTILITY EASEMENT

RECITALS

On August 19, 1987, Phillip N. Scott and Joyce Ann Scott granted a Utility Easement to the City of Coweta, Oklahoma, a municipal corporation for the purpose of permitting the City of Coweta to construct, operate and maintain utilities upon, over and across the following described property:

All that part of the SE/4 of Section 13, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma, more particularly described as follows:

A 15-foot strip of land 7.5 feet either side of the following described centerline:

Commencing at a point 635 feet north of the Southeast Corner of Section 13, T-17-N, R-13-E; Thence Southwesterly to a point being 220 feet West and 622 feet North of the Southeast Corner of Section 13.

That Utility Easement was recorded with the Office of the Wagoner County Clerk on the 16th day of March 1988, in Book 735, at Page 488.

The City of Coweta, Oklahoma, a municipal corporation, acting through its City Council, desires to release and relinquish that Utility Easement.

NOW THEREFORE, the City of Coweta, Oklahoma, a municipal corporation, by this Release of Utility Easement, does quitclaim, release, remise, relinquish and surrender to the record owner(s), any right, title, and interest in the Utility Easement described above, as recorded on the 16th day of March 1988, in Book 735, at Page 488, in the Office of the Wagoner County Clerk, as located on the following described property, to-wit:

Lot 6, Block 1, CREEK WOOD SUBDIVISION, a subdivision of part of the SE/4 of SE/4 of Section 13, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

IN WITNESS TO THIS RELEASE OF UTILITY EASEMENT, the Mayor, on behalf of the City Council and the City of Coweta, Oklahoma executed this instrument on the date of acknowledgment recorded below.

Mayor

ATTEST:

City Clerk

APPROVED:

City Attorney

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
)
COUNTY OF WAGONER) ss:

Before me, the undersigned, a Notary Public, in and for said County and State, on this _____ day of August 2025, personally appeared Naomi Hogue, to me known to be the identical person who executed the within and foregoing instrument as Mayor of the City of Coweta, Oklahoma, and acknowledged to me that she executed the foregoing instrument as her free and voluntary act and deed and as the free and voluntary act and deed of the City of Coweta, Oklahoma, for the uses and purposes written above.

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

Notary Public

My Commission Expires:

Commission Number: _____



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

Memorandum

To: Honorable Mayor and City Council

From: Carolyn Back, Community Development Director

Re: **PURCHASE OF BUILDING OFFICIAL VEHICLE FROM JOHN VANCE FLEET SERVICES FOR \$39,785.00**

Date: August 4, 2025

BACKGROUND

The Community Development Department has hired an in-house, full-time Building Official to begin work August 4, 2025. We are requesting Council approval of a truck for this position. The Code Enforcement Officer drives the 2021 Ford Ranger. The 2011 Ford Ranger is being utilized by City Hall staff for short-distance post office and bank runs, and by community development staff who need to make a run into the field to perform site visits. The Building Official drives onto undeveloped large construction sites, and in the past, without all-wheel drive or 4-wheel drive, they often got stuck during inclement weather and required assistance from the Public Works department. This new truck will serve our Building Official well and will help securely carry the tools needed to perform the work they do in the field.

STAFF RECOMMENDATION

Staff recommends approval of the purchase of a 2025 Chevrolet Colorado 4X4 pickup from John Vance Fleet Services at a cost of \$39,785.00, utilizing Oklahoma State Purchasing contract SW035, to be funded from budget line item 12-5403.011 in the Capital Improvement Fund.

ATTACHMENTS

1. 2025 Chevy Colorado 4X4 Quote

VANCE CHEVROLET BUICK, GMC OF MIAMI

FLEET & GOVERNMENT SALES
PO BOX 400, GUTHRIE, OK 73044
405-282-3800
OK Vendor # 0000552011



QUOTE

DATE	7/28/2025
QUOTE NUMBER	000Q17603
EXPIRATION DATE	8/5/2025
SHIP VIA	Stock Purchase
TERMS	SW035 - STATE CONTRACT

PO NUMBER

SOLD TO:

City of Coweta
Edgar Barroso
30151 S Hwy 51
Coweta, OK 74429
479-926-6613

SHIP TO:

City of Coweta
Edgar Barroso
30151 S Hwy 51
Coweta, OK 74429
479-926-6613

Any Questions? Call 405-282-3800
Bless Parker

bleess@VanceFleet.Com

Qty	OPTION	Description	Unit Price	Ext. Price
1	14C43	2025 CHEVROLET COLORADO	\$31,973.00	\$31,973.00
1	4WD/PCQ	4 WHEEL DRIVE w/ SKID PLATES	\$3,995.00	\$3,995.00
1	4WT	WORK TRUCK EQUIPMENT GROUP	\$0.00	\$0.00
1	L3B	ENGINE: 2.7L TURBOMAX	\$0.00	\$0.00
1	MFC	TRANSMISSION: 8 SPEED AUTOMATIC	\$0.00	\$0.00
1	PCU	WT CONVENIENCE PACKAGE II	\$545.00	\$545.00
		-8 Way Power Drivers Seat		
		-Driver Seat Power Lumbar		
		-EZ Lift & Lower Tailgate		
		-StowFlex Tailgate		
		-Locking Cylinder		
1	QHR	TIRES: 255/65R17 ALL SEASON	\$0.00	\$0.00
1	RD6	WHEELS: 17" ULTRA SILVER METALLIC STEEL	\$0.00	\$0.00
1	B30	CARPET FLOOR COVERING	\$0.00	\$0.00
1	C49	REAR WINDOW DEFROSTER W/ REAR PRIVACY GLASS	\$0.00	\$0.00
1	K34	CRUISE CONTROL	\$0.00	\$0.00
1	AWFL	ALL WEATHER FLOOR MATS	\$265.00	\$265.00
1	TFTC	LOMAX TRI FOLD TONNEAU COVER	\$1,450.00	\$1,450.00
1	8WAY	8 WAY RED/BLUE LIGHTING PACKAGE	\$1,557.00	\$1,557.00
1	H1T	INTERIOR: JET BLACK, CLOTH FRONT BUCKET SEATS	\$0.00	\$0.00
1	GAZ	EXTERIOR: SUMMIT WHITE	\$0.00	\$0.00
		SubTotal		\$39,785.00

Accepted By: _____

Terms:

- THIS QUOTE DOES NOT GUARANTEE THE FACTORY WILL BUILD THE VEHICLE.**
1) TAG & TAXES ARE NOT INCLUDED UNLESS ITEMIZED ON QUOTE
2) ALL REBATES & INCENTIVES HAVE BEEN INCLUDED IN TOTAL PRICE.
3) PURCHASE ORDER REQUIRED TO ORDER VEHICLE

SUB-TOTAL	\$39,785.00
TAG/TAXES	\$0.00
TOTAL DUE	\$39,785.00



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Memorandum

To: Honorable Mayor and City Council

From: Carolyn Back, Community Development Director

Re: **RESOLUTION 2025-24 - CONSENT ANNEXATION FOR HOPPING PROPERTY**

Date: August 4, 2025

BACKGROUND

Staff has received a request for an Annexation for the subject property. We are requesting City Council grant staff direction and time to move forward with doing research to bring forth findings to City Council through a required future public hearing process.

STAFF RECOMMENDATION

Staff recommends the adoption of Resolution 2025-24 and directing staff to proceed with the annexation process.

ATTACHMENTS

1. 20250804 Annexation Resolution 2025-24
2. ANNEXATION CONSENT LETTER

CITY OF COWETA, OKLAHOMA

RESOLUTION 2025-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA; ACKNOWLEDGING RECEIPT OF AN APPLICATION LETTER FOR ANNEXATION OF APPLICANT-OWNED PROPERTY INTO THE CITY LIMITS BY THE CONSENT OF THE APPLICANT-OWNER; GENERALLY DESCRIBING THE SUBJECT PROPERTY AS LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) AND GOVERNMENT LOT ONE (1) OF SECTION THIRTY (30), TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, AND IN THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY (30), TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA; MORE PARTICULARLY IDENTIFYING THE SUBJECT PROPERTY IN THE LEGAL DESCRIPTION AND MAP ATTACHED AS EXHIBIT "A.1" AND "A.2"; DIRECTING THE CITY MANAGER TO TAKE CERTAIN ACTIONS ON BEHALF OF THE CITY COUNCIL TO COMPLY WITH OKLAHOMA ANNEXATION STATUTES, TITLE 11, OKLAHOMA STATUTES, SECTIONS 21-101 ET SEQ.; AND THEREAFTER AUTHORIZING THE COUNCIL TO LAWFULLY CONSIDER AND ACT ON THE APPLICANT'S REQUEST.

Whereas, the City of Coweta has received an application letter for the annexation of property owned by Wesley E. Hopping, Jr., Wesley E. Hopping III, and Kelly J. Hopping, as Co-Trustees of The Wesley E. Hopping Revocable Family Trust u/t/a dated February 20, 2000, containing 193.70 acres, more or less of real property and providing that the applicant-owner consents to the requested annexation; and

Whereas, the consenting, applicant-owner's property is generally described as: 193.70 acres, more or less, located in the Northeast Quarter of the Northwest Quarter (NE/4 NW/4) and Government Lot One (1) of Section Thirty (30), Township 17 North, Range 16 East of the Indian Base and Meridian, and in the Northeast Quarter (NE/4) of Section Thirty (30), Township 17 North, Range 16 East of the Indian Base and Meridian Wagoner County, State of Oklahoma, the same encompassing the area generally located east of State Highway 72; south of section line right-of-way approximating the future location of East 161st Street South; west of State Highway 51B and South 305th East Avenue; and north of East 164th Street South in Wagoner County; as more particularly described and depicted in the legal description and map attached as Exhibit "A.1" and "A.2"; and

Whereas, Title 11 Oklahoma Statutes, Subsection 21-103.A authorizes the City Council to annex any territory adjacent or contiguous to the City with the written consent of the owners of at least a majority of the acres to be annexed, subject to notice and a public hearing on the proposed annexation, as provided in Title 11 Oklahoma Statutes, Subsection 21-103.B; and

Whereas, the consenting applicant-owner is the sole owner of the 193.70 acres, more or less, proposed to be annexed, constituting a 100% majority of the acres to be annexed as required in Title 11 Oklahoma Statutes, Subsection 21-103.A to authorize the City Council to annex the entire acreage; and

Whereas, in accordance with Title 11 Oklahoma Statutes, Subsection 21-103.B, before the City Council may consider and act upon the consenting applicant-owner's application the City Council is required to provide published and mailed notice and a public hearing regarding this proposed annexation; and

Whereas, the required published and mailed notices must describe the boundaries of the territory proposed to be annexed by reference to a map, geographical locations, legal or physical description or other reasonable designation and state the date, time, and place the City Council shall conduct a public hearing on the question of annexing the territory; and

Whereas, the described notice shall be published in a legal newspaper of general circulation in the territory sought to be annexed within fourteen (14) days following the date the City Council directs the notice to be published and the Council's public hearing of such annexation shall be held no earlier than fourteen (14) days nor more than thirty (30) days following the publication and mailing of the required notice;

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

Section 1. The City Council acknowledges receipt of the application for annexation of the applicant-owned property into the city limits with the express consent of the applicant-owner and declares it will conduct a public hearing on the proposed annexation on a future date and time directed in a future open public meeting of the City Council.

Section 2. The City Council directs the City Manager to publish the required notice of the proposed annexation and public hearing in the Wagoner County American-Tribune on a date certain, determined in accordance with Title 11 Oklahoma Statutes, Subsection 21-103.B.

Section 3. The City Council further directs the City Manager to mail the required statutory notice on a date certain determined in accordance with Title 11 Oklahoma Statutes, Subsection 21-103.B, by first-class mail to all owners of property to be annexed as shown by the current year's ownership rolls in the office of the Wagoner County Treasurer and to all owners of property abutting any public right-of-way that forms the boundary of the territory proposed to be annexed and to the Sales and Use Tax Division of the Oklahoma Tax Commission.

Section 4. The published and mailed notice must describe the boundaries of the territory proposed to be annexed by reference to a map, geographical locations, legal or physical description or other reasonable designation and state that the City Council shall conduct a public hearing in Coweta City Hall, 310 South Broadway, Coweta, OK 74429 on the question of annexing the territory on a future date and time directed in a future open public meeting of the City Council.

This Resolution is approved in an open meeting by the City Council of the City of Coweta on this 4th day of August 2025.

Naomi Hogue, Mayor

ATTEST:

Marcy Kilgore, City Clerk

APPROVED:

Patrick T. Boulden, City Attorney

**LEGAL DESCRIPTION OF THE PROPOSED ANNEXATION
EXHIBIT "A-1"**

The Northeast Quarter of the Northwest Quarter (NE/4 NW/4) and Government Lot One (1) of Section Thirty (30), Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof, LESS AND EXCEPT a tract of land located in the SW corner of Government Lot 1, more particularly described as follows, to-wit: Commencing at a Point of Beginning where the Easterly right-of-way of State Highway 72 intersects the South Boundary line of Government Lot 1; Thence Northerly along the Easterly right-of-way line of State Highway 72 for a distance of 365 feet, on a radius left of 5804.578 feet to the South Water Edge at normal flow of Coweta Creek; Thence along the Southwest water edge at normal flow of Coweta Creek to the point of intersection with the South Boundary line of Government Lot 1; Thence in a Westerly direction for a distance of 480 feet to the Point of Beginning.

AND

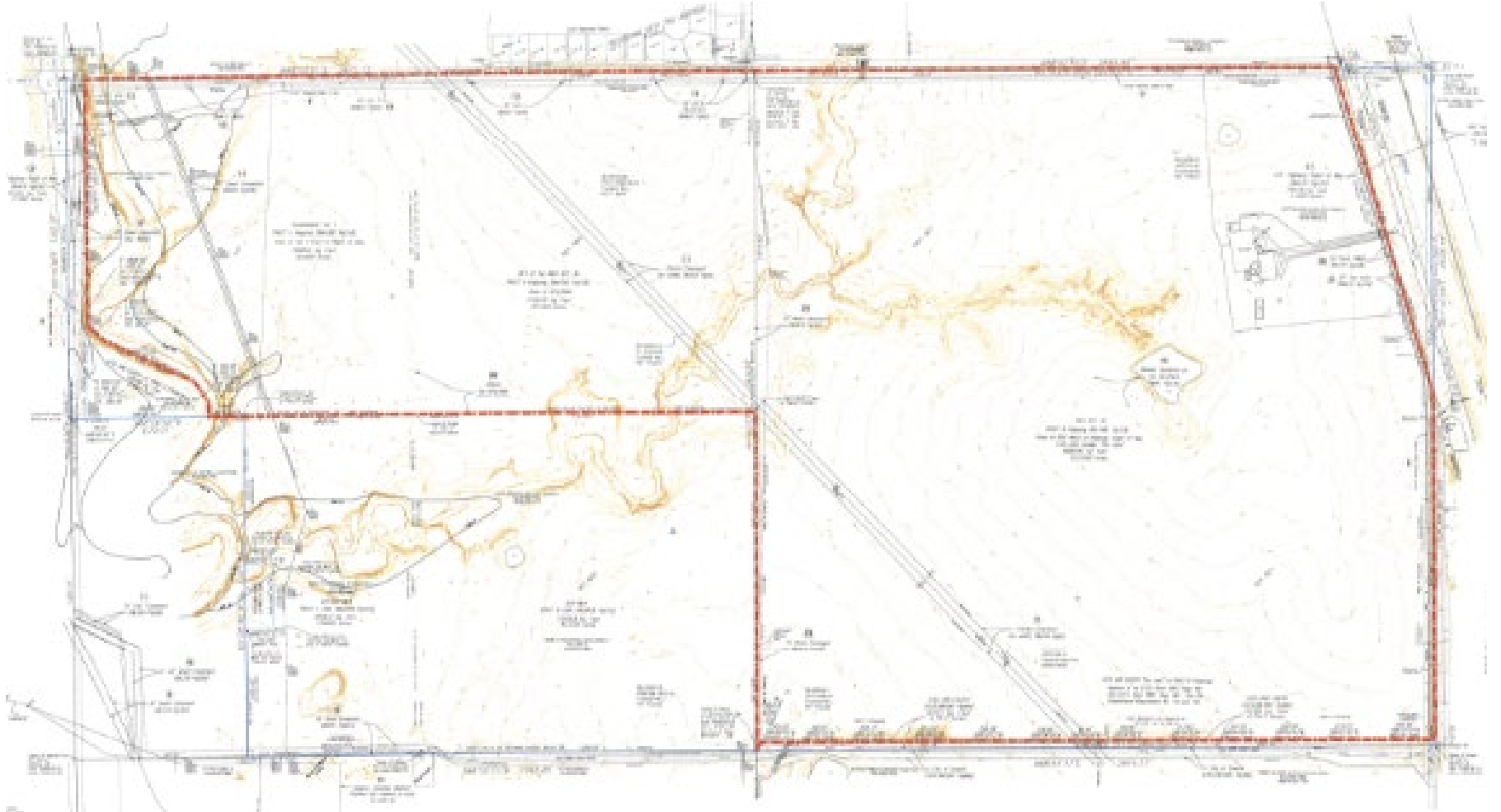
The Northeast Quarter (NE/4) of Section Thirty (30), Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof, LESS AND EXCEPT the road.

All encompassing 193.70 acres, more or less.

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RESOLUTION EXHIBIT "A-1"

**MAP OF THE PROPOSED ANNEXATION
EXHIBIT "A-2"**



Area generally located east of State Highway 72; south of section line right-of-way approximating the future location of East 161st Street South; west of State Highway 51B and South 305th East Avenue; and north of East 164th Street South in Wagoner County.

RESOLUTION EXHIBIT "A-2"

Mayor and City Council
City of Coweta
P.O. Box 850
Coweta, OK 74429

Dear Mayor and City Council:

We, Wesley E. Hopping, Jr., Wesley E. Hopping III, and Kelly J. Hopping, as Co-Trustees of The Wesley E. Hopping Revocable Family Trust u/t/a dated February 20, 2000, being the sole owners of the following described property, do hereby request and consent to the annexation of said property into the City of Coweta, Wagoner County, Oklahoma.

The Northeast Quarter of the Northwest Quarter (NE/4 NW/4) and Government Lot One (1) of Section Thirty (30), Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof, LESS AND EXCEPT a tract of land located in the SW corner of Government Lot 1, more particularly described as follows, to-wit: Commencing at a Point of Beginning where the Easterly right-of-way of State Highway 72 intersects the South Boundary line of Government Lot 1; Thence Northerly along the Easterly right-of-way line of State Highway 72 for a distance of 365 feet, on a radius left of 5804.578 feet to the South Water Edge at normal flow of Coweta Creek; Thence along the Southwest water edge at normal flow of Coweta Creek to the point of intersection with the South Boundary line of Government Lot 1; Thence in a Westerly direction for a distance of 480 feet to the Point of Beginning.

AND

The Northeast Quarter (NE/4) of Section Thirty (30), Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof, LESS AND EXCEPT the road.

The Wesley E. Hopping Revocable Family Trust
u/t/a dated February 20, 2000

Wesley E. Hopping, Jr., Co-Trustee
Wesley E. Hopping, Jr., Co-Trustee

Wesley E. Hopping III, Co-Trustee
Wesley E. Hopping III, Co-Trustee

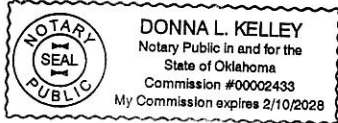
Kelly J. Hopping, Co-Trustee
Kelly J. Hopping, Co-Trustee

STATE OF OKLAHOMA)
) ss.
COUNTY OF Wagoner)

The foregoing was acknowledged before me on this 13th day of June, 2025,
by Wesley E. Hopping, Jr., Co-Trustee of The Wesley E. Hopping Revocable Family Trust u/t/a
dated February 20, 2000.

Donna L. Kelley
Notary #00002433

[SEAL]

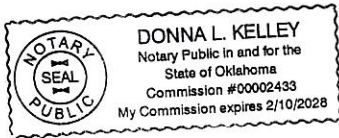


STATE OF OKLAHOMA)
) ss.
COUNTY OF Wagoner)

The foregoing was acknowledged before me on this 13th day of June, 2025,
by Wesley E. Hopping III, Co-Trustee of The Wesley E. Hopping Revocable Family Trust u/t/a
dated February 20, 2000.

Donna L. Kelley
Notary #00002433

[SEAL]



STATE OF OKLAHOMA)
) ss.
COUNTY OF Wagoner)

The foregoing was acknowledged before me on this 13 day of June, 2025,
by Kelly J. Hopping, Co-Trustee of The Wesley E. Hopping Revocable Family Trust u/t/a dated
February 20, 2000.

Donna L. Kelley
Notary #00002433

[SEAL]

