



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

**AGENDA - REGULAR MEETING  
COWETA CITY COUNCIL  
COWETA CITY HALL, 310 S. BROADWAY  
MONDAY, SEPTEMBER 8, 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. OATH OF OFFICE ADMINISTERED TO DONALD VIETH, COUNCILMEMBER FOR WARD 2
- III. PLEDGE OF ALLEGIANCE

- IV. ROLL CALL  
Naomi Hogue \_\_\_\_\_ Jeremy Barnett \_\_\_\_\_ Lauren Givan \_\_\_\_\_ Joshua Wilburn \_\_\_\_\_  
Donald Vieth \_\_\_\_\_

- V. 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.)

- VI. CITY MANAGER REPORT
  - 1. **NEW HIRES**  
Kayla Holt, 08/11/25 – Firefighter/EMT  
Alex Crowley, 08/11/25 – Firefighter/EMT  
Paul Hughes, 08/11/25 – Streets Maintenance  
Meghan Bendabout, 08/25/25 – Administrative Assistant/Community Development

- VII. CORRESPONDENCE
  - 1. **THANK YOU FROM WILMA HOLMES**

- VIII. PRESENTATIONS
  - 1. **REQUEST BY THADDEUS PEUROD TO ADDRESS CITY COUNCIL REGARDING SAFETY CONCERNS PERTAINING TO ROAD (SPEED/TRAFFIC) AT INTERSECTION OF SYCAMORE AND FAIRLAND AVE AT ROUNDED CORNER NEAR RAILROAD TRACKS DUE TO INCREASED**

## RESIDENTS AND NEW CONSTRUCTION IN NEIGHBORHOOD.

### IX. 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 August 4, 2025. *Marcy Kilgore, City Clerk/Treasurer*

#### 2. **RESOLUTION 2025-28 REGARDING BUDGET AMENDMENTS**

Approval of the adoption of Resolution 2025-28, a resolution of the Coweta City Council; amending the annual appropriations for the budget of the City of Coweta, Oklahoma, for Fiscal Year Ending June 30, 2026; appropriating grant receipts in the amount of \$10,175 from Oklahoma Forestry Services to assist with operational costs to be incurred in the Rural Fire Fund.

*McKay Hale, Assistant City Manager*

#### 3. **2026 HOLIDAY SCHEDULE**

Approval of the 2026 holiday schedule for the City of Coweta.

*Marcy Kilgore, City Clerk/Treasurer*

#### 4. **2026 COWETA MUNICIPAL COURT CALENDAR**

Approval of the 2026 Coweta Municipal Court calendar.

*Marcy Kilgore, City Clerk/Treasurer*

#### 5. **SURPLUS PROPERTY**

Approval of Declaration of Surplus on the following items and authorizing the City Manager to dispose of them accordingly:

1. Ricky Bryan Memorial signs x2
2. Sofa
3. Sony TV
4. Fire Hose
5. Supervac gas powered fans
6. Amkus Hydraulic pump, spreaders and cutters

*Marcy Kilgore, City Clerk/Treasurer*

#### 6. **2026 MEETING SCHEDULE**

Approval of the 2026 regular public meeting dates schedule of the Coweta City Council, Coweta Planning Commission, Coweta Board of Adjustment, and the Coweta Library Board.

*Marcy Kilgore, City Clerk/Treasurer*

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

### XI. ADMINISTRATION

1. **PURCHASE OF FOUR DIGITICKET SYSTEMS FOR THE COWETA POLICE DEPARTMENT FROM SALTUS TECHNOLOGIES, LLC IN THE AMOUNT OF \$7,093.00.**

Discuss and consider approval of the purchase of four Digiticket system from Saltus Technologies, LLC for the Coweta Police Department to be funded from budget line item 01-5325.006 and authorization for the City Manager to sign all documents pertaining to the purchase.

*Mike Bell, Police Chief*

2. **PURCHASE OF TWO 2026 DODGE DURANGOS FOR THE COWETA POLICE DEPARTMENT FROM JOHN VANCE MOTORS, INC. IN THE AMOUNT OF \$45,645 EACH FOR A TOTAL NOT TO EXCEED \$93,720.00.**

Discuss and consider approval of the purchase of two 2026 Dodge Durangos for the Coweta Police Department from John Vance Motors, Inc. at a cost of \$45,645.00 each for a total not to exceed \$93,720.00, utilizing the State of Oklahoma Contract #SW035, budgeted in the Capital Improvement Fund, budget line 12.5403.007.

*Mike Bell, Police Chief*

3. **PURCHASE OF EQUIPMENT TO BE INSTALLED IN TWO DODGE DURANGOS FOR THE COWETA POLICE DEPARTMENT FROM MOTOROLA THROUGH MUSKOGEE COMMUNICATIONS, INC., VISUAL FORCE INC., AND THE MEEKS GROUP FOR A TOTAL ESTIMATED COST OF \$36,764.14, BUDGETED IN THE CAPITAL IMPROVEMENT FUND, ACCOUNT 12-5404.007.**

Discuss and consider approval of the purchase of equipment to be installed in two 2026 Dodge Durangos for the Coweta Police Department from Motorola through Muskogee Communications Inc.(state contract SW1053M), Visual Force, Inc. (State contract SW0142-911, and The Meeks Group, at an estimated cost of \$36,764.14 for the two vehicles, budgeted in the Capital Improvement Fund, budget line 12.5404.007.

*Mike Bell, Police Chief*

4. **PURCHASE OF TWO MOTOROLA APX4500 MOBILE RADIOS FOR TWO NEW DODGE DURANGOS FOR THE COWETA POLICE DEPARTMENT FROM MOTOROLA SOLUTIONS THROUGH MUSKOGEE COMMUNICATIONS, INC. FOR AN ESTIMATED COST OF \$9,238.76**

Discuss and consider approval of the purchase of two Motorola APX4500 800 mobile radios for the two new Dodge Durango Police SUV's from Motorola Solutions (state contract SW1053M) through Muskogee Communications, Inc. at an estimated cost of \$9,238.76. This has been budgeted in the Capital Improvement Fund, budget line 12.5404.007.

*Mike Bell, Police Chief*

5. **PURCHASE OF TWELVE HANDHELD RADIOS AND TEN ADDITIONAL BATTERIES FOR THE COWETA POLICE DEPARTMENT FROM MOTOROLA SOLUTIONS, INC. IN THE AMOUNT OF \$72,797.90.**

Discuss and consider approval of the purchase of 12 Motorola APX 6000 700/800 model 25 radios and 10 additional batteries from Motorola Solutions, Inc. at a cost not to exceed \$72,797.90.

*Mike Bell, Police Chief*

6. **PURCHASE OF TEN BULLET-RESISTANT VESTS FROM SPECIAL-OPS UNIFORMS, INC. FOR THE COWETA POLICE DEPARTMENT AT AN ESTIMATED COST OF \$9,629.40**

Discuss and consider approval of the purchase of 10 bullet-resistant vests from Special-OPS Uniforms, Inc. (state contract SW764) at an estimated cost of \$9,629.40 to replace vests that

have reached or exceeded their expiration dates. The Coweta Police Department is responsible for paying the entire amount of the vest, and will then receive reimbursement from a Department of Justice grant for \$5,007.27.

*Mike Bell, Police Chief*

7. **AWARD OF BID FOR SKYVIEW TANK MODIFICATIONS AND PAINTING PROJECT IN THE AMOUNT OF \$620,435.00 TO KINARD PAINTING & SANDBLASTING, INC., FUNDED IN THE GRANTS FUND, ACCOUNT 20-5411.033.**

Discuss and consider action to award a bid to Kinard Painting & Sandblasting, Inc., the lowest responsible bidder, in the amount of \$620,435.00 for the Skyview Tank Modifications and Painting project, and direction to the City Manager to execute all necessary documents related to the project..

*Julie Casteen, City Manager*

8. **RESOLUTION 2025-29 REGARDING BUDGET AMENDMENTS**

Approval of the adoption of Resolution 2025-29, amending the annual appropriations for the budget of the City of Coweta, Oklahoma, for Fiscal Year Ending June 30, 2026; appropriating in the Grants Fund \$418,000 from Unencumbered Fund Balance and \$418,000 in CDBG Grant revenue for a total of \$836,000 for improvements and maintenance to the Skyview Water Storage Tower.

*Julie Casteen, City Manager*

9. **131ST STREET MAINTENANCE AND OPERATION  
DISCUSS AND CONSIDER ACTION ON THE MAINTENANCE AND OPERATION OF 131ST STREET SOUTH FROM SH-51 TO 289TH EAST AVENUE**

*Julie Casteen, City Manager*

10. **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 the Northeast Quarter of the Northwest Quarter (NE/4 NW/4) and Government Lot 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.

*Julie Casteen, City Manager*

11. **FINAL PLAT - WYNSTONE PHASE 4**

Discuss and consider action on a request for Final Plat approval of Wynstone Phase 4, a subdivision of approximately 21.28 acres, more or less, with 80 lots, zoned Residential Single-Family (RS-3). Situated in Section 25, Township 18 North, Range 15 East, of the Indian Base Meridian, City of Coweta, Wagoner County, State of Oklahoma.

*Julie Casteen, City Manager*

XII. NEW BUSINESS

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

XIII. 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.



*Just wanted  
you to know  
that what  
you did was...  
well...*



...wonderful.

THANK YOU  
- AND -  
GOD BLESS YOU!

I thank you for  
Honoring me -  
I appreciate it very  
much  
Wilma Holmes



# AGENDA REQUEST FORM

CITY CLERK'S OFFICE  
RECEIVED

POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH (918) 486-2189 • FAX (918) 486-5366

www.cityofcoweta-ok.gov

Date of Request: 8/22/25

Meeting Date: 9/10/25

Name of Requestor: Thaddeus Penrod

CITY OF COWETA CITY CLERK  
WAGONER COUNTY  
STATE OF OKLAHOMA

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.

Safety concerns pertaining to road (speed/traffic)  
@ intersection of Sycamore/Fairland Ave @ rounded  
corner near railroad tracks due to increased  
residents and new construction in neighborhood.

Any documentation related to the agenda request must be submitted with the Agenda Request form. Please provide the City Clerk with one original of any documents pertaining to the agenda item requested. Agenda Request forms and associated documents may be emailed to [cityclerk@cityofcoweta-ok.gov](mailto: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.

Thaddeus Penrod  
Signature

8/22/25  
Date

162 S. Fairland Ave.  
Physical Address

handy.design.llc@gmail.com  
Email address

Coweta, OK 74429  
City, State, Zip Code

918 527-2734  
Telephone Number

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING  
AUGUST 4, 2025, 6:05 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, August 4, 2025, at 6:05 p.m. in the Coweta City Hall, 310 S Broadway, Coweta, Oklahoma.

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

**COUNCILMEMBERS ABSENT:** None.

**I. CALL TO ORDER**

The meeting was called to order by Mayor Hogue.

**II. Pledge of Allegiance given**

**III. ROLL CALL**

Roll call taken. Councilmembers were present as shown above.

**IV. GENERAL CITY COUNCIL COMMENTS**

Mayor Hogue thanked Caroline Martin for her time spent with the City Council representing the city and wished her the best with her health. Mayor Hogue also reminded the audience that school was about to be back in session and to be aware and safe.

**V. CITY MANAGER REPORT**

City Manager Julie Casteen updated Council members on current projects and other upcoming work taking place throughout the city. The City Manager announced the Xpress Bill Pay Portal and See Click Fix portal will both be active soon. The City Manager requested prayers for Caroline Martin and former Vice Mayor Harold Chance. She announced Coweta would be hosting the Cities Untied meeting next month. The City Manager spoke about the new Hydro truck that has been put into service and how much it has already been utilized in various projects. She announced that bid openings for the Skyview Tank Modifications and the Water Treatment Plant Generator are both scheduled for August 27, 2025 and that the award of bid would be announced at the next Council meeting. The bid opening for the Removal and Disposal of Municipal Water Treatment Plant Lagoon Sludge bid opening is set for September 3, 2025. She stated the Right of Way for the 121<sup>st</sup> bridge should be ready in the next ninety or so days and that scheduling for a traffic study for 116<sup>th</sup> and Hwy 51 is under way. Julie stated the Wastewater Treatment Plant was approximately seventy percent complete and the City is requesting an extension from DEQ.

No action taken by Council.

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING  
AUGUST 4, 2025, 6:05 P.M.**

**VII. PRESENTATIONS**

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

Russell Faith stated that the road was not made for the trucks that are currently utilizing this area. He said that 18-wheeler trucks go down the road every three minutes. He mentioned that a paving loader recently turned over in the ditch near his home and that everything was pushed to the side of the road as a means to clear the area. He is concerned about the safety issues for everyone that lives on this road and said that the volume of traffic on this residential road is ridiculous.

Julie Casteen told Mr. Faith that the city was in the middle of engineering plans for addressing the area and that after the plans are ready the city would be going out for bids for the project. She stated the plan would be designed for heavy traffic and trucks.

Joushua Wilburn asked if the plans could include widening the roadway.

Naomi Hogue asked if the City and County could work together to fill holes in and make temporary repairs.

Julie Casteen said this had already been done several times.

Lauren Givan asked if the city could do something about the ditch Mr. Faith was discussing.

Both Naomi Hogue and Julie Casteen stated that the ditch repairs would be the responsibility of the company that caused the damage.

Julie Casteen added that she would check on easements and the possibility of widening the roadway.

**2. REQUEST BY MICHAEL EIGHINGER TO ADDRESS THE CITY COUNCIL ABOUT THE POSSIBILITY OF ANNEXING SYCAMORE FARMS NEIGHBORHOOD LOCATED AT THE INTERSECTION OF 146<sup>TH</sup> STREET AND SOUTH 274<sup>TH</sup> EAST AVENUE AND 146<sup>TH</sup> STREET AND SOUTH 276<sup>TH</sup> EAST AVENUE INTO COWETA CITY LIMITS**

Michael Eighinger was not present at the meeting.

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING  
AUGUST 4, 2025, 6:05 P.M.**

**3. HONORARY FIREFIGHTER AWARD PRESENTATION TO WILMA HOLMES**

Fire Chief Brian Woodward led presentation to make Wilma Holmes an honorary fire fighter.

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

Brian Woodward led badge pinning ceremony for fire members who were recently promoted.

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

Brian Woodward led an Above and Beyond award presentation for Relief Driver Brad Satterfield.

**6. PUBLIC SAFETY BUILDINGS UPDATE**

Jenni Hammock with BKL presented designs of the Police and Fire Stations, which are about 90% complete. Julie Casteen stated that a request for bids is expected to begin sometime in September.

**VIII. 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 July 7, 2025.
2. Approval of the minutes of the City of Coweta Town Hall meeting held on June 26, 2025.
3. Approval of the 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 10<sup>th</sup>, 2025 to September 14<sup>th</sup>, 2025.
4. 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.
5. 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.

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING  
AUGUST 4, 2025, 6:05 P.M.**

6. 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 Poer COT, and \$30,000 for an auto-aid agreement with the City of Broken Arrow.

Aye: Naomi Hogue  
Jeremy Barnett  
Joshua Wilburn  
Lauren Givan

**IX. CONSIDER ITEMS REMOVED FROM CONSENT**

No items removed.

**X. ADMINISTRATION**

**1. SELECTION OF VICE-MAYOR**

Julie Casteen led discussion and requested possible action related to selection of a Vice-Mayor for the City of Coweta per Title 1, Chapter 7A-2 of the Coweta Code of Ordinances.

Motion by Naomi Hogue, second by Lauren Givan to select Jeremy Barnett as the Vice-Mayor for the City of Coweta per Title 1, Chapter 7A-2 of the Coweta Code of Ordinances.

Aye: Naomi Hogue  
Lauren Givan  
Joshua Wilburn  
Jeremy Barnett

**2. WARD 2 APPOINTMENT**

Julie Casteen led discussion and requested possible action related to the appointment of a candidate to the Ward 2 Council seat including possible discussions with applicants.

Motion by Naomi Hogue, second by Lauren Givan to appoint Donald Vieth to the Ward 2 Council seat.

Aye: Naomi Hogue  
Lauren Givan  
Joshua Wilburn  
Jeremy Barnett

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING  
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**3. BID PROCESS FOR PUBLIC SAFETY BUILDINGS**

Julie Casteen led discussion and requested possible action related to beginning the public bid process for the Police Station and Fire Station.

Motion by Naomi Hogue, second by Jeremy Barnett to approve beginning the public bid process for the Polic Station and Fire Station.

Aye: Naomi Hogue  
Jeremy Barnett  
Joshua Wilburn  
Lauren Givan

**4. LEASE OF PUBLIC SAFETY FACILITIES**

Julie Casteen led discussion and requested possible action related to a proposed lease of public safety facilities.

Motion by Naomi Hogue, second by Joshua Wilburn to deny a proposed lease of public safety facilities

Aye: Naomi Hogue  
Joshua Wilburn  
Lauren Givan  
Jeremy Barnett

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

Brian Woodward led discussion and requested possible action related to the purchase of a Stryker Power Pro XT cot from Osage Ambulance for \$25,871.26.

Motion by Naomi Hogue, second by Joshua Wilburn to approve the purchase of a Stryker Power Pro XT cot from Osage Ambulance for \$25,871.26 to be paid for from the Rural Fire account.

Aye: Naomi Hogue  
Joshua Wilburn  
Lauren Givan  
Jeremy Barnett

**6. PUBLIC HEARING - ANNEXATION FOR E. 101<sup>ST</sup> STREET AND S. 273<sup>RD</sup> E. AVENUE - COWETA NORTH**

Public hearing to receive public comments on the annexation of territory into the city limits; generally describing the subject territory as land south of E. 101<sup>st</sup> Street, north of the Lancaster Park subdivision northern boundary, east of S. 264<sup>th</sup> E. Avenue, west of S.

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273<sup>rd</sup> 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.

Motion by Naomi Hogue, second by Joshua Wilburn to enter into the public hearing at 7:09 p.m.

Aye: Naomi Hogue  
Joshua Wilburn  
Lauren Givan  
Jeremy Barnett

Public comments from Larry Casillas included concerns that his property was part of public trust and wanted to know what changes the annexation would bring for his property.

Patrick Boulden told Larry Casillas that it sounded as though his property was actually part of a private trust not public trust and would not prohibit Coweta from moving forward with the annexation.

Community Development Director Carolyn Back stated that EMS and Fire were already in the area of the proposed annexation and that Police did not foresee any issues with the annexation. She stated that Public Works had some concerns with the current street conditions and that regarding the sanitary sewer, the homes in this area were on septic or do not require city sewer at this time. Ms. Back also pointed out that E911 addresses may change.

Julie Casteen made citizens aware that police, code enforcement, and animal control services would be made available to all within the annexation. Franchise taxes might change but other taxes would likely not really change.

Motion by Naomi Hogue, second by Jeremy Barnett to end the public Hearing at 7:20 p.m.

Aye: Naomi Hogue  
Jeremy Barnett  
Joshua Wilburn  
Lauren Givan

**7. ORDINANCE 905 - ANNEXATION FOR E. 101<sup>ST</sup> STREET AND S. 273<sup>RD</sup> E. AVENUE - COWETA NORTH**

Carolyn Back led discussion and requested possible action related to 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

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING  
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the subject territory as land south of East 101<sup>st</sup> Street, north of East 106<sup>th</sup> Street, east of 264<sup>th</sup> East Avenue, west of 273<sup>rd</sup> 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 or severability; and declaring an emergency.

Motion by Naomi Hogue, second by Jeremy Barnett to approve 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 101<sup>st</sup> Street, north of East 106<sup>th</sup> Street, east of 264<sup>th</sup> East Avenue, west of 273<sup>rd</sup> 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 or severability; and declaring an emergency.

Aye: Naomi Hogue  
Jeremy Barnett  
Joshua Wilburn  
Lauren Givan

Motion by Naomi Hogue, second by Jeremy Barnett to approve the emergency clause in Ordinance 905.

Aye: Naomi Hogue  
Jeremy Barnett  
Joshua Wilburn  
Lauren Givan

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

Public Hearing to receive public comments 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.

Motion by Naomi Hogue, second by Jeremy Barnett to enter into the public hearing at 7:25 p.m.

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Aye: Naomi Hogue  
Jeremy Barnett  
Joshua Wilburn  
Lauren Givan

Public comments were received by Anthony English, Dede English, and Everett Crawford.

Comments of concern included wanting to know how many homes there would be per acre, environmental drainage issues, police and fire presence, availability of Fire and EMS assistance when citizens call, property taxes going up, road congestion, maintenance, and ability to withstand traffic. Other concerns were with the railroad and whether there would be any potential upgrades to the tracks.

Tanner Consulting mentioned that a large part of the property will be reserved for drainage and that there would be roughly 679 homes on 160-acres. Representatives stated that there would be a ½ mile linear park and there would be approximately 4.24 homes or dwelling units for every square acre.

Mayor Hogue asked if the auto aid agreement with Broken Arrow would cover this area and reminded the audience that the public hearing was for a rezone. She also stated that as things develop the City will take all actions to consider safety for everyone.

Chief Woodward stated that the auto aid agreement would apply and that mutual aid would be available to area.

Carolyn Back stated that the Planned Housing Unit would take about three years for the first phase to be completed, and that the city had plenty of time to put other things into place to address citizen concerns. She also stated that as traffic warrants, the city could request help from the Railroad. She said that the Public Works department and the County would work together, and that the city's newly adopted subdivision regulations would help with a lot of the concerns expressed by the public.

Motion by Naomi Hogue, second by Joshua Wilburn to end the public Hearing at 7:44 p.m.

Aye: Naomi Hogue  
Joshua Wilburn  
Lauren Givan  
Jeremy Barnett

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING  
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**9. ORDINANCE 906 - REZONE CZ 25-04/ORDINANCE 907 - PUD-R 25-01,  
HUGHES PROPERTY**

Carolyn Back led discussion and requested possible action related to the adoption of 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.

Motion by Naomi Hogue, second by Jeremy Barnett to approve the adoption of 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, providing for the repealer, severability, and declaring an emergency.

Aye: Naomi Hogue  
Jeremy Barnett  
Joshua Wilburn

Nay: Lauren Givan

Motion by Naomi Hogue, second by Jeremy Barnett to approve the emergency clause of 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.

Aye: Naomi Hogue  
Jeremy Brnett  
Joshua Wilburn

Nay: Lauren Givan

Motion to approve the adoption of 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.

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING  
AUGUST 4, 2025, 6:05 P.M.**

Aye: Naomi Hogue  
Jeremy Barnett  
Joshua Wilburn

Nay: Lauren Givan

Motion by Naomi Hogue, second by Jeremy Barnett to approve the emergency clause of 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.

Aye: Naomi Hogue  
Jeremy Barnett  
Joshua Wilburn

Nay: Lauren Givan

**10. RELEASE OF UTILITY EASEMENT - CREEKWOOD SUBDIVISION**

Carolyn Back led discussion and requested possible action related to the Release of the 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, Bloc 1, of the Creekwood subdivision.

Motion by Naomi Hogue, second by Lauren Givan to approve 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, Bloc 1, of the Creekwood subdivision.

Aye: Naomi Hogue  
Lauren Givan  
Joshua Wilburn  
Jeremy Barnett

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING  
AUGUST 4, 2025, 6:05 P.M.**

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

Carolyn Back led discussion and requested possible action related to 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.

Motion by Naomi Hogue, second by Jeremy Barnett to approve 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.

Aye: Naomi Hogue  
Jeremy Barnett  
Lauren Givan  
Joshua Wilburn

**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, Section 21-101 et seq.; and thereafter authorizing the Council to lawfully consider and act on the applicant's request.

Motion by Naomi Hogue, second by Jeremy Barnett to pass item to the next Council meeting to be held on September 8, 2025.

Aye: Naomi Hogue  
Jeremy Barnett  
Lauren Givan  
Joshua Wilburn

**VIII. NEW BUSINESS**

No new business.

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING  
AUGUST 4, 2025, 6:05 P.M.**

**IX. ADJOURNMENT**

Mayor Hogue adjourned the meeting at 8:02 p.m.

---

Naomi Hogue, Mayor

---

Marcy Kilgore, City Clerk



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

## Memorandum

To: Honorable Mayor and City Council

From: McKay Hale, Assistant City Manager

Re: **RESOLUTION 2025-28 REGARDING BUDGET AMENDMENTS**

Date: September 8, 2025

---

### BACKGROUND

The purpose of the Rural Fire Defense Operation Grant is to provide financial support to certified rural fire departments across Oklahoma, enabling them to maintain and enhance their operational capabilities. These grants, directed by the Legislature and administered through the Rural Fire Protection Program Fund, are intended to ensure that rural fire departments have the necessary resources to protect their communities effectively.

### STAFF RECOMMENDATION

Staff recommends the adoption of Resolution 2025-28.

### ATTACHMENTS

1. 250908-Supplementals Reso 2025-28-Governmental

**CITY OF COWETA, OKLAHOMA**

**RESOLUTION 2025-28**

**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 GRANT REVENUES IN THE AMOUNT OF \$10,175 RECEIVED FROM OKLAHOMA FORESTRY SERVICES TO BE USED FOR OPERATIONAL EXPENDITURES, INCLUDING MINOR TOOLS AND EQUIPMENT.**

**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 8<sup>th</sup> DAY OF SEPTEMBER, 2025.**

\_\_\_\_\_  
Naomi Hogue, Mayor

Approved as to form:

\_\_\_\_\_  
Patrick Boulden, City Attorney

ATTEST:

\_\_\_\_\_  
Marcy Kilgore, City Clerk

**RESOLUTION 2025-28**

**EXHIBIT A**

FUND	ACCOUNT		AMOUNT	REASON FOR EXPENDITURE	FUNDING SOURCE	FUND		REVENUE ACCOUNT
	NUMBER	DESCRIPTION				BALANCE AMOUNT	REVENUE AMOUNT	
<b>Rural Fire Fund</b>	13-5204.095	Minor Tools	\$ 10,175	To support operational expenses	Grant Revenue	\$ -	\$ 10,175	13-04.03.20
<b>Total Rural Fire Fund</b>			<u>\$ 10,175</u>			<u>\$ -</u>	<u>\$ 10,175</u>	
<b>TOTAL ALL GOVERNMENTAL FUNDS</b>			<u>\$ 10,175</u>			<u>\$ -</u>	<u>\$ 10,175</u>	

**CITY OF COWETA/COWETA PUBLIC WORKS AUTHORITY  
2026 HOLIDAY SCHEDULE**

January 1, 2026 (Thursday)	New Year's Day
February 16, 2026 (Monday)	President's Day
April 3, 2026 (Friday)	Good Friday
May 25, 2026 (Monday)	Memorial Day
July 3, 2026 (Friday)	Independence Day
September 7, 2026 (Monday)	Labor Day
November 11, 2026 (Wednesday)	Veteran's Day
November 26, 2026 (Thursday)	Thanksgiving Day
November 27, 2026 (Friday)	Day after Thanksgiving
December 24, 2026 (Thursday)	Christmas Eve
December 25, 2026 (Friday)	Christmas Day

COWETA MUNICIPAL COURT

2026 CALENDAR

Thursdays

2:30 p.m. Adults

3:30 p.m. Juveniles

January	8, 15, 22
February	5, 12, 19, 26
March	5, 12, 19, 26
April	2, 9, 16, 23
May	7, 14, 21, 28
June	4, 11, 18, 25
July	2, 9, 16, 23
August	6, 13, 20, 27
September	3, 10, 17, 24
October	1, 8, 15, 22
November	5, 12, 19
December	3, 10, 17

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

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

Department: PWA Department Contact: Jon Bates Date: 08/07/2025

Items Requested to be Surplused: Ricky Bryan Memorial Sign X2

ID/Asset Tag Number: N/A

PROPERTY DESCRIPTION	CONDITION	DATE PURCHASED	Approximate Current Value
(2)Ricky Bryan memorial signs located near the Coweta High School. One located along S 305th E Ave, the other on Hwy 51	<input type="checkbox"/> Excellent	PURCHASE PRICE	
	<input type="checkbox"/> Good		
<input type="checkbox"/> Fair			
<input type="checkbox"/> Poor			

Reason for being surplused:

One sign has been damaged, both signs are to large for location. The City replaced the damaged sign and will be replacing the other with smaller signs that can withstand wind better, etc.

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

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

Name of agency:

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

Amount received:

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

Date placed on surplus website: \_\_\_\_\_ Did item sell: Yes  No

Date Sold: \_\_\_\_\_ Amount received: \$ \_\_\_\_\_

Name, Address, and Telephone Number of Buyer: \_\_\_\_\_

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

City Manager approval of the request for surplus: \_\_\_\_\_ Date: \_\_\_\_\_

Date surplus approved by City Council/Trustees: \_\_\_\_\_

Date, Amount, and receipt of funds from Public Surplus: \_\_\_\_\_

Date Insurance Cancelled: \_\_\_\_\_

Date Removed from Fixed Assets: \_\_\_\_\_

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

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

Department: \_\_\_\_\_ Department Contact: \_\_\_\_\_ Date: \_\_\_\_\_

Items Requested to be Surplused: \_\_\_\_\_

ID/Asset Tag Number: \_\_\_\_\_

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

Reason for being surplused:

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

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

Name of agency:

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

Amount received:

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

Date placed on surplus website: \_\_\_\_\_ Did item sell: Yes No

Date Sold: \_\_\_\_\_ Amount received: \$ \_\_\_\_\_

Name, Address, and Telephone Number of Buyer: \_\_\_\_\_

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

City Manager approval of the request for surplus: \_\_\_\_\_ Date: \_\_\_\_\_

Date surplus approved by City Council/Trustees: \_\_\_\_\_

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

Date Insurance Cancelled: \_\_\_\_\_

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SURPLUS PROPERTY DECLARATION AUTHORIZATION**

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

Department: \_\_\_\_\_ Department Contact: \_\_\_\_\_ Date: \_\_\_\_\_

Items Requested to be Surplused: \_\_\_\_\_

ID/Asset Tag Number: \_\_\_\_\_

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

Reason for being surplused:

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

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

Name of agency:

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

Amount received:

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

Date placed on surplus website: \_\_\_\_\_ Did item sell: Yes No

Date Sold: \_\_\_\_\_ Amount received: \$ \_\_\_\_\_

Name, Address, and Telephone Number of Buyer: \_\_\_\_\_

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

City Manager approval of the request for surplus: \_\_\_\_\_ Date: \_\_\_\_\_

Date surplus approved by City Council/Trustees: \_\_\_\_\_

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

Date Insurance Cancelled: \_\_\_\_\_

Date Removed from Fixed Assets: \_\_\_\_\_

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SURPLUS PROPERTY DECLARATION AUTHORIZATION**

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

Department: \_\_\_\_\_ Department Contact: \_\_\_\_\_ Date: \_\_\_\_\_

Items Requested to be Surplused: \_\_\_\_\_

ID/Asset Tag Number: \_\_\_\_\_

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

Reason for being surplused:

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

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

Name of agency:

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

Amount received:

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

Date placed on surplus website: \_\_\_\_\_ Did item sell: Yes No

Date Sold: \_\_\_\_\_ Amount received: \$ \_\_\_\_\_

Name, Address, and Telephone Number of Buyer: \_\_\_\_\_

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

City Manager approval of the request for surplus: \_\_\_\_\_ Date: \_\_\_\_\_

Date surplus approved by City Council/Trustees: \_\_\_\_\_

Date, Amount, and receipt of funds from Public Surplus:  
\_\_\_\_\_

Date Insurance Cancelled: \_\_\_\_\_

Date Removed from Fixed Assets: \_\_\_\_\_

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SURPLUS PROPERTY DECLARATION AUTHORIZATION**

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

Department: \_\_\_\_\_ Department Contact: \_\_\_\_\_ Date: \_\_\_\_\_

Items Requested to be Surplused: \_\_\_\_\_

ID/Asset Tag Number: \_\_\_\_\_

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

Reason for being surplused:

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

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

Name of agency:

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

Amount received:

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

Date placed on surplus website: \_\_\_\_\_ Did item sell: Yes No

Date Sold: \_\_\_\_\_ Amount received: \$ \_\_\_\_\_

Name, Address, and Telephone Number of Buyer: \_\_\_\_\_

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

City Manager approval of the request for surplus: \_\_\_\_\_ Date: \_\_\_\_\_

Date surplus approved by City Council/Trustees: \_\_\_\_\_

Date, Amount, and receipt of funds from Public Surplus:  
\_\_\_\_\_

Date Insurance Cancelled: \_\_\_\_\_

Date Removed from Fixed Assets: \_\_\_\_\_

**COWETA CITY COUNCIL • COWETA PUBLIC WORKS AUTHORITY  
COWETA INDUSTRIAL DEVELOPMENT AUTHORITY  
COWETA CITY HALL • 310 S BROADWAY, COWETA, OK**

**1<sup>st</sup> Monday of Each Month • 6:00 p.m.**

January 05, 2026	May 04, 2026	September 14, 2026 (2 <sup>nd</sup> Monday)
February 02, 2026	June 01, 2026	October 05, 2026
March 02, 2026	July 06, 2026	November 02, 2026
April 06, 2026	August 03, 2026	December 07, 2026

---

**COWETA PLANNING COMMISSION/BOARD OF ADJUSTMENT  
COWETA CITY HALL • 310 S BROADWAY, COWETA, OK**

**3<sup>rd</sup> Monday of Each Month • 6:00 p.m.**

January 19, 2026	May 18, 2026	September 21, 2026
February 17, 2026 (3 <sup>rd</sup> Tuesday)	June 15, 2026	October 19, 2026
March 16, 2026	July 20, 2026	November 16, 2026
April 20, 2026	August 17, 2026	December 21, 2026

---

**COWETA LIBRARY BOARD  
COWETA PUBLIC LIBRARY • 120 E SYCAMORE, COWETA, OK  
TUESDAY, 6:00 p.m.**

January 27, 2026  
April 28, 2026  
June 30, 2026  
September 29, 2026



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

## Memorandum

To: Honorable Mayor and City Council

From: Mike Bell, Police Chief

Re: **PURCHASE OF FOUR DIGITICKET SYSTEMS FOR THE COWETA POLICE DEPARTMENT FROM SALTUS TECHNOLOGIES, LLC IN THE AMOUNT OF \$7,093.00.**

Date: September 8, 2025

---

### BACKGROUND

The Coweta Police department requests to purchase four new Digiticket systems to convert animal control, code enforcement, and two officers to digital citations instead of paper. Each system consists of a software license, a case, cables, and a barcode scanner.

### STAFF RECOMMENDATION

Staff recommends approval.

### ATTACHMENTS

1. Quote from DigiTicket on four systems

# digiTICKET<sup>®</sup>

electronic ticketing solution

Additional Unit Quote for the:  
**Coweta Police Department**  
Deputy Chief Ron Peterson



August 14, 2025

**SALTUS**  
TECHNOLOGIES

**Proposal Prepared by:**  
Cory Box  
National Sales Manager  
918.392.3912  
[coryb@saltustech.com](mailto:coryb@saltustech.com)

Saltus Technologies  
907 South Detroit, Suite 820  
Tulsa, OK 74120

---

Submitted in Confidence for the Coweta Police Department

Please confirm pricing 60 days from date above

August 14, 2025  
Deputy Chief Ron Peterson  
Coweta Police Department

**RE: digiTICKET 6 additional units quote**

Dear Ron,

Per your request, I have provided the following budgetary quote for your review. This quote includes the cost to purchase:

- Four (4) additional MDT-based digiTICKET licenses
- 4 additional PocketJet printers with associated cables, warranties, and cases
- 4 additional L-Tron plugin DL scanners

We are glad your officers and court personnel are happy with digiTICKET. We look forward to serving you again, long into the future. Please let me know if you have any questions.

Respectfully,



Cory Box  
National Sales Manager



## digiTICKET Pricing

Additional units require only software license fees, hardware and annual Support and Maintenance fees. Based on the current scope, there are no additional professional services fees.

The total cost for four (4) additional MDT-based ticket writers is as follows:

digiTICKET Purchase Price Quote			
Software License Fees	Units	Fee	Total
digiTICKET Mobile Client Licenses	4	\$ 650	\$ 2,600
Software License Fees		see above	\$ 2,600
		<i>Q3 2025 Promotion</i> 15%	\$ (390)
<b>TOTAL Software License Fees</b>			<b>\$ 2,210</b>
Hardware Fees	Units	Fee	Total
Hardware (scanners, printers, cases, cables, etc.)**	1	\$ 4,833	\$ 4,833
S/H Costs			\$ 50
<b>TOTAL Hardware and Shipping Fees</b>			<b>\$ 4,883</b>
<b>TOTAL PURCHASE PRICE (Year 1)</b>			<b>\$ 7,093</b>
<i>** See detailed hardware quote with line item pricing &amp; descriptions on following pages.</i>			

## Hardware Detail

DETAILED HARDWARE QUOTE			
Item Name	Qty	Unit Price	Total
<b>Thermal Ticket Printers</b>			
<b>Brother PocketJet 8 Thermal Printer</b>			
PJ8 300dpi thermal USB printer, (only includes printer, requires power & USB cable)	4	\$ 459.44	\$ 1,837.76
2-Year Premier Service (Initial Service Plus 2 Additional Years)	4	\$ 102.38	\$ 409.52
USB Cable - 10ft length for PJ8 (Type A to C)	4	\$ 23.45	\$ 93.80
Car Adapter - Cig Plug - 10ft length for PJ6 (Plus) , PJ7 and RJ5	4	\$ 29.08	\$ 116.32
PJ7/8 Rugged Roll Case - Includes: Printer Case,Paper Roll Spindle, Straight Connector DC Power Extension Cord (LBX041) & Shoulder Strap (LB3955)	4	\$ 80.66	\$ 322.64
<b>Scanners</b>			
L-Tron 2D License scanner w/curled cord and magnetic mount kit	4	\$ 513.13	\$ 2,052.52
<b>TOTAL Hardware:</b>			<b>\$ 4,833</b>

### NOTES:

- The 10' USB cable is only a placeholder. There are 4' and 6' options also available.
- The 10' cigarette plug charger for the printer is only a placeholder. There are two other options available.

END OF DOCUMENT



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

## Memorandum

To: Honorable Mayor and City Council

From: Mike Bell, Police Chief

Re: **PURCHASE OF TWO 2026 DODGE DURANGOS FOR THE COWETA POLICE DEPARTMENT FROM JOHN VANCE MOTORS, INC. IN THE AMOUNT OF \$45,645 EACH FOR A TOTAL NOT TO EXCEED \$93,720.00.**

Date: September 8, 2025

---

### BACKGROUND

For the past several years, the Coweta Police Department has replaced all police pursuit vehicles with updated, newer equipment. The system implemented allows our department to replace any police vehicle that reaches 100K in mileage during its lifetime. This has been determined to be the mileage at which the vehicle's safe operation and maintenance costs have reached a critical point.

### STAFF RECOMMENDATION

Staff recommends a motion to approve the purchase of two units as described above, and to allow the City Manager to sign all documents pertaining to the purchase.

### ATTACHMENTS

1. Quote John Vance 2 Dodge Durango 2025-2026

JOHN VANCE MOTORS, INC  
 FLEET & GOVERNMENT SALES  
 PO BOX 400, GUTHRIE, OK 73044  
 405-282-3800  
 OK Vendor # 0000074088



# QUOTE

DATE	8/26/2025
QUOTE NUMBER	000Q17821
EXPIRATION DATE	9/8/2025
SHIP VIA	Factory Order
TERMS	SW035 - STATE CONTRACT
PO Number	

**SOLD TO:** City of Coweta      **SHIP TO:** City of Coweta      **Any Questions? Call 405-282-3800**

City of Coweta      Ron Peterson      212 N. Broadway      PO Box 850      Coweta, OK 74429      (918)805-3829  
 City of Coweta      Ron Peterson      212 N. Broadway      PO Box 850      Coweta, OK 74429      (918)805-3829  
 jonathan@VanceFleet.Com

Qty	OPTION	Description	Unit Price	Ext. Price
	SW035	OKLAHOMA STATE CONTRACT		
2	WDEE75	2026 Dodge Durango PPV-AWD	\$45,645.00	\$91,290.00
2	22Z	Order Package	\$0.00	\$0.00
2	EZH	Engine: 5.7L V8 HEMI MDS VVT	\$0.00	\$0.00
2	DFD	Transmission: 8-Speed Automatic	\$0.00	\$0.00
2	DPM	Axle: 3.09 gear Ratio	\$0.00	\$0.00
2	ADL	Skid Plate Group	\$370.00	\$740.00
	XCS	Extra Key ( Only At Time Of Factory Order )	\$400.00	\$800.00
2	LNF	Black Left LED Spot Lamp	\$0.00	\$0.00
	LSA	Security Alarm	\$190.00	\$380.00
2	CW6	Deactivate Rear Doors/Windows	\$95.00	\$190.00
2	WBN	Wheels: 18" x 8.0" Black Steel	\$0.00	\$0.00
2	TRS	Tires: 255/60R18 Pursuit Rated	\$0.00	\$0.00
2	A7X9	Black, Cloth Bucket Seats w/Rear Vinyl	\$160.00	\$320.00
2	PW7	Exterior: White	\$0.00	\$0.00
		<b>SubTotal</b>		<b>\$93,720.00</b>
		<b>Price per each vehicle: \$46,860.00</b>		

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	\$93,720.00
TAG/TAXES	\$0.00
<b>TOTAL DUE</b>	<b>\$93,720.00</b>



P.O. BOX 850  
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## Memorandum

To: Honorable Mayor and City Council

From: Mike Bell, Police Chief

Re: **PURCHASE OF EQUIPMENT TO BE INSTALLED IN TWO DODGE DURANGOS FOR THE COWETA POLICE DEPARTMENT FROM MOTOROLA THROUGH MUSKOGEE COMMUNICATIONS, INC., VISUAL FORCE INC., AND THE MEEKS GROUP FOR A TOTAL ESTIMATED COST OF \$36,764.14, BUDGETED IN THE CAPITAL IMPROVEMENT FUND, ACCOUNT 12-5404.007.**

Date: September 8, 2025

---

### BACKGROUND

This purchase ensures that the officers have the necessary equipment in their vehicles to provide safe police services to the community.

### STAFF RECOMMENDATION

The staff recommends that the council approve the purchase of the required equipment as requested above and authorize the City Manager to sign all documents pertaining to this purchase.

### ATTACHMENTS

1. Quote MEEKS striping of 2 new Durangos
2. Quote Visual Force for equipment on 2 new Durangos
3. Quote Muskogee Communications Low Band Radios on 2 new Durangos

The Meeks Group  
 6913 E 13th St Tulsa, OK 74112  
 info@meeksgroup.com  
 (918) 836-0900

www.meeksgroup.com



**MEEKSGROUP**

# Quote 27948

Coweta 2025 Dodge Durango (2 Vehicles)

SALES REP INFO  
 House Account  
 house@meeksgroup.com

QUOTE DATE  
 Wed, 08/27/2025  
 QUOTE DUE DATE  
 Fri, 09/05/2025  
 QUOTE EXPIRY DATE  
 Fri, 09/26/2025  
 TERMS  
 Net 30

REQUESTED BY  
 City of Coweta  
 P O Box 850  
 Coweta, Oklahoma 74429-0850

SHIPPING ADDRESS  
 6913 East 13th Street  
 Tulsa, OK 74112

CONTACT INFO  
 Ron Peterson  
 rpeterson@cityofcoweta-ok.gov  
 (918) 279-7252  
 Mobile: (918) 486-4243

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
1	Blue Stripes (Vehicle #1) Reflective Vinyl (Vehicle #1) Installation (Vehicle #1) Vehicle Cleaning Fee (Vehicle #1)	1	Each	\$1,460.4084	\$1,460.41	N
2	Blue Stripes (Vehicle #2) Reflective Vinyl (Vehicle #2) Installation (Vehicle #2) Vehicle Cleaning Fee (Vehicle #2)	1	Each	\$1,460.4084	\$1,460.41	N

Due to availability and daily price increases of material, terms of quotation and supply are strictly 14 days from date of issue. Prices are subject to sight of final artwork supplied. Any author's corrections may incur an additional cost.

Subtotal:	\$2,920.82
Sales Tax (10.05%):	\$0.00
<b>Total:</b>	<b>\$2,920.82</b>

<https://www.meeksgroup.com/copy-of-privacy-notice>

SIGNATURE:

DATE:

Visual Force, Inc.  
 2720 North Highway 167  
 Catoosa, OK 74015



# Quote

Date	Quote #
3/18/2025	4819

Phone 918-739-4555  
 Fax 918-739-4557

Name / Address
Coweta Police Department Ron Peterson P.O. Box 850 Coweta, OK 74429

PRICES GOOD FOR 30 DAYS FROM DATE OF QUOTE

Rep
MAS

Item	Description	Qty	Cost	Total
Installation	Installation Durango 2026	18	90.00	1,620.00
SO-ENFWB(8Mod-12LED)	Nforce 8mod 12LED Split Frt DualColor R/W-B/W	1	1,032.92	1,032.92
SO-ENFWB0xxxx	Nforce 6Mod 12LED Rear Dual 12LED R/A-B/A	1	801.64	801.64
SO-ETSA482RSP	SoundOff 400 Series Remote 200W	1	657.58	657.58
SO-ETSS100J5	SoundOff Speaker 100J5	2	227.85	455.70
SO-EMPSCG2STS5RBW	SoundOff MPwr 4" 3Wire StudMt 18LED RBW	2	137.20	274.40
SO-PNT3BKUMB4	SoundOff Intrscrtr UndrMirror Brkt for Mpwr 16-23 Durango	2	24.99	49.98
SO-ETTFK02	SoundOff Tail Lt Flasher 15-25 Durango	1	217.56	217.56
SO-EMPSCG2STS5RBW	SoundOff MPwr 4" 3Wire StudMt 18LED RBW (side of bumper)	4	137.20	548.80
SO-PMP2BKDGAJ	SoundOff MPwr 4" D/G Adj Brkt Kit	4	8.82	35.28
SO-EMPSCG2QMS5RBW	SoundOff MPwr 4" 3Wire QkMt 18LED RBW (Rear qtr panel)	2	137.20	274.40
SO-EMPSCG2QMS5RBW	SoundOff MPwr 4" 3Wire QkMt 18LED RBW (Tag area)	2	137.20	274.40
JO-425-6680	Jotto Cnsl 21 Durango	1	598.00	598.00
JO-425-6651	Jotto FacePlt 12v outlet	1	59.00	59.00
JO-425-6411	Jotto Arm Rest Adjstble 7.75X8X8	1	146.00	146.00
JO-425-6729	Jotto Dual ABS Cup Holder	1	63.00	63.00
JO-475-0822	Jotto Prtn Cargo Barrier 16-25 Durango	1	683.00	683.00
JO-475-0966	Jotto Prtn SpaceCreator/Wndw 16-25 Durango	1	1,089.00	1,089.00
JO-475-1417	Jotto Prtn Window Armour 16-25 Durango	1	442.00	442.00
JO-475-8848	Jotto Prtn Exte/Panels 16-25 Durango	1	128.00	128.00
WE-WEI-005-DUAL	Weiser Dual GunMt Mt 1 Clasp 1 HndCuff	1	589.00	589.00
ST-74751	StreamLight Strion LED HL	1	189.00	189.00
Coax w/Mini Connector	Coax w/ Mini Connector	2	37.00	74.00
TE-62379	Larid Antenna 144-152 1/4wave	1	18.00	18.00

Thank you for your business.	<b>Total</b>
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Visual Force, Inc.  
 2720 North Highway 167  
 Catoosa, OK 74015



# Quote

Date	Quote #
3/18/2025	4819

Phone 918-739-4555  
 Fax 918-739-4557

Name / Address
Coweta Police Department Ron Peterson P.O. Box 850 Coweta, OK 74429

PRICES GOOD FOR 30 DAYS FROM DATE OF QUOTE

Rep
MAS

Item	Description	Qty	Cost	Total
TE-95355	Larid Ant 806-866 Phantom	1	42.00	42.00
SE-BK0534DUR21	Setina PushBump PB400 21-23 Durango	1	557.00	557.00
SE-HK2273DUR21	Setina HdLt Grd w/Alum PB9 21-23 Durango	1	857.00	857.00
JO-450-4128	Jotto Cmptr Mt Surface Pro Station	1	320.00	320.00
JO-425-2827	Jotto Pedestal Mount	1	172.00	172.00
JO-425-1188	Jotto Articulated Arm	1	159.00	159.00
ST-805-0022-00	Stalker Radar Dual 2 KA Antna System	1	2,879.00	2,879.00
EQUIP-VARIOUS	Stalker Radar Mt for Durango	1	243.00	243.00
Thank you for your business.			<b>Total</b>	\$15,549.66

Muskogee Communications, Inc.

# Estimate

P.O. Box 1613  
Muskogee, OK 74402

DATE	ESTIMATE NO.
8/27/2025	4299

NAME / ADDRESS
Coweta Police Department Attn: Accounts Payable P.O. Box 850 Coweta OK 74429

DESCRIPTION	QTY	COST	TOTAL
COAX WITH CONNECTER	2	35.00	70.00
LARSON ANTENNA NMOWBQB WITH SPRING	2	60.00	120.00
JOTTO BRACKETS FOR XPR5550E	2	60.00	120.00
JOTTO BRACKETS FOR APX4500	2	60.00	120.00
AAM28JQN9RA1AN MOTOROLA XPR5550E VHF 45 WATT MOBILE RADIO	2	1,157.00	2,314.00
VALID FOR 30 DAYS		<b>TOTAL</b>	\$2,744.00

Remit purchase orders to: [jeanetta@muskogeecomm.org](mailto:jeanetta@muskogeecomm.org)



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

## Memorandum

To: Honorable Mayor and City Council

From: Mike Bell, Police Chief

Re: **PURCHASE OF TWO MOTOROLA APX4500 MOBILE RADIOS FOR TWO NEW DODGE DURANGOS FOR THE COWETA POLICE DEPARTMENT FROM MOTOROLA SOLUTIONS THROUGH MUSKOGEE COMMUNICATIONS, INC. FOR AN ESTIMATED COST OF \$9,238.76**

Date: September 8, 2025

---

### BACKGROUND

This purchase will ensure that the officers have the necessary communications equipment in their vehicles to provide safe police services to the community.

### STAFF RECOMMENDATION

The staff recommends that the council approve the purchase of the two APX4500 radios to install in the two new Dodge Durangos Police SUVs and authorize the City Manager to sign all documents pertaining to this purchase.

### ATTACHMENTS

1. Quote Motorola for mobile radios



## COWETA, CITY OF

2, APX4500

08/27/2025

08/27/2025

COWETA, CITY OF  
212 N BROADWAY  
COWETA, OK 74429

RE: Motorola Quote for 2, APX4500

Dear Ron Peterson,

Motorola Solutions is pleased to present COWETA, CITY OF with this quote for quality communications equipment and services. The development of this quote provided us the opportunity to evaluate your requirements and propose a solution to best fulfill your communications needs.

This information is provided to assist you in your evaluation process. Our goal is to provide COWETA, CITY OF with the best products and services available in the communications industry. Please direct any questions to Scott Wilson at [scott@muskogeecomm.org](mailto:scott@muskogeecomm.org).

We thank you for the opportunity to provide you with premier communications and look forward to your review and feedback regarding this quote.

Sincerely,

Scott Wilson

Motorola Solutions Manufacturer's Representative

Billing Address:  
 COWETA, CITY OF  
 212 N BROADWAY  
 COWETA, OK 74429  
 US

Quote Date:08/27/2025  
 Expiration Date:10/26/2025  
 Quote Created By:  
 Scott Wilson  
 scott@muskogeecomm.org  
  
 End Customer:  
 COWETA, CITY OF  
 Ron Peterson  
 rpeterson@cityofcoweta-ok.gov

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
	APX™ 4500 Enhanced					
1	M22URS9PW1BN	MOBILE RADIO APX4500 ENHANCED 7/800 MHZ	2	\$2,356.00	\$1,719.88	\$3,439.76
1a	HA00692AA	ADD: 7Y ESSENTIAL SERVICE LTM	2	\$454.00	\$454.00	\$908.00
1b	G831AD	ADD: SPKR 15W WATER RESISTANT	2	\$71.00	\$51.83	\$103.66
1c	G66BF	ADD: DASH MOUNT O2 APXM	2	\$148.00	\$108.04	\$216.08
1d	GA00580AA	ADD: TDMA OPERATION	2	\$530.00	\$386.90	\$773.80
1e	QA02756AD	ADD: 3600 OR 9600 TRUNKING BAUD SINGLE SYSTEM	2	\$1,848.00	\$1,349.04	\$2,698.08
1f	GA01606AA	ADD: NO BLUETOOTH/ WIFI/GPS ANTENNA NEEDED	2	\$0.00	\$0.00	\$0.00
1g	GA00804AA	ADD: APX O2 CH (GREY)	2	\$579.00	\$422.67	\$845.34
1h	G444AH	ADD: APX CONTROL HEAD SOFTWARE	2	\$0.00	\$0.00	\$0.00
1i	QA05751AA	ADD: NO ENCRYPTION, CLEAR RADIO (NO ADP) (US ONLY)	2	\$0.00	\$0.00	\$0.00
1j	W22BA	ADD: STD PALM MICROPHONE APX	2	\$85.00	\$62.05	\$124.10
1k	QA09113AB	ADD: BASELINE RELEASE SW	2	\$0.00	\$0.00	\$0.00
1l	G175AD	ADD: ANT 3DB ELEVATED FEED 762-870	2	\$89.00	\$64.97	\$129.94

**Grand Total**

**\$9,238.76(USD)**



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.  
 Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

## Notes:

- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.



## Purchase Order Checklist NA OM

<b>Marked as PO/ Contract/ Notice to Proceed on Company Letterhead (PO will not be processed without this)</b>
<b>PO Number/ Contract Number</b>
<b>PO Date</b>
<b>Vendor = Motorola Solutions, Inc.</b>
<b>Payment (Billing) Terms/ State Contract Number</b>
<b>Bill-To Name on PO must be equal to the <i>Legal</i> Bill-To Name</b>
<b>Bill-To Address</b>
<b>Ship-To Address (If we are shipping to a MR location, it must be documented on PO)</b>
<b>Ultimate Address (If the Ship-To address is the MR location then the Ultimate Destination address must be documented on PO )</b>
<b>PO Amount must be equal to or greater than Order Total</b>
<b>Non-Editable Format (Word/ Excel templates cannot be accepted)</b>
<b>Tax Exemption Status</b>
<b>Signatures (As required)</b>

**NOTE:** When an email order is submitted a confirmation is sent from Motorola AutoNotify referencing a **case number**.

Once checklist is complete, order still must go through **Order Validation/Credit Approval**



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

## Memorandum

To: Honorable Mayor and City Council

From: Mike Bell, Police Chief

Re: **PURCHASE OF TWELVE HANDHELD RADIOS AND TEN ADDITIONAL BATTERIES FOR THE COWETA POLICE DEPARTMENT FROM MOTOROLA SOLUTIONS, INC. IN THE AMOUNT OF \$72,797.90.**

Date: September 8, 2025

---

### BACKGROUND

In December 2018, Motorola ceased providing software and parts for the Motorola XTS 5000 radios. In 2019, the Coweta Police Department selected the Motorola APX 6000 to replace the non-supported equipment. Due to the expense, the police department only purchased six of these radios. We are now requesting approval to purchase 12 additional radios at \$5,953.65 per unit to support our outgoing communication upgrade efforts. Furthermore, we seek approval to purchase 10 extra portable batteries to ensure continued operational readiness. The City has budgeted to replace twelve radios in FY2026 at a total cost of \$72,797.90, allocated from line number 12.5404.007 in the Capital Improvement Fund.

### STAFF RECOMMENDATION

Staff recommends that the Council approve the purchase of 12 Motorola APX 6000 radios and 10 extra portable batteries from Motorola Solutions, Inc. at a cost not to exceed \$72,797.90.

### ATTACHMENTS

1. Quote Motorola Solutions for APX6000 Radios



## COWETA, CITY OF

08/20/2025

08/20/2025

COWETA, CITY OF  
212 N BROADWAY  
COWETA, OK 74429

Dear Ron Peterson,

Motorola Solutions is pleased to present COWETA, CITY OF with this quote for quality communications equipment and services. The development of this quote provided us the opportunity to evaluate your requirements and propose a solution to best fulfill your communications needs.

This information is provided to assist you in your evaluation process. Our goal is to provide COWETA, CITY OF with the best products and services available in the communications industry. Please direct any questions to Scott Wilson at [scott@muskogeecomm.org](mailto:scott@muskogeecomm.org).

We thank you for the opportunity to provide you with premier communications and look forward to your review and feedback regarding this quote.

Sincerely,

Scott Wilson

Motorola Solutions Manufacturer's Representative

Billing Address:  
 COWETA, CITY OF  
 212 N BROADWAY  
 COWETA, OK 74429  
 US

Quote Date:08/20/2025  
 Expiration Date:10/19/2025  
 Quote Created By:  
 Scott Wilson  
 scott@muskogeecomm.org

End Customer:  
 COWETA, CITY OF  
 Ron Peterson  
 rpeterson@cityofcoweta-ok.gov

AGREEMENT: STATE OF OKLAHOMA

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
	APX™ 6000 Series	APX6000				
1	H98UCF9PW6BN	PORTABLE RADIO APX6000 700/800 MODEL 2.5	12	\$3,924.00	\$2,864.52	\$34,374.24
1a	HA00690AA	ADD: 7Y ESSENTIAL SERVICE HTP	12	\$386.00	\$386.00	\$4,632.00
1b	Q361AR	ADD: P25 9600 BAUD TRUNKING	12	\$353.00	\$257.69	\$3,092.28
1c	H38BT	ADD: SMARTZONE OPERATION	12	\$1,412.00	\$1,030.76	\$12,369.12
1d	QA05751AA	ADD: NO ENCRYPTION, CLEAR RADIO (NO ADP) (US ONLY)	12	\$0.00	\$0.00	\$0.00
1e	QA00580AC	ADD: TDMA OPERATION	12	\$530.00	\$386.90	\$4,642.80
1f	QA09113AB	ADD: BASELINE RELEASE SW	12	\$0.00	\$0.00	\$0.00
1g	Q806BM	ADD: ASTRO DIGITAL CAI OPERATION	12	\$607.00	\$443.11	\$5,317.32
2	PMNN4485A	PORTABLE RADIO BATTERY IMPRES 2 LI-ION R IP68 2550T	10	\$185.49	\$135.41	\$1,354.10
3	NNTN8860B	CHARGER, DESKTOP SINGLE UNIT IMPRES 2, FAST US/NA	12	\$199.56	\$145.68	\$1,748.16
4	LSV00Q00202A	DEVICE PROGRAMMING	12	\$21.43	\$21.43	\$257.16
5	PMMN4136BTAA	XVP830 REMOTE SPEAKER MICROPHONE NO CHANNEL KNOB, TAA	12	\$572.00	\$417.56	\$5,010.72

Grand Total

**\$72,797.90(USD)**



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.  
 Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

## Notes:

- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.



## Purchase Order Checklist NA OM

<b>Marked as PO/ Contract/ Notice to Proceed on Company Letterhead (PO will not be processed without this)</b>
<b>PO Number/ Contract Number</b>
<b>PO Date</b>
<b>Vendor = Motorola Solutions, Inc.</b>
<b>Payment (Billing) Terms/ State Contract Number</b>
<b>Bill-To Name on PO must be equal to the <i>Legal</i> Bill-To Name</b>
<b>Bill-To Address</b>
<b>Ship-To Address (If we are shipping to a MR location, it must be documented on PO)</b>
<b>Ultimate Address (If the Ship-To address is the MR location then the Ultimate Destination address must be documented on PO )</b>
<b>PO Amount must be equal to or greater than Order Total</b>
<b>Non-Editable Format (Word/ Excel templates cannot be accepted)</b>
<b>Tax Exemption Status</b>
<b>Signatures (As required)</b>

**NOTE:** When an email order is submitted a confirmation is sent from Motorola AutoNotify referencing a **case number**.

Once checklist is complete, order still must go through **Order Validation/Credit Approval**



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

## Memorandum

To: Honorable Mayor and City Council

From: Mike Bell, Police Chief

Re: **PURCHASE OF TEN BULLET-RESISTANT VESTS FROM SPECIAL-OPS UNIFORMS, INC. FOR THE COWETA POLICE DEPARTMENT AT AN ESTIMATED COST OF \$9,629.40**

Date: September 8, 2025

---

### BACKGROUND

The Coweta Police Department received a grant from the Department of Justice to replace 10 bullet-resistant vests that have reached or exceeded their expiration date.

### STAFF RECOMMENDATION

The staff recommends that the council approve the purchase of the 10 bullet-resistant vests and authorize the City Manager to sign all documents pertaining to this purchase.

### ATTACHMENTS

1. Quote for Bullet-Resistant Vest

SPECIAL-OPS UNIFORMS, INC.-TULSA  
7468 E. ADMIRAL PLACE  
TULSA, OK 74115  
(918)447-8900 Fax #: (918)622-5870

09/02/25

BODY ARMOR  
COWETA POLICE DEPARTMENT  
212 N. BROADWAY  
P.O.BOX 850  
COWETA OK 74429

918-486-2121

Dear Sirs:

Please accept this correspondence as our quote on the following:

QUOTE #703544

ITEM #	DESCRIPTION	QTY.	UNIT PRICE	EXTENSION
1	SBAMR023AMSW MR02 2.0 LEV 3A PANEL ONLY	1	800.69	800.69
2	SBA-M2-SW SBA M2 CONCEAL CARRIER SW14764	1	129.00	129.00
3	SBASTP5X8/SW SBA SOFTTRAMAPLATE 5X8 SW14764	1	33.25	33.25

Total of lines with quantities only: 3 962.94

Thank you for allowing us this opportunity to serve you.  
This quote is valid for up to 30 days or the manufacturer has a price increase.

Sincerely,

Anne Kuykendall  
Sales Representative  
SPECIAL OPS Uniforms, Inc.



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

## Memorandum

To: Honorable Mayor and City Council

From: Julie Casteen, City Manager

Re: **AWARD OF BID FOR SKYVIEW TANK MODIFICATIONS AND PAINTING PROJECT IN THE AMOUNT OF \$620,435.00 TO KINARD PAINTING & SANDBLASTING, INC., FUNDED IN THE GRANTS FUND, ACCOUNT 20-5411.033.**

Date: September 8, 2025

---

### BACKGROUND

The Coweta drinking water system has encountered significant challenges in recent years, largely due to insufficient routine maintenance and the failure to address factors contributing to high levels of Disinfection Byproducts (DBPs) in our distribution system.

DBPs form when disinfectants—specifically chlorine in our case—react with naturally occurring organic matter in the water during the disinfection process. This reaction can generate compounds such as trihalomethanes (TTHMs) and haloacetic acids (HAA5), which can pose health risks if consumed in excessive amounts over long periods.

The City has received several Notices of Violation (NOVs) for continued non-compliance with the DBP Rule. The annual average over the past 12 months remains above the acceptable threshold set by the U.S. Environmental Protection Agency (EPA) and monitored by the Oklahoma Department of Environmental Quality (DEQ).

In addition to cleaning and painting the tank, this project will improve the water inlet and outlet piping and integrate a mixing system within the Skyview water storage tank, ensuring that the water already present in the tank is blended with fresh incoming water. This system enhancement has been permitted by DEQ and is anticipated to significantly reduce the DBP concentration in the distribution system. The City secured a \$418,000 grant for this initiative.

On July 31, 2025, the City of Coweta solicited bids for the Skyview Tank Modifications and Painting project. Bids from six contractors were received and opened on August 27 2025. The lowest responsible bidder was Kinard Painting & Sandblasting, Inc. in the amount of

\$620,435.00. Approximately \$48,000 in engineering fees has already been spent on the project.

**STAFF RECOMMENDATION**

Staff recommends awarding the bid for the Skyview Tank Modifications and Painting project to Kinard Painting & Sandblasting, Inc., the lowest responsible bidder, in the amount of \$620,435.00, and authorizing the City Manager to sign any necessary documents related to the project.

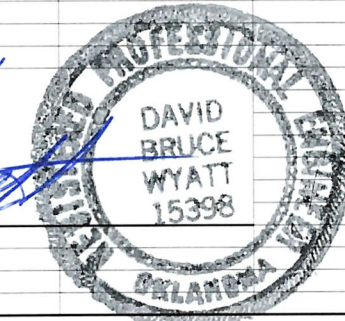
**ATTACHMENTS**

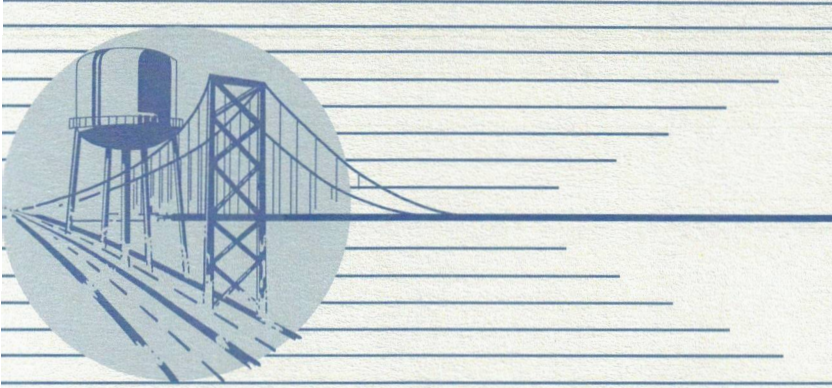
- 1. Skyview Bid Tab
- 2. 250902-Skyview Tower Project Bid Award Recommendation

City of Coweta Sky View Tank Modifications and Painting Bid on August 27th, 2025				Kinard Painting & Sandblasting, Inc.		Utility Service Co., Inc.		TMI Coatings, LLC		Superior Services & Supply, LLC		Viking Painting, LLC		Luckinbill Construction Co., LLC	
ITEM NO.	DESCRIPTION	QUANT	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Construct New 12" Outlet Line And Tank Penetration And New Hydrodynamic Mixing System On The Existing Inlet Line Complete With All Appurtenances As Shown On The Plans And Described In The Specifications For A Fully Functional System.	1	L.S.	\$36,500.00	\$36,500.00	\$86,900.00	\$86,900.00	\$95,000.00	\$95,000.00	\$62,587.00	\$62,587.00	\$171,000.00	\$171,000.00	\$52,000.00	\$52,000.00
2	Sandblast And Repaint Interior W/ Zinc Primer, 2 Coats Epoxy. Existing Standpipe Is 55'ØX85' Tall. Complete Item As Shown On The Plans And Described In The Specifications For A Fully Functional System.	1	L.S.	\$261,000.00	\$261,000.00	\$208,900.00	\$208,900.00	\$352,000.00	\$352,000.00	\$205,153.12	\$205,153.12	\$287,600.00	\$287,600.00	\$478,000.00	\$478,000.00
3	Power Wash And Overcoat Exterior W/ Epoxy Spot Prime, Urethane And Fluoropolymer. Existing Standpipe Is 55'ØX85' Tall. Complete Item As Shown On The Plans And Described In The Specifications For A Fully Functional System.	1	L.S.	\$138,560.00	\$138,560.00	\$145,000.00	\$145,000.00	\$174,000.00	\$174,000.00	\$190,449.66	\$190,449.66	\$156,400.00	\$156,400.00	\$254,000.00	\$254,000.00
4	Install New Safety Climb. OSHA Approved Ladder, Safety Device And Belt	1	L.S.	\$3,500.00	\$3,500.00	\$9,500.00	\$9,500.00	\$5,000.00	\$5,000.00	\$3,545.94	\$3,545.94	\$2,800.00	\$2,800.00	\$21,000.00	\$21,000.00
5	Replace Vent Screen W/ 24-Mesh Corrosion Resistant Screen	1	L.S.	\$300.00	\$300.00	\$300.00	\$300.00	\$2,000.00	\$2,000.00	\$813.46	\$813.46	\$400.00	\$400.00	\$1,500.00	\$1,500.00
6	12" Class 250 D.I.P., Poly Wrapped	120	L.F.	\$325.00	\$39,000.00	\$330.00	\$39,600.00	\$100.00	\$12,000.00	\$395.15	\$47,418.44	\$197.00	\$23,640.00	\$250.00	\$30,000.00
7	12" Tapping Valve	1	EA.	\$16,250.00	\$16,250.00	\$15,900.00	\$15,900.00	\$7,000.00	\$7,000.00	\$19,155.41	\$19,155.41	\$7,500.00	\$7,500.00	\$6,000.00	\$6,000.00
8	12"X12" Tapping Sleeve	1	EA.	\$12,000.00	\$12,000.00	\$11,900.00	\$11,900.00	\$3,000.00	\$3,000.00	\$14,304.20	\$14,304.20	\$4,400.00	\$4,400.00	\$6,000.00	\$6,000.00
9	12" Solid Sleeve	1	EA.	\$3,900.00	\$3,900.00	\$4,200.00	\$4,200.00	\$1,000.00	\$1,000.00	\$5,016.09	\$5,016.09	\$2,500.00	\$2,500.00	\$2,000.00	\$2,000.00
10	12" Tie In To Existing Line	1	EA.	\$10,000.00	\$10,000.00	\$10,300.00	\$10,300.00	\$3,000.00	\$3,000.00	\$12,398.43	\$12,398.43	\$4,900.00	\$4,900.00	\$5,000.00	\$5,000.00
11	12"X12" Tee	2	EA.	\$7,500.00	\$15,000.00	\$8,000.00	\$16,000.00	\$2,000.00	\$4,000.00	\$9,585.18	\$19,170.36	\$2,200.00	\$4,400.00	\$2,000.00	\$4,000.00
12	12"X90° Bend	1	EA.	\$7,000.00	\$7,000.00	\$8,100.00	\$8,100.00	\$1,400.00	\$1,400.00	\$9,743.58	\$9,743.58	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
13	12"X45° Bend	3	EA.	\$5,350.00	\$16,050.00	\$6,300.00	\$18,900.00	\$1,300.00	\$3,900.00	\$7,519.57	\$22,558.71	\$2,167.00	\$6,501.00	\$2,000.00	\$6,000.00
14	12" Gate Valve W/ Box	2	EA.	\$12,750.00	\$25,500.00	\$13,600.00	\$27,200.00	\$4,000.00	\$8,000.00	\$16,319.42	\$32,638.83	\$11,100.00	\$22,200.00	\$6,000.00	\$12,000.00
15	Remove Exist. 45° Bend & 15. L.F. Of Exist. Line	1	L.S.	\$7,500.00	\$7,500.00	\$7,800.00	\$7,800.00	\$3,000.00	\$3,000.00	\$9,378.09	\$9,378.09	\$4,100.00	\$4,100.00	\$1,500.00	\$1,500.00
16	Anchor	8	EA.	\$1,000.00	\$8,000.00	\$1,350.00	\$10,800.00	\$500.00	\$4,000.00	\$1,613.69	\$12,909.51	\$1,350.00	\$10,800.00	\$1,200.00	\$9,600.00
17	Sand Backfill	35	TON	\$325.00	\$11,375.00	\$400.00	\$14,000.00	\$200.00	\$7,000.00	\$438.59	\$15,350.58	\$357.00	\$12,495.00	\$45.00	\$1,575.00
18	Pressure And Leakage Test	1	L.S.	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$1,000.00	\$1,000.00	\$15,356.26	\$15,356.26	\$2,700.00	\$2,700.00	\$2,500.00	\$2,500.00
19	Disinfection	1	L.S.	\$3,500.00	\$3,500.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$6,609.29	\$6,609.29	\$800.00	\$800.00	\$2,500.00	\$2,500.00
<b>TOTAL BASE BID</b>					<b>\$620,435.00</b>		<b>\$642,800.00</b>		<b>\$688,300.00</b>		<b>\$704,556.96</b>		<b>\$727,136.00</b>		<b>\$897,175.00</b>
<i>Bid Written As \$897,675.00</i>															

I hereby certify this as a fair and accurate representation of bids received.

*David B. Wyatt*  
David B. Wyatt, P.E.  
#15398





## WDB ENGINEERING P.L.L.C.

6330 S.E. 74th Street  
Oklahoma City, OK 73135  
PHONE (405) 741-7090  
FAX (405) 741-7094  
[wdbengineering.net](http://wdbengineering.net)

September 2, 2025

Julie Casteen  
City Manager  
City of Coweta

Re: Skyview Tank Modifications and Painting  
CDBG Project No. 19508 CDBG 24

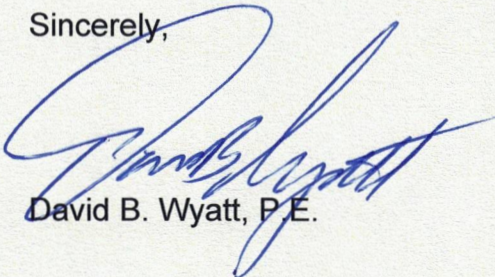
Dear Julie,

We have reviewed the bids submitted on August 27, 2025 for the Skyview Tank Modifications and Painting project. The bid tabulation is attached.

I recommend the project be awarded to **Kinard Painting & Sandblasting, Inc.** in the amount of \$620,435.00 based on the unit price bid.

If you should have any questions please call.

Sincerely,



David B. Wyatt, P.E.



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

## Memorandum

To:

From: Julie Casteen, City Manager

Re: **RESOLUTION 2025-29 REGARDING BUDGET AMENDMENTS**

Date: September 8, 2025

---

### **BACKGROUND**

Bids for the Skyview Water Tower improvements aligned with the original cost projections; however, the final amount was not included in the adopted FY26 Budget due to uncertainty during the budgeting process. To proceed with awarding the contract, a budget amendment is required.

### **STAFF RECOMMENDATION**

Staff recommends the adoption of Resolution 2025-29.

### **ATTACHMENTS**

1. 250908-Supplementals Reso 2025-29-Govt Skyview

**CITY OF COWETA, OKLAHOMA**

**RESOLUTION 2025-29**

**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 IN THE GRANTS FUND \$418,000 FROM UNENCUMBERED FUND BALANCE AND \$418,000 IN CDBG GRANT REVENUE FOR A TOTAL OF \$836,000 FOR IMPROVEMENTS AND MAINTENANCE TO THE SKYVIEW WATER STORAGE TOWER.**

**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 IN THE GRANTS FUND:**

ACCOUNT NUMBER	DESCRIPTION	AMOUNT	REASON FOR EXPENDITURE	FUNDING SOURCE	FUND BALANCE AMOUNT	REVENUE AMOUNT	REVENUE ACCOUNT
20-5411.033	Infrastructure	\$ 836,000	Skyview Tower Improvements and maintenance	CDBG Grant/Fund Balance	\$ 418,000	\$ 418,000	20-04.03.66
<b>Total Grants Fund</b>		<b>\$ 836,000</b>			<b>\$ 418,000</b>	<b>\$ 418,000</b>	

**ADOPTED BY THE COWETA CITY COUNCIL ON THIS 8<sup>th</sup> DAY OF SEPTEMBER, 2025.**

\_\_\_\_\_  
Naomi Hogue, Mayor

Approved as to form:

\_\_\_\_\_  
Patrick Boulden, City Attorney

ATTEST:

\_\_\_\_\_  
Marcy Kilgore, City Clerk



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

## Memorandum

To: Honorable Mayor and City Council  
From: Julie Casteen, City Manager  
Re: **131ST STREET MAINTENANCE AND OPERATION**  
Date: September 8, 2025

---

### **BACKGROUND**

The City of Coweta and Wagoner County currently share ownership and maintenance responsibility for portions of 131st Street South. As part of the widening and repaving of 131st in connection with the Coweta Casino Project, the Muskogee Nation has requested that the City agree to accept full ownership and maintenance of the section of roadway from SH-51 to 289th East Avenue once the roadway project is complete. The project will carry a one-year warranty from the contractor.

### **STAFF RECOMMENDATION**

Staff recommends a motion to direct the City Manager to draft a document informing Wagoner County of the City of Coweta's intent to take ownership and maintenance responsibility of 131st Street South from SH-51 to South 289th East Avenue.

### **ATTACHMENTS**

None



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

## Memorandum

To: Honorable Mayor and City Council

From: Julie Casteen, City Manager

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

Date: September 8, 2025

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### **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 public hearing process on October 6, 2025.

### **STAFF RECOMMENDATION**

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

### **ATTACHMENTS**

1. ANNEXATION CONSENT LETTER
2. 250908 Annexation Resolution 2025-24

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

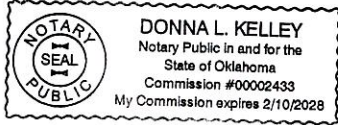
Kelly J. Hopping, Co-Trustee  
Kelly J. Hopping, Co-Trustee

STATE OF OKLAHOMA )  
 ) ss.  
COUNTY OF Wagoner )

The foregoing was acknowledged before me on this 13<sup>th</sup> 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]

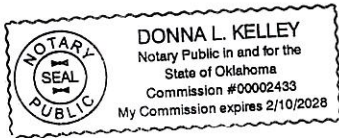


STATE OF OKLAHOMA )  
 ) ss.  
COUNTY OF Wagoner )

The foregoing was acknowledged before me on this 13<sup>th</sup> 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]

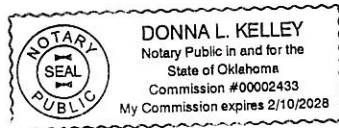


STATE OF OKLAHOMA )  
 ) ss.  
COUNTY OF Wagoner )

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]



## 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"; SETTING A PUBLIC HEARING ON THE PROPOSED ANNEXATION FOR MONDAY, OCTOBER 6, 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 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 161<sup>st</sup> Street South; west of State Highway 51B and South 305<sup>th</sup> East Avenue; and north of East 164<sup>th</sup> 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 Monday, October 6, 2025, at 6:00 p.m., in Coweta City Hall, 310 South Broadway, Coweta, OK 74429.

**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 Wednesday, September 17, 2025, 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 Wednesday, September 17, 2025, 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, in accordance with Title 11 Oklahoma Statutes, Subsection 21-103.B.

**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 on the question of annexing the territory on Monday, October 6, 2025, at 6:00 p.m., in Coweta City Hall, 310 South Broadway, Coweta, OK 74429.

This Resolution is approved in an open meeting by the City Council of the City of Coweta on this 8<sup>th</sup> day of September 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

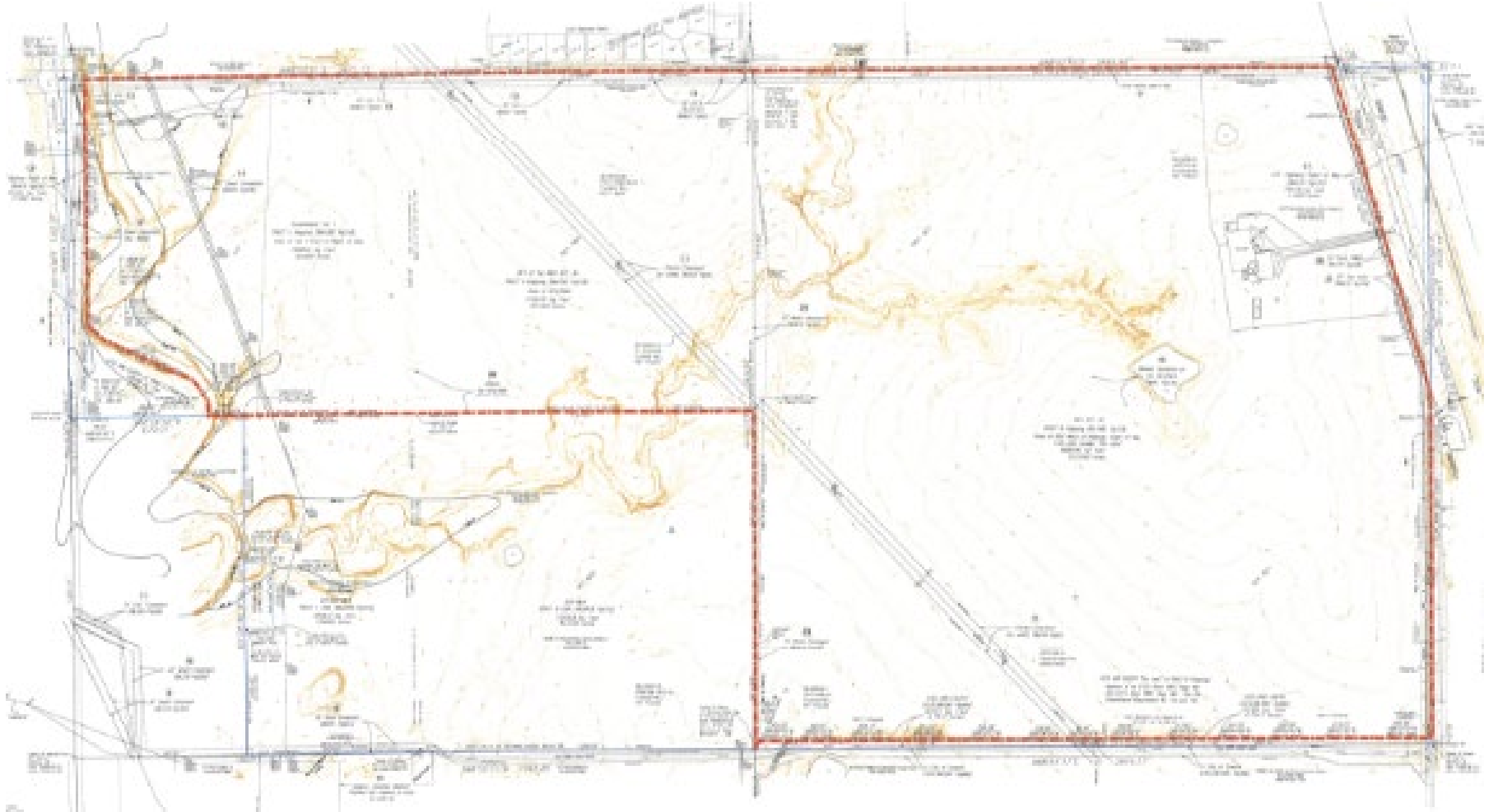
The Northeast Quarter (NE/4) of Section Thirty (30), Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof, LESS AND EXCEPT the road.

All encompassing 193.70 acres, more or less.

.

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 161<sup>st</sup> Street South; west of State Highway 51B and South 305<sup>th</sup> East Avenue; and north of East 164<sup>th</sup> Street South in Wagoner County.

RESOLUTION EXHIBIT "A-2"



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

## Memorandum

To: Honorable Mayor and City Council  
From: Julie Casteen, City Manager  
Re: **FINAL PLAT - WYNSTONE PHASE 4**  
Date: September 8, 2025

---

### BACKGROUND

The applicant, Integrity Development Corporation, has submitted a Final Plat for Wynstone Phase 4, a subdivision of approximately 21.28 acres, more or less, with 79 lots, zoned Residential Single-Family (RS-3). Situated in Section 25, Township 18 North, Range 15 East, of the Indian Base Meridian, City of Coweta, Wagoner County, State of Oklahoma.

### Property Location: North of the NE/c of East 111th Street and South 273rd Ave

- Legal Description: Southwest Quarter (SW/4) of Section Twenty-Five (25), Township Eighteen (18) North, Range Fifteen (15) East, of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma.
- Zoning: Residential Single-Family (RS-3)

### Utilities:

- Water: Rural Water No. 4 Water
- Sanitary Sewer: City of Coweta Sewer (with the developer extension of the utility lines)
- Refuse and Recycling: American Waste, contractor for City of Coweta
- Windstream, ONG, AEP and Cox have all been notified and a Technical Advisory Committee (TAC) meeting was held on January 10, 2025. No comments were received.

The Planning Commission recommended approval of the Wynstone 4 Final Plat at its meeting on January 20, 2025. Since that time, the Final Plat was slightly modified to allow for better drainage, resulting in one less lot than before. The revised drainage plans have been reviewed and approved by our City Engineer. Staff determined that the Planning Commission did not

need to review the subsequent change to the Final Plat.

In accordance with the Coweta Subdivision Regulations 13-4-4, the approved Final Plat shall remain with the City planning office until the necessary infrastructure improvements are installed by the developer and approved and accepted by the Coweta City Council, **OR** performance bonds or other acceptable securities for the infrastructure are provided.

**STAFF RECOMMENDATION**

Staff recommends approval of Wynstone Phase 4 Final Plat to be held by the City Planner until the infrastructure is approved and accepted by the City Council, or performance bonds are accepted and approved by City Staff.

**ATTACHMENTS**

1. WYNSTONE PHASE 4 FINAL PLAT 19AUG25

# FINAL PLAT WYNSTONE - PHASE 4

A SUBDIVISION IN THE CITY OF COWETA, OKLAHOMA  
BEING PART OF THE SW/4 OF SECTION 25, TOWNSHIP 18N, RANGE 15E

**OWNER:**  
INTEGRITY DEVELOPMENT GROUP, L.L.C.  
22416 EAST 115TH PLACE SOUTH  
BROKEN ARROW, OKLAHOMA 74014  
(918)-451-0160

**ENGINEER:**  
JC ENGINEERING, PC  
10035 N. 177TH EAST AVE.  
OWASSO, OKLAHOMA 74055  
(918)798-5979

**SURVEYOR:**  
WALLACE DESIGN COLLECTIVE, PC  
123 N. MARTIN LUTHER KING JR. BLVD  
TULSA, OKLAHOMA 74103  
(918)584-5858

CERTIFICATE OF AUTHORIZATION NO. 5686  
RENEWAL DATE: JUNE 30, 2026

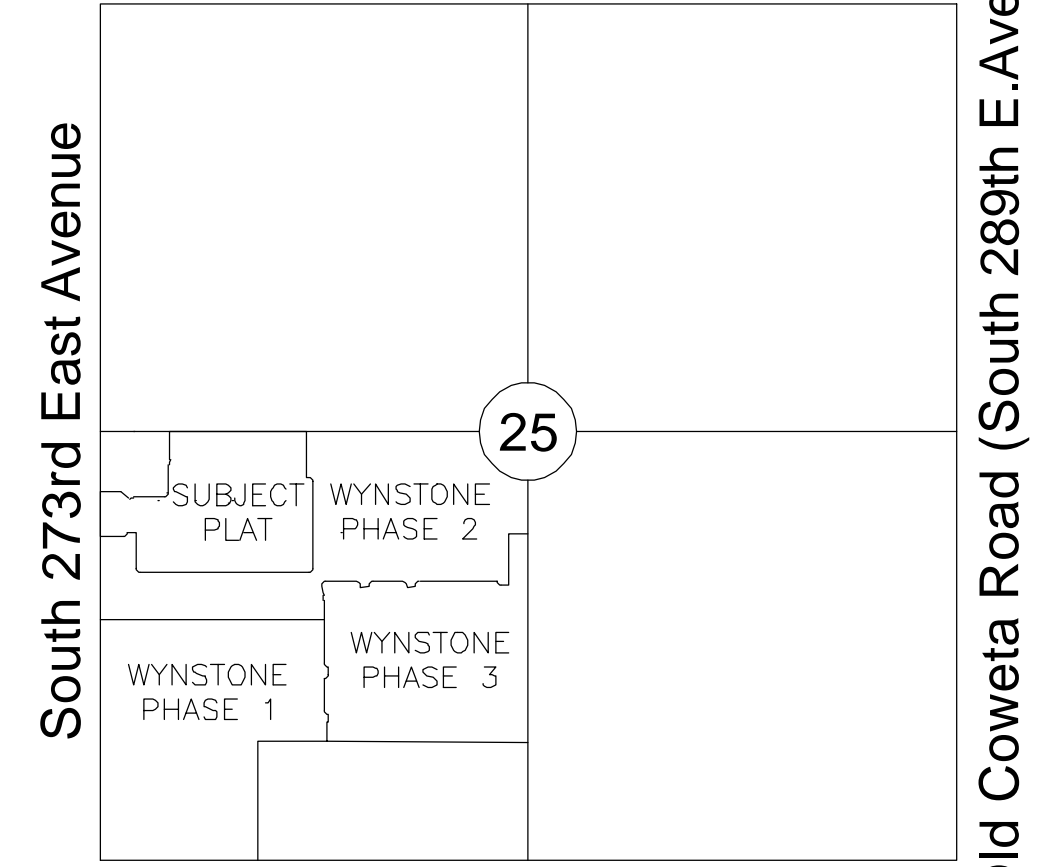
CERTIFICATE OF AUTHORIZATION NO. 1460  
RENEWAL DATE: JUNE 30, 2027

**UTILITY PROVIDERS:**

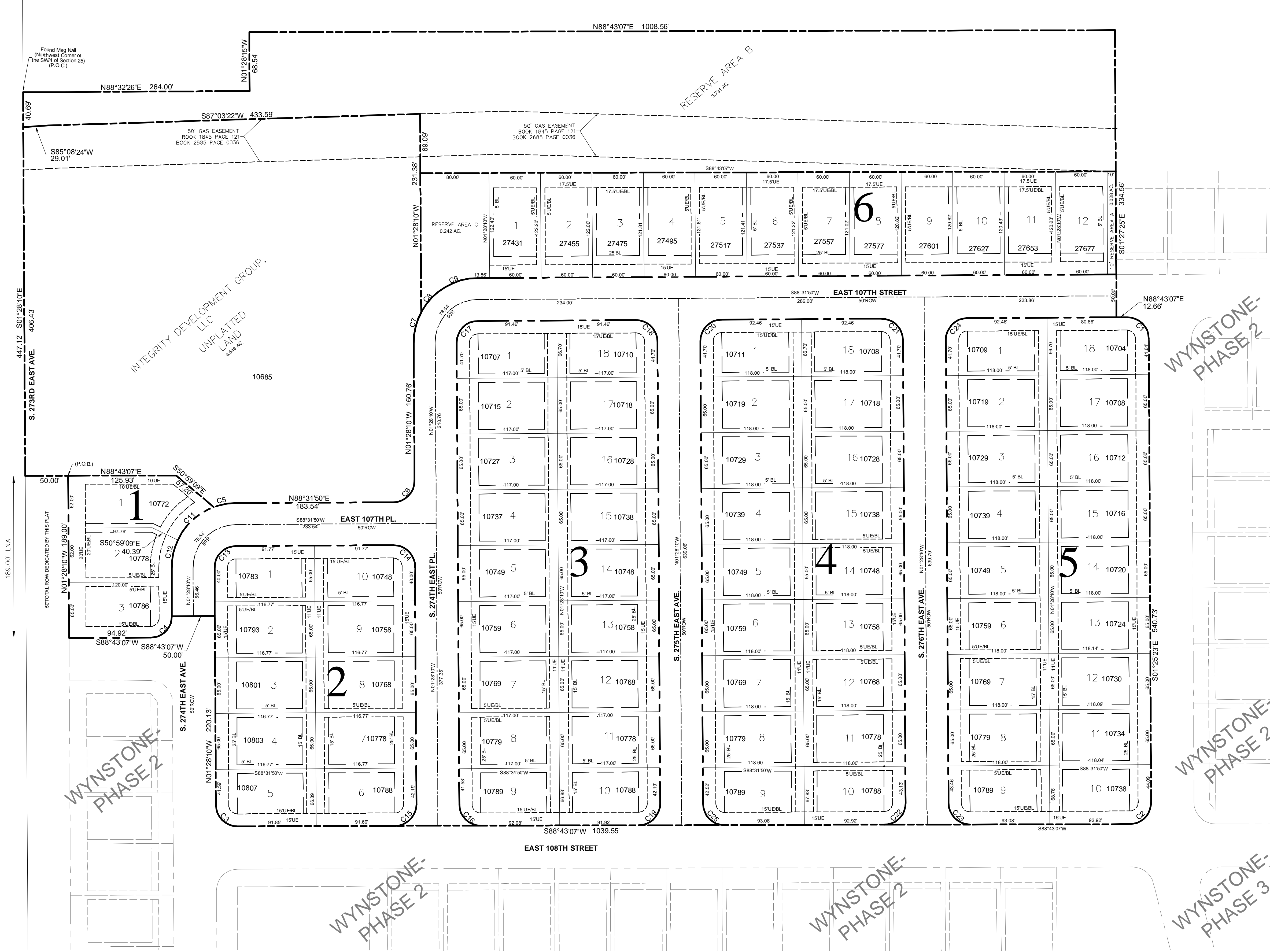
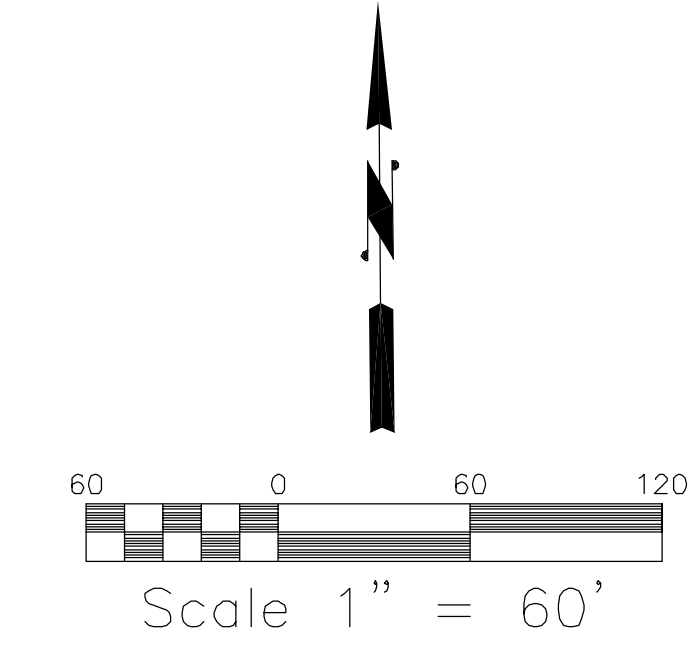
- WATER - WAGONER COUNTY RURAL WATER DISTRICT NO. 4
- SEWER - CITY OF COWETA
- ELECTRIC - PUBLIC SERVICE COMPANY OF OKLAHOMA
- TELEPHONE/COMM - WINDSTREAM COMMUNICATIONS/COX COMMUNICATIONS
- GAS - OKLAHOMA NATURAL GAS

R 15 E

East 101st Street South



East 111th Street South  
**WAGONER COUNTY**  
**LOCATION**  
NO SCALE



Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C1	39.21	25.00	35.31	S46°21'08"E
C2	39.33	25.00	35.40	S43°38'52"W
C3	39.19	25.00	35.30	N46°22'31"W
C4	39.35	25.00	35.41	S43°37'29"W
C5	26.12	75.00	25.99	N78°33'15"E
C6	39.27	25.00	35.36	N43°31'50"E
C7	36.82	75.00	36.46	N12°35'47"E
C8	31.29	75.00	31.06	S38°36'48"W
C9	49.70	75.00	48.79	S69°32'51"W
C10	-	-	-	-
C11	58.09	75.00	56.65	N46°23'15"E
C12	33.60	75.00	33.32	S11°21'50"W
C13	39.27	25.00	35.36	S43°31'50"W
C14	39.27	25.00	35.36	N46°28'10"W
C15	39.35	25.00	35.41	N43°37'29"E
C16	39.19	25.00	35.30	S46°22'31"E
C17	39.27	25.00	35.36	S43°31'50"W
C18	39.27	25.00	35.36	N46°28'10"W
C19	39.35	25.00	35.41	N43°37'29"E
C20	39.27	25.00	35.36	S43°31'50"W

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C21	39.27	25.00	35.36	N46°28'10"W
C22	39.35	25.00	35.41	N43°37'29"E
C23	39.19	25.00	35.30	S46°22'31"E
C24	39.27	25.00	35.36	S43°31'50"W
C25	39.19	25.00	35.30	S46°22'31"E

**LEGAL DESCRIPTION:**  
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 15 EAST; THENCE S01°28'10"E ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER FOR A DISTANCE OF 447.12 FEET; THENCE N88°43'07"E FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N88°43'07"E FOR A DISTANCE OF 125.93 FEET; THENCE S50°59'09"E FOR A DISTANCE OF 57.20 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, A LENGTH OF 26.12 FEET, A CHORD DISTANCE OF 25.99 FEET WITH A CHORD BEARING N78°33'15"E; THENCE N88°31'50"E FOR A DISTANCE OF 183.54 FEET; THENCE AROUND A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET, A LENGTH OF 39.27 FEET, A CHORD DISTANCE OF 35.36 FEET WITH A CHORD BEARING N43°31'50"E; THENCE N01°28'10"W FOR A DISTANCE OF 160.76 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, A LENGTH OF 36.82 FEET, A CHORD DISTANCE OF 36.46 FEET WITH A CHORD BEARING N12°35'47"E; THENCE N01°28'10"W FOR A DISTANCE OF 231.38 FEET; THENCE S87°03'22"W FOR A DISTANCE OF 433.59 FEET; THENCE S85°08'24"W FOR A DISTANCE OF 29.01 FEET; THENCE N01°28'10"W FOR A DISTANCE OF 40.59 FEET; THENCE N88°32'26"E FOR A DISTANCE OF 264.00 FEET; THENCE N01°28'15"W FOR A DISTANCE OF 68.54 FEET; THENCE N88°43'07"E FOR A DISTANCE OF 1008.56 FEET; THENCE S01°27'25"E FOR A DISTANCE OF 334.56 FEET; THENCE N88°43'07"E FOR A DISTANCE OF 12.66 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A LENGTH OF 39.21 FEET, A CHORD DISTANCE OF 35.31 FEET, WITH A CHORD BEARING S46°21'08"E; THENCE S01°25'23"E FOR A DISTANCE OF 540.73 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A LENGTH OF 39.33 FEET, A CHORD DISTANCE OF 35.40 FEET, WITH A CHORD BEARING S43°38'52"W; THENCE S88°43'07"W FOR A DISTANCE OF 1039.55 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A LENGTH OF 39.19 FEET, A CHORD DISTANCE OF 35.30 FEET, WITH A CHORD BEARING N46°22'31"W; THENCE N01°28'10"W FOR A DISTANCE OF 220.13 FEET; THENCE S88°43'07"W FOR A DISTANCE OF 50.00 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A LENGTH OF 39.35 FEET, A CHORD DISTANCE OF 35.41 FEET, WITH A CHORD BEARING N43°37'29"E; THENCE S88°43'07"W FOR A DISTANCE OF 94.92 FEET; THENCE N01°28'10"W FOR A DISTANCE OF 189.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 21.197 ACRES, MORE OR LESS.

**MONUMENTATION:**  
ALL CORNERS TO BE SET WITH A 3/8" IRON PIN WITH YELLOW CAP UNLESS OTHERWISE NOTED.

**BASIS OF BEARINGS:**  
THE BASIS OF BEARING IS BASED ON THE WEST LINE OF SECTION 25, T-18-N, R-15-E, AS BEING S01°28'10"E.

**FLOOD ZONE NOTE:**  
THE PROPERTY DESCRIBED HEREON HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP WAGONER COUNTY, OKLAHOMA, MAP NO. 40145C0120H, MAP REVISED: APRIL 17, 2012, WHICH SHOWS NO PORTION OF THE PROPERTY DESCRIBED HEREIN TO BE INSIDE OF THE 500-YEAR FLOOD PLAIN.

**NOTES:**

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.



**Utility Statement**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.

**ABBREVIATIONS:**

ACC ACCESS  
B/L BUILDING LINE  
BK PG BOOK & PAGE  
F/UE FENCE & UTILITY EASEMENT LIMITS OF NO ACCESS  
LNA OVERLAND DRAINAGE EASEMENT  
OD/E POINT OF BEGINNING  
POB RIGHT-OF-WAY  
U/E UTILITY EASEMENT

**LINE LEGEND:**

--- PROPOSED BOUNDARY  
- - - PROPOSED RIGHT-OF-WAY  
- - - PROPOSED LOT LINE  
- - - PROPOSED BUILDING LINE  
- - - PROPOSED EASEMENT LINE  
- - - PROPOSED CENTER LINE

**ZONING:**  
RS-3 - RESIDENTIAL SINGLE FAMILY

- MINIMUM LOT AREA: 5,000 SQUARE FEET
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE: 30 FEET
- MINIMUM STREET ABUTTING: 30 FEET
- MAXIMUM BUILDING HEIGHT: 2½ STORIES OR 35 FEET

**RS-3 BUILDING SETBACKS:**

- SIDE LOT: 5 FEET
- FRONT SETBACK: 25 FEET
- REAR SETBACK: 15 FEET

**SUBDIVISION DATA:**

EXISTING ZONING: RS-3 - RESIDENTIAL SINGLE FAMILY  
TOTAL ACRES: 21.197 ACRES  
NUMBER OF BLOCKS: 6  
NUMBER OF LOTS: 79  
LOT & ROW AREA: 17.296 ACRES  
RESERVE AREAS: 3 (4,000 ACRES)

# FINAL PLAT WYNSTONE - PHASE 4

A SUBDIVISION IN THE CITY OF COWETA, OKLAHOMA  
BEING PART OF THE SW/4 OF SECTION 25, TOWNSHIP 18N, RANGE 15E

## DEED OF DEDICATION AND RESTRICTIVE COVENANTS

### KNOW ALL MEN BY THESE PRESENTS:

THAT INTEGRITY DEVELOPMENT GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER SOMETIMES CALLED "OWNER", IS THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF COWETA, STATE OF OKLAHOMA, TO WIT:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGTS (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDUWASE AND MERJAN, CITY OF COWETA, STATE OF OKLAHOMA ACCORDING TO THE OFFICIAL U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 15 EAST; THENCE S01°28'10"E ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER FOR A DISTANCE OF 447.12 FEET; THENCE N88°43'07"E FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N88°43'07"E FOR A DISTANCE OF 125.93 FEET; THENCE S89°59'02"E FOR A DISTANCE OF 57.20 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, A LENGTH OF 26.12 FEET, A CHORD DISTANCE OF 25.99 FEET WITH A CHORD BEARING N78°33'15"E; THENCE N88°31'50"E FOR A DISTANCE OF 183.54 FEET; THENCE AROUND A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET, A LENGTH OF 39.27 FEET, A CHORD DISTANCE OF 35.36 FEET WITH A CHORD BEARING N45°31'50"E; THENCE N01°28'10"W FOR A DISTANCE OF 160.76 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, A LENGTH OF 36.82 FEET, A CHORD DISTANCE OF 36.48 FEET WITH A CHORD BEARING N12°35'47"E; THENCE N01°28'10"W FOR A DISTANCE OF 231.38 FEET; THENCE S87°03'22"W FOR A DISTANCE OF 433.59 FEET; THENCE S85°08'24"W FOR A DISTANCE OF 29.01 FEET; THENCE N01°28'10"W FOR A DISTANCE OF 40.69 FEET; THENCE N88°32'26"E FOR A DISTANCE OF 264.00 FEET; THENCE N01°28'15"W FOR A DISTANCE OF 68.54 FEET; THENCE N88°43'07"E FOR A DISTANCE OF 1008.86 FEET; THENCE S01°27'25"E FOR A DISTANCE OF 334.86 FEET; THENCE N88°43'07"E FOR A DISTANCE OF 12.86 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A LENGTH OF 39.21 FEET, A CHORD DISTANCE OF 35.31 FEET, WITH A CHORD BEARING S46°21'08"E; THENCE S01°25'23"E FOR A DISTANCE OF 540.73 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A LENGTH OF 39.33 FEET, A CHORD DISTANCE OF 35.40 FEET, A CHORD BEARING S43°38'52"W; THENCE S88°43'07"W FOR A DISTANCE OF 1039.55 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A LENGTH OF 39.15 FEET, A CHORD DISTANCE OF 35.30 FEET WITH A CHORD BEARING N49°23'10"W; THENCE N01°28'10"W FOR A DISTANCE OF 220.13 FEET; THENCE S88°43'07"W FOR A DISTANCE OF 50.00 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A LENGTH OF 39.35 FEET, A CHORD DISTANCE OF 35.41 FEET WITH A CHORD BEARING S43°37'29"W; THENCE S88°43'07"W FOR A DISTANCE OF 94.92 FEET; THENCE N01°28'10"W FOR A DISTANCE OF 189.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 21.197 ACRES, MORE OR LESS.

THE BASIS OF BEARING IS BASED ON THE WEST LINE OF SECTION 25, T-18-N, R-15-E, AS BEING S01°28'10"E.

THE OWNER HAS CAUSED THE SAME TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 79 LOTS IN 6 BLOCKS WITH 3 RESERVE AREAS AS SHOWN BY THE ACCOMPANYING PLAT AND SURVEY THEREOF, AND WHICH PLAT IS MADE A PART HEREOF; AND THE OWNER HAS GIVEN TO SAID PLAT THE NAME OF 'WYNSTONE - PHASE 4'. A SUBDIVISION IN THE CITY OF COWETA, OKLAHOMA, (WHEREVER THE WORD 'SUBDIVISION' APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN WYNSTONE - PHASE 4 UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE. LIKEWISE, WHEREVER THE WORD 'CITY' APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN THE CITY OF COWETA, OKLAHOMA, UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE. NOW, THEREFORE, THE OWNER, FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION, AND FOR THE PURPOSE OF INSURING ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS, GRANTEEES AND ASSIGNS, THE BENEFICIARIES OF THE COVENANTS SET FORTH IN SECTION I, BELOW, WITH RESPECT TO SUCH COVENANTS ONLY, DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND WHICH SHALL BE ENFORCEABLE BY THE OWNER OR OWNER OF ANY PORTION OF THE SUBDIVISION AND BY THE BENEFICIARIES OF THE COVENANTS SET FORTH IN SECTION I, BELOW, WITH RESPECT TO SUCH COVENANTS ONLY AND WHICH SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

## SECTION I. STREETS, EASEMENTS AND UTILITIES

### 1.1 GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER HEREBY DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS AND STREET RIGHT OF WAY AS DEPICTED ON THE ACCOMPANYING PLAT AS 'U/E' OR 'UTILITY EASEMENT', FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC AND POWER LINES, AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES AND EQUIPMENT FOR SUCH FACILITIES AND ANY OTHER UTILITY SERVICE. SAID COVENANT STATES THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDINGS, STRUCTURE OR OTHER ABOVE OR BELOW-GROUND OBSTRUCTION MAY INTERFERE WITH THE USES AND PURPOSES OF THE EASEMENT. SAID COVENANT DOES PROHIBIT OBSTRUCTIONS WITHIN THE EASEMENTS HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

### 1.2 UNDERGROUND SERVICES

1.2.1 OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE WEST AND NORTH PERIMETER EASEMENT AND RESERVE AREA 'B' OF THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELEMENTS OF TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAY DEDICATED FOR GENERAL UTILITY SERVICES AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, SHALL BE LOCATED IN THE UTILITY EASEMENTS AT THE BACK OF THE LOTS. STREET LIGHT POLES OR STANDARDS MUST BE SERVED BY UNDERGROUND CABLE THROUGHOUT THE SUBDIVISION.

1.2.2 UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH ARE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT. PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

1.2.3 THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

1.2.4 THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS

### OR CONTRACTORS.

1.2.5 THE FOREGOING COVENANTS SET FORTH IN SECTION 1.2 SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND THEREBY.

### 1.3 WATER, SANITARY SEWER AND STORM SEWER SERVICE

1.3.1 THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWER MAINS LOCATED ON THEIR LOT.

1.3.2 WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT THE ALTERATION OF GRADE IN EXCESS OF A FOOT FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.

1.3.3 THE CITY OF COWETA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC STORM SEWER FACILITIES BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, THEIR AGENTS OR CONTRACTORS.

A. RIGHT TO ACCESS: THE CITY OF COWETA, OKLAHOMA, OR THEIR SUCCESSORS, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO GENERAL UTILITY EASEMENTS AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF STORM SEWER FACILITIES.

1.3.4 CITY OF COWETA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF SANITARY SEWER MAINS AND WAGONER COUNTY RURAL WATER DISTRICT NO. 4, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF WATER MAINS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, THEIR AGENTS OR CONTRACTORS.

A. RIGHT TO ACCESS - THE CITY OF COWETA AND WAGONER COUNTY RURAL WATER DISTRICT NO. 4, OKLAHOMA, OR THEIR SUCCESSORS, SHALL AT ALL TIME HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER AND SANITARY SEWER FACILITIES.

B. EXCLUSIVITY - EASEMENTS DENOTED ON THE ACCOMPANYING PLAT AS 'RWD4 EASEMENT' OR 'RWD4 R/W EASE' ARE FOR THE EXCLUSIVE USE BY WAGONER COUNTY RURAL WATER DISTRICT 4 AND ARE DEDICATED FOR THE SOLE PURPOSE OF PROVIDING WATER AND SHALL BE FOR THE EXCLUSIVE USE AND BENEFIT OF RURAL WATER DISTRICT NO. 4, ITS SUCCESSORS AND ASSIGNS.

C. WHERE WATERLINES FALL WITHIN THE UTILITY EASEMENT, THAT PORTION OF THE UTILITY EASEMENT IS FOR THE USE OF WAGONER COUNTY RURAL WATER DISTRICT NO. 4, OKLAHOMA, OR ITS SUCCESSORS.

WHERE SANITARY SEWER LINES FALL WITHIN THE UTILITY EASEMENT, THAT PORTION OF THE UTILITY EASEMENT IS FOR THE USE OF CITY OF COWETA, OKLAHOMA, OR ITS SUCCESSORS.

1.3.5 THE FOREGOING COVENANTS SET FORTH IN THIS SECTION 1.3 SHALL BE ENFORCEABLE BY CITY OF COWETA, OKLAHOMA, OR ITS SUCCESSORS, AND WAGONER COUNTY RURAL WATER DISTRICT NO. 4, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND THEREBY.

### 1.4 SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THEIR LOT. FENCING IS PERMITTED SUCH THAT THE CONSTRUCTION OF SUCH DOES NOT RESTRICT OR CONFINE THE FLOW OF SURFACE WATER. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND/OR BY CITY OF COWETA, OKLAHOMA.

### 1.5 GAS SERVICE

1.5.1 THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

1.5.2 THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT, OR ITS AGENTS OR CONTRACTORS.

1.5.3 THE FOREGOING COVENANTS SET FORTH IN SECTION 1.5 SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

### 1.6 PAVING AND LANDSCAPING WITHIN EASEMENTS

1.6.1 NO LOT OWNER SHALL PLANT ANY TREES OR SHRUBBERY IN DEDICATED UTILITY EASEMENTS OR RIGHTS-OF-WAY WHICH WOULD POTENTIALLY ENDANGER, THREATEN OR HARM ANY UTILITIES LOCATED WITHIN SAID EASEMENTS OR RIGHTS-OF-WAY.

1.6.2 THE CITY OF COWETA MAY REMOVE OBSTRUCTIONS FROM THE RIGHT-OF-WAY THAT ARE DEEMED TO BE A DANGER TO PUBLIC SAFETY WITHOUT NOTICE.

1.6.3 THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR LANDSCAPING AND PAVING DAMAGED OR REMOVED BY THE NECESSARY INSTALLATION OF OR MAINTENANCE TO THE UNDERGROUND WATER, SEWER, STORM SEWER, GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT. IT SHALL BE NOTED THAT CITY OF COWETA, OKLAHOMA AND WAGONER COUNTY RURAL WATER DISTRICT NO. 4, OKLAHOMA, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

### 1.7 SIDEWALKS

1.7.1 SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER OF THE ABUTTING LOT AT SUCH OWNER'S EXPENSE, THE SIDEWALK ABUTTING A LOT SHALL BE COMPLETED ACCORDING TO CITY OF COWETA SPECIFICATIONS PRIOR TO INITIAL OCCUPANCY OF THE STRUCTURE OF THE ABUTTING LOT.

1.7.2 THIS RESTRICTIVE COVENANT MAY BE ENFORCED BY ANY OWNER OF A LOT IN THE SUBDIVISION, THE HOMEOWNERS ASSOCIATION OR WAGONER COUNTY.

### 1.8 DRAINAGE EASEMENT

1.8.1 THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC, PERPETUAL EASEMENTS ON, OVER, AND

ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS 'DRAINAGE EASEMENT' OR 'D/E' FOR THE PURPOSES OF PERMITTING THE CONVEYANCE AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION AND FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REMOVING AND REPLACING STORM SEWERS, AND ANY APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE DRAINAGE EASEMENTS FOR THE USES AND PURPOSES STATED.

1.8.2 DRAINAGE FACILITIES LOCATED WITHIN DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF COWETA, OKLAHOMA, OR ITS SUCCESSORS.

1.8.3 NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN DRAINAGE EASEMENTS, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN THE EASEMENT AREAS UNLESS APPROVED BY THE CITY OF COWETA, OKLAHOMA.

1.8.4 THE ABOVE GROUND AREA OF ANY DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE OWNER OF THE LOT WITHIN WHICH THE EASEMENT IS LOCATED, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF COWETA, OKLAHOMA, IN THE EVENT THE LOT OWNER FAILS TO PROPERLY MAINTAIN THE DRAINAGE EASEMENT OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN A DRAINAGE EASEMENT, OR THE ALTERATION OF THE GRADE THEREIN, CITY OF COWETA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE EASEMENT AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER, IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF COWETA, OKLAHOMA, MAY FILE OF RECORD A COPY THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF COWETA, OKLAHOMA.

## SECTION II. RESERVE AREAS

### 2.2 RESERVE AREAS 'A', 'B' AND 'C'

2.1.1 THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS RESERVE AREAS 'A', 'B', AND 'C' FOR THE PURPOSES OF THE DELIVERY OF UTILITIES, IN AN UNOBSTRUCTED MANNER, TO LOTS FROM PUBLIC STREETS AND EASEMENTS.

2.1.2 RESERVE AREAS 'A', 'B', AND 'C' SHALL BE UTILIZED FOR DRAINAGE EASEMENT, UTILITY EASEMENT, COMMON AREA, PARK, AND OPEN SPACE USES.

## SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND CONFORMITY AND COMPATIBILITY OF IMPROVEMENTS THEREIN.

THEREFORE, THE OWNER/DEVELOPER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND, AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

### 3.1 ARCHITECTURAL COMMITTEE - PLAN REVIEW

3.1.1 NO BUILDING, FENCE OR WALL SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT IN THE SUBDIVISION UNTIL THE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED IN WRITING BY INTEGRITY DEVELOPMENT GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, OR ITS AUTHORIZED REPRESENTATIVES OR SUCCESSORS, WHICH ARE HEREINAFTER REFERRED TO AS THE 'ARCHITECTURAL COMMITTEE'. FOR EACH BUILDING, THE REQUIRED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED IN DUPLICATE OR ELECTRONICALLY AND SHALL INCLUDE A SITE PLAN, WHICH INCLUDES DRAINAGE, FLOOR PLAN AND EXTERIOR ELEVATIONS, IN THE EVENT THE ARCHITECTURAL COMMITTEE FAILS TO APPROVE OR DISAPPROVE PLANS AND SPECIFICATIONS SUBMITTED TO IT AS HEREIN REQUIRED WITHIN 14 CALENDAR DAYS AFTER SUBMISSION, THE PLANS WILL BE CONSIDERED APPROVED, AND THIS COVENANT SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.

3.1.2 THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND IN ITS REVIEW OF PLANS OR DETERMINATION OF ANY WAIVER AS HEREIN AFTER AUTHORIZED MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIAL, THE SITE UPON WHICH IT IS PROPOSED TO BE ERECTED AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE HEREUNDER AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING OR DRAINAGE OR CODE VIOLATIONS. THE APPROVAL OR FAILURE TO APPROVE BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION. NOTHING HEREIN CONTAINED SHALL BE DEEMED TO PREVENT ANY LOT OWNER IN THE SUBDIVISION FROM PROSECUTING ANY LEGAL ACTION RELATING TO IMPROVEMENTS WITHIN THE SUBDIVISION WHICH THEY WOULD OTHERWISE BE ENTITLED TO PROSECUTE.

3.1.3 THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE SHALL, ON THE CLOSING OF ALL OF THE LOTS OF WYNSTONE - PHASE 4, BE DEEMED TRANSFERRED TO THE HOMEOWNER'S ASSOCIATION PROVIDED FOR IN SECTION IV, OR UPON WRITTEN ASSIGNMENT TO THE HOMEOWNER'S ASSOCIATION BY THE ARCHITECTURAL COMMITTEE, WHICHEVER EVENT FIRST OCCURS, AND THEREAFTER THE FOREGOING POWERS AND DUTIES SHALL BE EXERCISED BY THE BOARD OF DIRECTORS OF THE HOMEOWNER'S ASSOCIATION.

### 3.2 FLOOR AREA OF DWELLING

3.2.1 SINGLE STORY. A SINGLE STORY DWELLING SHALL HAVE AT LEAST 1,400 SQUARE FEET OF FINISHED HEATED LIVING AREA.

3.2.2 TWO STORY AND STORY AND A HALF. IF A DWELLING HAS TWO LEVELS OR STORIES IMMEDIATELY ABOVE AND BELOW EACH OTHER MEASURED VERTICALLY AND ALL SUCH LEVELS OR STORIES ARE ABOVE THE FINISHED EXTERIOR GRADE OF SUCH DWELLING, THEN SUCH DWELLING SHALL HAVE AT LEAST 1,200 SQUARE FEET OF FINISHED HEATED LIVING AREA ON THE FIRST STORY OR LEVEL AND SHALL HAVE A TOTAL OF THE VARIOUS LEVELS OR STORIES OF AT LEAST 1,800 SQUARE FEET OF FINISHED HEATED LIVING AREA.

3.2.3 COMPUTATION OF LIVING AREA. THE COMPUTATION OF LIVING AREA SHALL NOT INCLUDE ANY BASEMENT, GARAGE, OR ATTIC AREA USED FOR STORAGE. ALL LIVING AREA MEASUREMENTS SHALL BE TAKEN HORIZONTALLY AT THE TOP PLATE LEVEL TO THE FACE OF THE OUTSIDE WALL. REQUIRED LIVING AREA MUST AVERAGE AT LEAST SEVEN (7) FEET SIX (6) INCHES IN HEIGHT, EXCEPT THAT IN THE COMPUTATION OF SECOND OR UPPER STORY LIVING AREA, THE HEIGHT SHALL BE SEVEN (7) FEET SIX (6) INCHES FOR AT LEAST ONE HALF (1/2) OF THE REQUIRED LIVING AREA, AND ANY AREA OF LESS THAN FIVE (5) FEET IN HEIGHT SHALL BE EXCLUDED.

### 3.3 GARAGES

EACH DWELLING SHALL HAVE AN ATTACHED GARAGE PROVIDING SPACE FOR A MINIMUM OF TWO AUTOMOBILES ON EACH LOT. GARAGES SHALL BE ENCLOSED AND CARPORTS ARE PROHIBITED. GLASS

IN GARAGE DOORS IS PROHIBITED, UNLESS APPROVED IN WRITING BY THE ARCHITECTURAL COMMITTEE.

### 3.4 FOUNDATIONS

ANY EXPOSED FOUNDATION SHALL BE OF BRICK, STONE OR STUCCO. NO STEM WALL SHALL BE EXPOSED.

### 3.5 MASONRY

3.5.1 THE FIRST STORY EXTERIOR WALLS OF THE DWELLING ERECTED ON ANY LOT SHALL BE 100% MASONRY (STONE/BRICK), STUCCO OR A COMBINATION THEREOF (EXCLUDING WINDOWS, DOORS, PORCHES, AND PATIOS), UNLESS WAIVED IN WRITING BY THE ARCHITECTURAL COMMITTEE.

### 3.6 WINDOWS

ALUMINUM WINDOWS HAVING A MILL FINISH ARE PROHIBITED.

### 3.7 ROOF PITCH

3.7.1 NO DWELLING SHALL HAVE A ROOF PITCH OF LESS THAN 8/12 OVER 70% OF THE HORIZONTAL AREA COVERED BY ROOF, UNLESS WAIVED IN WRITING BY THE ARCHITECTURAL COMMITTEE.

### 3.8 ROOFING MATERIALS

3.8.1 ROOFING SHALL BE SELF-SEALING COMPOSITION ARCHITECTURAL GRADE ROOFING SHINGLES, WEATHERED WOOD OR EQUIVALENT (LESS THAN 22#), AND 3 TAB SHINGLES ARE NOT ALLOWED), PROVIDED HOWEVER, IN THE EVENT THAT SUCH ROOFING SHOULD HEREIN AFTER NOT BE REASONABLY AVAILABLE, ALTERNATIVE ROOFING OF COMPARABLE QUALITY SHALL BE PERMITTED UPON THE DETERMINATION OF THE ARCHITECTURAL COMMITTEE THAT THE PROPOSED ALTERNATIVE IS OF COMPARABLE OR BETTER QUALITY AND OF A DESIGN AND COLOR WHICH IS COMPATIBLE WITH THE ROOFING FIRST ABOVE DESCRIBED.

### 3.9 ROOFTOP PROTRUSIONS

IF POSSIBLE, METAL ROOFTOP PROTRUSIONS ARE NOT TO BE LOCATED ON THE FRONT SIDE OF THE RESIDENCE. ALL EXPOSED ROOF FLASHING, VENT PIPES AND CHIMNEY COVERS SHALL BE PAINTED TO MATCH SHINGLE COLOR OR SIDING COLOR.

### 3.10 ON-SITE CONSTRUCTION

NO EXISTING OR OFF-SITE BUILT STRUCTURE SHALL BE MOVED ONTO OR PLACED ON ANY LOT, WITH THE EXCEPTION OF A CONSTRUCTION TRAILER OR SALES OFFICE BY THE DEVELOPER.

### 3.11 OUTBUILDINGS

ALL STORAGE OUTBUILDINGS ARE PROHIBITED, ANY OTHER OUTBUILDINGS INCLUDING, BUT NOT LIMITED TO, OUTDOOR PLAYHOUSES, DOLLHOUSES, ETC., MUST BE APPROVED IN WRITING BY THE ARCHITECTURAL COMMITTEE.

### 3.12 OUTDOOR RECREATIONAL STRUCTURES & EQUIPMENT

3.12.1 SWIMMING POOLS, ABOVE GROUND POOLS ARE PROHIBITED, WITH THE EXCEPTION OF SMALL POOLS LESS THAN 8FT. IN DIAMETER.

3.12.2 BASKETBALL GOALS. PORTABLE BASKETBALL GOALS ARE NOT ALLOWED IN FRONT YARDS. ALL BASKETBALL GOALS WHICH ARE PLACED IN THE FRONT YARD AREA MUST BE PERMANENTLY ANCHORED IN THE GROUND.

3.12.3 MISCELLANEOUS ATHLETIC EQUIPMENT. NO MISCELLANEOUS ATHLETIC EQUIPMENT IS ALLOWED IN FRONT YARDS. MISCELLANEOUS ATHLETIC EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, TRAMPOLINES, SOCCER GOALS, ETC.

### 3.13 FRONTING AND ACCESS LIMITATION

EACH DWELLING SHALL FRONT AN INTERIOR PUBLIC STREET AND DERIVE ITS ACCESS SOLELY FROM AN INTERIOR PUBLIC STREET. ON CORNER LOTS, THE DWELLING SHALL FRONT THE GREATER OF THE BUILDING SETBACK LINES IF DIFFERING BUILDING SETBACK LINES HAVE BEEN ESTABLISHED ON THE LOT.

### 3.14 YARDS AND SETBACKS

3.14.1 STREET SETBACK. NO BUILDING SHALL BE ERECTED NEARER TO A PUBLIC STREET THAN THE BUILDING SETBACK LINES DEPICTED ON THE ACCOMPANYING PLAT.

3.14.2 SIDE YARD. EACH LOT SHALL MAINTAIN SIDE YARDS WHICH IN THE AGGREGATE ARE NOT LESS THAN TEN (10) FEET IN WIDTH AND NO SIDE YARD SHALL BE LESS THAN FIVE (5) FEET IN WIDTH.

3.14.3 REAR YARD. THE REAR YARD SHALL NOT BE LESS THAN 15 FEET AS MEASURED FROM THE REAR PROPERTY LINE TO THE REAR WALL OF THE HOME.

3.14.4 EASEMENT SETBACKS. NO BUILDING SHALL ENCROACH UPON ANY UTILITY EASEMENT AS DEPICTED ON THE ACCOMPANYING PLAT.

# FINAL PLAT WYNSTONE - PHASE 4

A SUBDIVISION IN THE CITY OF COWETA, OKLAHOMA  
BEING PART OF THE SW/4 OF SECTION 25, TOWNSHIP 18N, RANGE 15E

### 3.15 BUILDING HEIGHT

NO BUILDING SHALL EXCEED 2 1/2 STORIES OR 35 FEET IN HEIGHT.

### 3.16 LOT FENCING/LANDSCAPING

3.16.1 FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF COWETA ZONING CODE. INTERIOR FENCING OR WALLS SHALL NOT EXTEND BEYOND THE BUILDING LINES OF THE LOT AND, IF A RESIDENCE IS BUILT BEHIND THE FRONT BUILDING LINE OF A LOT, NO FENCE MAY EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH END CORNER OF THE RESIDENCE.

3.16.2 ON CORNER LOTS FENCING CAN ONLY EXTEND TO WITHIN EIGHT (8) FEET OF THE PROPERTY LINE FORMING A SIDE YARD BOUNDARY OF THE LOT.

3.16.3 FENCES SHALL BE OF WOOD, BRICK, STUCCO, ORNAMENTAL IRON OR STONE. NO FENCE SHALL EXCEED 6 FEET IN HEIGHT WITHOUT WRITTEN APPROVAL FROM THE ARCHITECTURAL COMMITTEE. ALL FENCING MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE IN WRITING PRIOR TO INSTALLATION. DECORATIVE FENCING MAY BE INSTALLED IN THE NON PERMITTED AREAS WITH WRITTEN APPROVAL FROM THE ARCHITECTURAL COMMITTEE.

3.16.5 THE FRONT YARDS OF ALL LOTS MUST BE LANDSCAPED UPON COMPLETION OF THE RESIDENCE. ALL FRONT, SIDE AND BACK YARDS MUST BE SODDED ON THE COMPLETION OF ANY RESIDENCE IN THE SUBDIVISION.

3.16.6 ONE (1) 2 INCH CALIPER TREE SHALL BE REQUIRED TO BE PLANTED AND MAINTAINED ON EACH LOT WITHIN THE FRONT YARD AREA. NO TREE OR SHRUB SHALL BE PLANTED WITHIN A STREET RIGHT-OF-WAY WITHOUT ARCHITECTURAL COMMITTEE APPROVAL.

### 3.17 SATELLITE DISHES, ANTENNAS AND SOLAR PANELS

3.17.1 EXTERIOR TELEVISION, 'CB' RADIO OR OTHER TYPE ANTENNA INCLUDING SATELLITE DISHES SHALL BE PROHIBITED WITH THE FOLLOWING EXCEPTION. SMALL SATELLITE DISHES WHICH DO NOT EXCEED 24" IN DIAMETER SHALL BE ALLOWED SO LONG AS THE DISH IS NOT INSTALLED ON THE FRONT OF THE DWELLING, OR WITHIN 25 FEET FROM THE FRONT OF THE HOUSE. OWNER MUST HAVE WRITTEN APPROVAL FROM THE ARCHITECTURAL COMMITTEE TO WAIVE THIS COVENANT.

3.17.2 SOLAR PANELS ARE NOT ALLOWED UNLESS WAIVED IN WRITING BY ARCHITECTURAL CONTROL COMMITTEE.

### 3.18 LOT MAINTENANCE

EACH LOT SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION FREE OF RUBBISH, TRASH AND OTHER DEBRIS AND SHALL BE CUT, TRIMMED OR MOWED TO PREVENT GROWTH OF WEEDS OR TALL GRASS. UNDER NO CIRCUMSTANCES SHALL GRASS CLIPPINGS BE ALLOWED WITHIN THE STREET AREA.

### 3.19 RECREATIONAL VEHICLES, EQUIPMENT, AND UTILITY TRAILERS

BOATS, TRAILERS, CAMPERS, MOTOR HOMES AND SIMILAR RECREATIONAL VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON ANY LOT OR DRIVEWAY FOR MORE THAN 48 HOURS, EXCEPT WITHIN AN ENCLOSED GARAGE. UNDER NO CIRCUMSTANCES CAN ANY OF THE ABOVE MENTIONED BE ON ANY LOT OR DRIVEWAY CONTINUALLY, AND/OR FOR OVER 30 DAYS TOTAL DURING A CALENDAR YEAR.

### 3.20 INOPERATIVE VEHICLES

NO INOPERATIVE VEHICLE SHALL BE STORED ON ANY LOT EXCEPT WITHIN AN ENCLOSED GARAGE. INOPERATIVE VEHICLES SHALL NOT BE PARKED OR STORED ON ANY STREET OR DRIVEWAY.

### 3.21 CLOTHESLINES

EXPOSED CLOTHESLINE POLES OR OTHER OUTSIDE DRYING APPARATUS ARE PROHIBITED.

### 3.22 TRASH CONTAINERS

TRASH CONTAINERS AND RECYCLE CONTAINERS, EXCEPT DURING PERIODS OF COLLECTION, SHALL BE STORED OUT OF VIEW FROM ABUTTING STREETS. NO EXPOSED GARBAGE CANS, TRASH CAN OR ANY TRASH BURNING APPARATUS OR STRUCTURE SHALL BE PLACED ON ANY LOT.

### 3.23 MAILBOXES

THE OWNER/DEVELOPER SHALL PROVIDE USPS-APPROVED CLUSTER MAILBOXES WITHIN THE SUBDIVISION AT USPS-APPROVED LOCATIONS.

### 3.24 ANIMALS

NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND MAY BE MAINTAINED, BRED, SOLD OR KEPT EXCEPT THAT TWO DOGS, TWO CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT USED FOR COMMERCIAL PURPOSES. LOTS SHALL BE KEPT CLEAN OF ANY AND ALL ANIMAL BY-PRODUCTS. ALL ANIMALS MUST BE KEPT WITHIN THE CONFINEMENTS OF THE HOME/YARD AND/OR MUST BE KEPT ON A LEASH AT ALL TIMES. NO ANIMAL IS ALLOWED TO RUN 'FREELY' WITHIN THE SUBDIVISION AT ANY TIME.

### 3.25 NOXIOUS ACTIVITY

NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON THAT MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. THIS INCLUDES BUT IS NOT LIMITED TO 'NOISE POLLUTION' GENERATED FROM VEHICLES, MOTORS, ANIMALS (BARKING DOGS), WIND CHIMES, ETC.

### 3.26 MATERIALS AND STORAGE

NO LOT SHALL BE USED FOR THE STORAGE OF MATERIALS FOR A PERIOD OF GREATER THAN 30 DAYS PRIOR TO THE START OF HOUSE CONSTRUCTION AND THE CONSTRUCTION SHALL BE COMPLETED WITHIN SIX (6) MONTHS THEREAFTER. EACH LOT SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION.

### 3.27 TEMPORARY TRASH RECEPTACLE

A TEMPORARY TRASH RECEPTACLE IS REQUIRED ON EACH LOT DURING THE CONSTRUCTION PERIOD OF THE HOUSE. THE TRASH RECEPTACLE SHALL BE MAINTAINED BY THE LOT OWNER AND SHALL BE EMPTIED ON A REGULAR BASIS OR AS NEEDED.

### 3.28 ON-STREET PARKING

NO OWNER OR RESIDENT SHALL PARK ANY VEHICLE IN THE STREETS OR COMMON AREAS AT ANY TIME. THIS INCLUDES UTILITY TRAILERS AND WORK VEHICLES/TRAILERS. THERE CAN BE EXCEPTIONS FOR FAMILY EVENTS AND SPECIAL OCCASIONS.

### 3.29 SEASONAL HOUSE AND YARD DECORATIONS

3.29.1 SEASONAL HOUSE AND YARD DECORATIONS WILL BE ALLOWED FOR 15 CALENDAR DAYS BEFORE AND 7 DAYS AFTER ALL HOLIDAY SEASONS, EXCEPT CHRISTMAS, CHRISTMAS DECORATIONS, INCLUDING LIGHTS, MAY BE INSTALLED AFTER THE 1ST OF NOVEMBER AND MUST BE REMOVED BY JANUARY 31ST.

3.29.2 ALL STATUES AND FIGURINES OVER THREE (3) FEET IN HEIGHT, LANDSCAPE FEATURES/STRUCTURES, BIRD BATHS, FLAG POLE DISPLAYS AND OTHER SIMILAR ITEMS MUST BE APPROVED IN WRITING BY THE ARCHITECTURAL COMMITTEE BEFORE INSTALLATION.

### 3.30 DEFINITIONS

IN THE EVENT OF AMBIGUITY OF ANY WORD OR TERM SET FORTH IN SECTIONS I, II AND III, THE MEANING THEREOF SHALL BE DEEMED TO BE DEFINED AS SET FORTH WITHIN THE CITY OF COWETA ZONING CODE AS THE SAME EXISTED ON THE DATE HEREOF, OR AS SUBSEQUENTLY AMENDED.

## SECTION IV. HOMEOWNER'S ASSOCIATION

4.1 FORMATION OF HOMEOWNER'S ASSOCIATION: THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED THE 'WYNSTONE' HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER REFERRED TO AS THE 'ASSOCIATION'), A NON-PROFIT CORPORATE ENTITY TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF WYNSTONE.

4.2 MEMBERSHIP: EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE ASSOCIATION, AND MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE ASSOCIATION AS OF THE DATE OF INCORPORATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

4.3 COVENANT FOR ASSESSMENTS: THE OWNER/DEVELOPER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREOF, IS DEEMED TO COVENANT AND AGREE TO PAY TO THE ASSOCIATION ASSESSMENTS TO BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH A DECLARATION TO BE EXECUTED AND RECORDED BY THE OWNER/DEVELOPER PRIOR TO THE CONVEYANCE OF A LOT WITHIN WYNSTONE. AS ASSESSMENT SHALL BE A LIEN ON THE LOT AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINATE OF THE LIEN OF ANY FIRST MORTGAGE.

4.4 ENFORCEMENT RIGHTS OF THE ASSOCIATION: WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY, TO THE SAME EXTENT AS A LOT OWNER, OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DOCUMENT, AND SHALL HAVE THE RIGHT TO ENFORCE THE COVENANTS TO THE SAME EXTENT AS A LOT OWNER.

## SECTION V. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

### 5.1 ENFORCEMENT

THE COVENANTS AND RESTRICTIONS HEREIN SET FORTH, AND THE GRANTS AND RESERVATIONS OF EASEMENTS AND RIGHTS OF WAY HEREIN SET FORTH, ARE COVENANTS TO RUN WITH THE LAND. THE SAME SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF ALL OWNERS OF PROPERTY IN THE SUBDIVISION. IN ADDITION CERTAIN EASEMENTS AND COVENANTS SET FORTH IN SECTION 1 HEREOF MAY IN SPECIFIED INSTANCES BE ENFORCEABLE BY CITY OF COWETA, OKLAHOMA. SUCH COVENANTS, RESTRICTIONS, GRANTS AND RESERVATIONS MAY BE ENFORCED BY APPROPRIATE ACTION IN ANY COURT OF COGNIZANT JURISDICTION, IN SUCH ACTION TO ENFORCE THE SAME, THE ULTIMATELY PREVAILING PARTY SHALL BE ENTITLED TO RECOVER FROM THE OTHER ITS COSTS AND EXPENSES INCURRED IN SUCH ENFORCEMENT, AND IN ANY APPEAL OF SUCH ACTION, INCLUDING REASONABLE ATTORNEY'S FEES AND COURT COSTS.

### 5.2 VALIDITY

VIOLATION OF OR FAILURE TO COMPLY WITH THESE COVENANTS AND RESTRICTIONS SHALL NOT AFFECT THE VALIDITY OF ANY MORTGAGE, BONA FIDE LIEN OR OTHER SIMILAR SECURITY INSTRUMENT WHICH MAY BE THEN EXISTING ON ANY LOT. INVALIDATION OF ANY ONE OR MORE OF THESE COVENANTS AND RESTRICTION, OR ANY PORTION THEREOF, BY A JUDGMENT, DECREE, OR COURT ORDER SHALL NOT AFFECT ANY OF THE OTHER PROVISIONS OR COVENANTS HEREIN CONTAINED WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. IN THE EVENT ANY PORTION OF THESE COVENANTS CONFLICT WITH ANY ORDINANCE OR REGULATION PROMULGATED BY A GOVERNMENTAL AUTHORITY, THEN THE GOVERNMENTAL PROVISIONS SHALL CONTROL.

### 5.3 DURATION

THESE COVENANTS SHALL BE BINDING UPON THE UNDERSIGNED OWNERS AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2030, AFTER WHICH TIME SAID COVENANTS SHALL BE DEEMED AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS; PROVIDED, HOWEVER, EITHER BEFORE OR AFTER THE YEAR 2030, THE THEN MAJORITY OF ALL THE LOT OWNERS IN SAID SUBDIVISION MAY CHANGE OR VACATE THESE COVENANTS, EITHER IN WHOLE OR IN PART, AND SUCH CHANGE OR VACATION SHALL BE EVIDENCED BY A WRITTEN INSTRUMENT SIGNED BY THE THEN OWNERS OF THE MAJORITY OF THE LOTS IN SAID SUBDIVISION AND DULY RECORDED AND FILED WITH THE COUNTY CLERK OF WAGONER COUNTY, OKLAHOMA. THE PROVISIONS CONTAINED IN THESE COVENANTS MAY BE CHANGED OR AMENDED AT ANY TIME IN ACCORDANCE WITH SECTION 5.4.

### 5.4 AMENDMENT OR TERMINATION

ANY AND ALL OF THE PROVISIONS CONTAINED IN THESE COVENANTS MAY BE CHANGED OR AMENDED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER/DEVELOPER IS THE RECORD OWNER OF AT LEAST ONE (1) LOT OR ALTERNATIVELY, THE COVENANTS AND RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF SIXTY PERCENT (60%) OF THE LOTS. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER (DURING ITS OWNERSHIP OF AT LEAST 1 LOT) AND ANY AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNERS OF SIXTY PERCENT (60%) OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER/DEVELOPER SHALL PREVAIL DURING THE TIME OF THE OWNER/DEVELOPER'S OWNERSHIP OF AT LEAST ONE (1) LOT. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AND RESTRICTIONS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

### 5.5 SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

### CERTIFICATE OF OWNER

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENT TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

INTEGRITY DEVELOPMENT GROUP, LLC  
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
KEITH JONES, MANAGING MEMBER

STATE OF OKLAHOMA )  
) SS  
COUNTY OF TULSA )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, PERSONALLY APPEARED KEITH JONES TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT, AS ITS MANAGING MEMBER AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### CERTIFICATE OF SURVEY

I, R. WESLEY BENNETT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
R. WESLEY BENNETT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO. 1562

STATE OF OKLAHOMA )  
) SS  
COUNTY OF TULSA )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, PERSONALLY APPEARED TO ME R. WESLEY BENNETT KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS REGISTERED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### CITY OF COWETA APPROVALS

APPROVED:

APPROVED:

\_\_\_\_\_  
COWETA PLANNING  
COMMISSION CHAIRMAN

\_\_\_\_\_  
MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY CLERK

\_\_\_\_\_  
CITY CLERK

### CERTIFICATE OF WAGONER COUNTY TREASURER

I, CHASITY LEVI, DO HERE NOW STATE THAT THE TAXES HAVE BEEN PAID FOR THE YEAR 2024 AND PRIOR YEARS FOR THOSE PROPERTIES HEREIN LISTED TO BE DESIGNATED AS WYNSTONE - PHASE 4.

\_\_\_\_\_  
CHASITY LEVI, WAGONER COUNTY TREASURER

### CERTIFICATE OF WAGONER COUNTY CLERK

I, LORI HENDRICKS, THE COUNTY CLERK OF WAGONER COUNTY, DO HERE NOW STATE THAT THE SUBDIVISION CALLED WYNSTONE - PHASE 4 HAS BEEN FILED INTO WAGONER COUNTY RECORDS.

\_\_\_\_\_  
LORI HENDRICKS, WAGONER COUNTY CLERK