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

**MEETING PROCEDURE:** Comments on all scheduled agenda items will be heard immediately following the presentation by staff or the petitioner. Please wait until you are recognized by the Mayor and keep your comments as brief as possible. Individuals addressing the City Council must identify themselves by name prior to making any comments. The City Council will consider, discuss, and may take action on, approve, adopt, amend, reject, deny, table, or not take action on any item listed on this agenda after comments from staff and the City Council have been heard.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Naomi Hogue \_\_\_\_ Jeremy Barnett \_\_\_\_ Lauren Givan \_\_\_\_ Joshua Wilburn \_\_\_\_  
Donald Vieth \_\_\_\_

IV. GENERAL CITY COUNCIL COMMENTS

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

V. CITY MANAGER REPORT

1. **NEW HIRES**

Alejandro Sanchez, 09/18/25 – Water Maintenance Worker  
Jessica Zwirtz, 10/06/2025 – Community Development Director

2. **QUARTERLY FINANCIAL REPORT**

VI. CORRESPONDENCE

VII. CONSENT

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

1. **MINUTES OF REGULAR MEETING**

Approval of the minutes of the Coweta City Council Regular Meeting held on September 8, 2025. *Marcy Kilgore, City Clerk/Treasurer*

2. **PARTICIPATION IN THE PURDUE PHARMA L.P. & SACKLER FAMILY OPIOID SETTLEMENT, RUBRIS REFERENCE NO. CL-1750103**

Affirmation of the City Manager's actions taken regarding participation in the Purdue Pharma L.P & Sackler Family Opioid Settlement, Rubris Reference Number CL-1750103.

*Julie Casteen, City Manager*

3. **PARTICIPATION IN NATIONAL OPIOID SETTLEMENTS WITH ALVOGEN, AMNEAL, APOTEX, HIKMA, INDIVIOR, MYLAN, SUN, AND ZYDUS; RUBRIS REFERENCE NO. CL-1773186**

Affirmation of the City Manager's actions taken regarding participation in National Opioids Settlements with Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus; Rubris Reference Number: CL-1773186.

*Julie Casteen, City Manager*

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

IX. ADMINISTRATION

1. **PURCHASE OF A BC1500 BRUSH CHIPPER FROM VERMEER GREAT PLAINS, INC. FOR THE PARKS DEPARTMENT IN THE AMOUNT OF \$71,754.00**

Discuss and consider approval of the purchase of a BC1500 Brush Chipper for the Parks Department from Vermeer Great Plains, Inc. at a cost of \$71,754.00, utilizing Sourcwell contract 010925-VRM, budgeted in the Capital Improvement Fund, account 12-5404.014, and authorizing the City Manager to sign all documents pertaining to the purchase.

*Edgar Barroso, Public Works Director*

2. **RESOLUTION 2025-32 - ADOPTING AMENDMENTS TO THE ANNUAL APPROPRIATIONS FOR THE BUDGET OF THE CITY OF COWETA, OKLAHOMA, FOR FISCAL YEAR ENDING JUNE 30, 2026; APPROPRIATING \$794,779.94 FROM FUND BALANCES PREVIOUSLY RESERVED FOR VARIOUS PURCHASE ORDERS AND PROJECTS THAT REMAIN OPEN FROM THE PRIOR FISCAL YEAR TO BE PAID IN THE FISCAL YEAR ENDING JUNE 30, 2026**

Discuss and consider the adoption of Resolution 2025-32, a Resolution of the City Council of the City of Coweta, Oklahoma; adopting amendments to the annual appropriations for the budget of the City of Coweta, Oklahoma, for fiscal year ending June 30, 2026; appropriating \$794,779.94 from fund balances previously reserved for various purchase orders and projects that remain open from the prior fiscal year to be paid in the fiscal year ending June 30, 2026.

*Julie Casteen, City Manager*

3. **RESOLUTION 2025-35 - MAINTENANCE AGREEMENT WITH OKLAHOMA DEPARTMENT OF TRANSPORTATION FOR TRAFFIC SIGNALS TO BE CONSTRUCTED AT SH-51 AND CASINO DRIVE**

Discuss and consider the adoption of Resolution 2025-35, a Resolution of the City Council of the City of Coweta, Oklahoma; approving a maintenance agreement between the Oklahoma Department of Transportation (ODOT) and the City of Coweta, Oklahoma, concerning traffic signal maintenance for future traffic signals installed at the intersection of State Highway 51 and Casino Drive and authorizing the mayor to execute all documents related to the project.

*Julie Casteen, City Manager*

4. **EMERGENCY WATER SYSTEM REPAIRS AT 131ST STREET SOUTH AND SH-51 AT A COST OF \$15,500.00 PAID FROM ACCOUNT 20-5411-033**  
Discuss and consider approval of emergency water system repairs at 131st Street South and SH-51 at a cost of \$15,500.00, funded in account 04-5325.033.  
*Julie A. Casteen, Trust Manager*
5. **BID AWARD - SOUTH 257TH EAST AVENUE RECONSTRUCTION PROJECT**  
Discuss and consider action to award a bid to D-Kerns Construction, Inc., the lowest responsible bidder, in the amount of \$965,505.50 for the South 257th East Avenue reconstruction project, and direction to the City Manager to execute all necessary documents related to the project..  
*Julie Casteen, City Manager*
6. **ENGINEERING SERVICES FOR SOUTH 257TH EAST AVENUE PROJECT - ANTHONY ENGINEERING, LLC**  
Discuss and consider approval of Task Order No. 1 with Anthony Engineering, LLC to provide inspection services pertaining to the South 257th East Avenue construction project for a cost not to exceed \$21,500.00, to be paid from the Capital Improvement Fund, account 12-5411.015.  
*Julie Casteen, City Manager*
7. **RESOLUTION 2025-34 - ADOPTING AMENDMENTS TO THE ANNUAL BUDGET OF THE CITY OF COWETA FOR THE RECONSTRUCTION OF SOUTH 257<sup>TH</sup> EAST AVENUE IN THE CITY OF COWETA**  
Discuss and consider the adoption of Resolution 2025-34, a Resolution of the City Council of the City of Coweta, Oklahoma; adopting amendments to the annual appropriations for the budget of the City of Coweta, Oklahoma, for fiscal year ending June 30, 2026; appropriating in the Capital Improvement Fund \$302,000 from unencumbered fund balance and \$750,000 in transfers from the General Fund for a total of \$1,052,000 for the reconstruction of South 257th East Avenue in the City of Coweta.  
*Julie Casteen, City Manager*
8. **ENGINEERING SERVICES FOR SKYVIEW WATER TOWER PROJECT - ANTHONY ENGINEERING, LLC**  
Discuss and consider approval of Task Order No. 1 with Anthony Engineering, LLC to provide inspection services pertaining to the Skyview Water Tower project for a cost not to exceed \$40,000.00, to be paid from the Grants Fund, account 20-5411.033.  
*Julie Casteen, City Manager*
9. **CORRECTION QUIT CLAIM DEED TO THE COWETA INDUSTRIAL AUTHORITY**  
Discuss and consider approval of a Correction Quit Claim Deed to the Coweta Industrial Development Authority.  
*Julie Casteen, City Manager*
10. **QUIT CLAIM DEED TO THE WESLEY E. HOPPING REVOCABLE FAMILY TRUST PROPERTY**  
Discuss and consider approval of a Quit Claim Deed to the Wesley E. Hoping Revocable Family Trust property immediately north of the road commonly known as 164th Street South, and near South 305th East Avenue.

*Julie Casteen, City Manager*

**11. PUBLIC HEARING ON THE PROPOSED ANNEXATION LOCATED AT APPROXIMATELY SH-51B AND SOUTH 305TH EAST AVENUE AND CONSIDER ADOPTION OF ANNEXATION ORDINANCE NO. 908**

Public hearing to receive public comment on a request for annexation of property into the City Limits of Coweta, Oklahoma, by consent of the applicant owner; describing the subject property as follows: property 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 property is generally located east of State Highway 72; south of section line right of way approximating the future location of East 161st Street South; west of State Highway 51B and South 305th East Avenue; and north of East 164th Street South in Wagoner County.

*Julie Casteen, City Manager*

**12. ORDINANCE 908 - ANNEXATION LOCATED AT APPROXIMATELY SH-51B AND SOUTH 305TH EAST AVENUE**

Discuss and consider action on the adoption of Ordinance 908, an ordinance of the City of Coweta, Oklahoma; annexing territory described 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 into the corporate limits of the City of Coweta, Oklahoma; 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.

*Julie Casteen, City Manager*

**13. ORDINANCE 909, PUD-R 25-02, COURTYARDS OF COWETA**

Discuss and consider action on the proposed Ordinance 909, an ordinance of the City of Coweta, Oklahoma, creating a Planned Unit Development overlay (PUD-R 25-02) for a tract of land located in the City of Coweta, Wagoner County, Oklahoma, as more particularly hereinafter described, amending the official zoning map of the City of Coweta, Oklahoma, providing for the repealer, severability, and declaring an emergency.

*Julie Casteen, City Manager*

**X. EXECUTIVE SESSION**

**1. EXECUTIVE SESSION**

Consider a motion and vote to enter Executive Session pursuant to Title 25 O.S. Section 307(B)(3) to discuss the possible purchase of certain real property located at 118 East Chestnut Street in the City of Coweta, Oklahoma.

**2. END EXECUTIVE SESSION**

Exit the Executive Session to discuss and possibly take action on the purchase of real

property located at 118 East Chestnut Street in the City of Coweta.

XI. DISCUSSION AND POSSIBLE ACTION

1. **PURCHASE OF PROPERTY AT 118 EAST CHESTNUT STREET**

Discuss and consider approval of the purchase of certain real property located at 118 East Chestnut in the City of Coweta, and authorization for the City Manager to execute all documents related to the purchase.

*Julie Casteen, City Manager*

2. **RESOLUTION 2025-36 - BUDGET AMENDMENT FOR THE PURCHASE OF REAL PROPERTY AT 118 EAST CHESTNUT STREET**

Discuss and consider the adoption of Resolution 2025-36, a Resolution of the City Council of the City of Coweta, Oklahoma; adopting amendments to the annual appropriations for the budget of the City of Coweta, Oklahoma, for fiscal year ending June 30, 2026; appropriating in the General Fund \$110,000 from unencumbered fund balance for the purchase of real property at 118 East Chestnut Street in the City of Coweta.

*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.

# FY2025 Q4

# FINANCIAL

# REPORT



## QUARTERLY FINANCIAL REPORT AS OF JUNE 30, 2025

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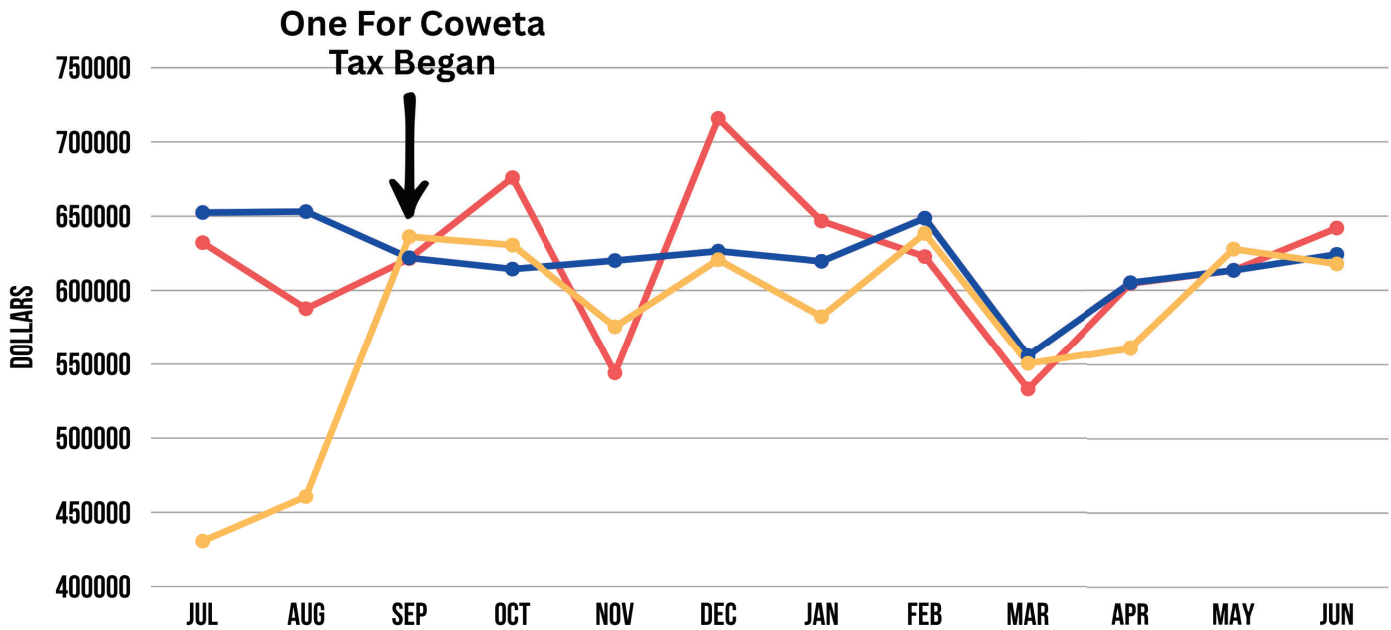
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# HISTORICAL SALES TAX COLLECTIONS

Fiscal Year 2023  
thru  
Fiscal Year 2025

## SALES TAX HISTORY



FY23



FY24



FY25

Sales Tax is the City's Largest Revenue Source, making up about 75% of the General Fund Revenues. The General Fund pays for Police, Fire, Streets, Parks, Library, and Administrative Services.

Sales tax revenue for fiscal year 2025 to-date was 0.2% below prior fiscal year and 0.9% below budget.

\* FY25 amounts are not yet audited



## QUARTERLY SALES TAX COMPARISON TO SURROUNDING ENTITIES

ENTITY	Q4 - April through June Sales Tax Deposit*		Variance over Prior Year	Tax Rate	Est. Population	Dollars Spent Per Capita †
	FY25	FY24				
Bixby	\$ 4,856,438	\$ 5,071,582	-4.2%	4.050%	32,002	\$ 3,747
Broken Arrow	17,900,286	17,545,274	2.0%	3.550%	122,704	4,109
Catoosa	2,000,952	2,158,414	-7.3%	3.250%	7,577	8,126
Collinsville	1,000,449	990,914	1.0%	4.800%	10,143	2,055
<b>Coweta</b>	<b>1,859,927</b>	<b>1,842,741</b>	<b>0.9%</b>	<b>4.000%</b>	<b>11,501</b>	<b>4,043</b>
Glenpool	3,367,193	3,414,100	-1.4%	5.100%	14,773	4,469
Jenks	3,828,542	2,511,274	52.5%	3.550%	28,537	3,779
Owasso	11,191,424	11,221,400	-0.3%	4.050%	43,007	6,425
Sand Springs	4,231,684	4,226,379	0.1%	4.050%	20,190	5,175
Sapulpa	4,355,639	4,436,453	-1.8%	4.000%	23,643	4,606
Skiatook	1,561,771	1,386,959	12.6%	4.500%	8,956	3,875
Tulsa (City)	86,596,577	85,497,857	1.3%	3.650%	410,722	5,776
Wagoner (City)	1,240,623	1,190,821	4.2%	3.650%	8,855	3,838
Tulsa County	13,095,740	12,854,846	1.9%	0.367%	694,474	5,138
Wagoner County +	2,837,015	2,711,673	4.6%	1.550%	94,446	1,938
<b>Totals</b>	<b>\$ 159,924,260</b>	<b>\$ 157,060,687</b>	<b>1.8%</b>			<b>\$ 67,099</b>

\* Source: Oklahoma Tax Commission - Cash Basis

† Dollars spent per capita may include purchases made by non-residents of the entity

+ Sales Tax rate increase from 1.3% to 1.55% on 4/1/2025

\* FY25 amounts are not yet audited

# General Fund Revenues

**Sales Tax Revenue** for the month of June 2025 was 2.8% above June 2024, showing improvement over the last few months. However, sales tax revenues for fiscal year 2025 to-date were 0.2% below prior fiscal year to-date. Sales Tax collections accounts for the bulk of the General Fund revenues.

Sales tax is remitted by retailers to the Oklahoma Tax Commission, which is then paid to the city a few weeks later. Thus, tax received in June is generally for sales made several weeks prior.



TOTAL SALES TAX FISCAL YTD	
FY2025	FY2024
\$7,439,672	\$7,455,163

**Sales Tax Revenues were down 0.2% fiscal year-to-date over prior year and fell short of budget by 0.9%**

**General Fund revenues are reported in the following categories:**

**Taxes** include sales tax, use tax, hotel/motel tax, gross receipts tax and franchise tax.

**License and Permits** include various business licenses, park & recreation fees and building permits.

**Charges for Services** consists of fees for fire runs, zoning fees, animal shelter fees, and reimbursement for services, such as policing fees charged to other organizations.

**Intergovernmental revenues** include alcohol beverage tax, tobacco tax and various grants.

**Fines and Forfeitures** include adult and juvenile fines and associated fees.

**Other Revenues** consists of various miscellaneous revenues.

**Investment income** includes earnings on investments and account balances.

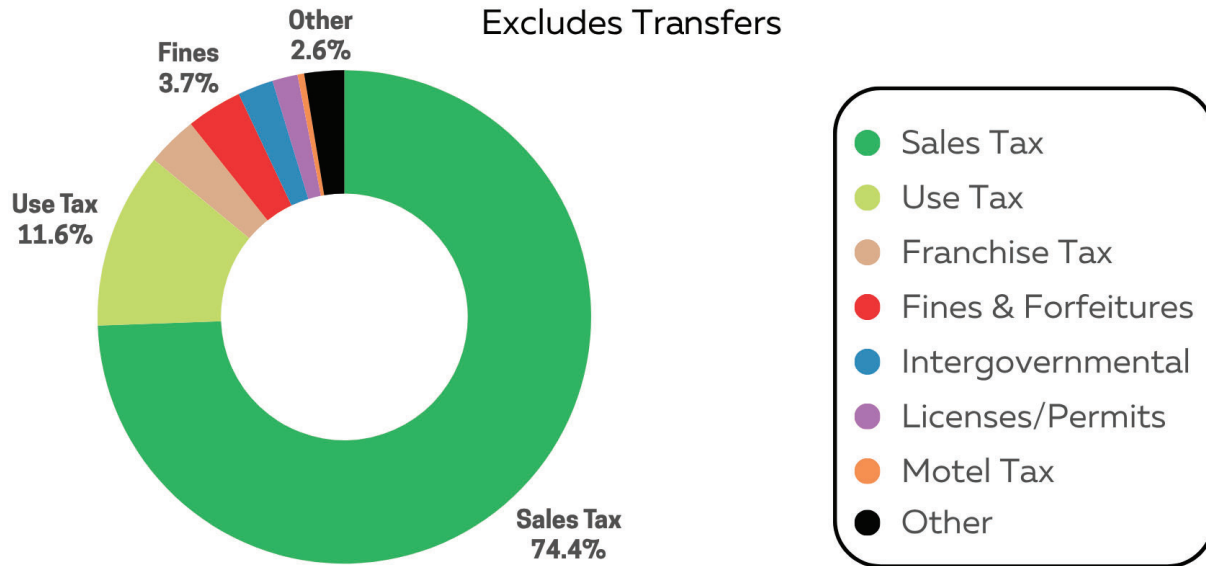
While Sales Tax revenues were slightly down over prior year, **total General Fund Revenues through June** were **2.4% higher** than budget and 1.8% higher than prior year-to-date. General Fund revenues are summarized on the following page.

\* FY25 amounts are not yet audited

# General Fund Revenues

## GENERAL FUND REVENUES AS OF JUNE, 2025

Excludes Transfers



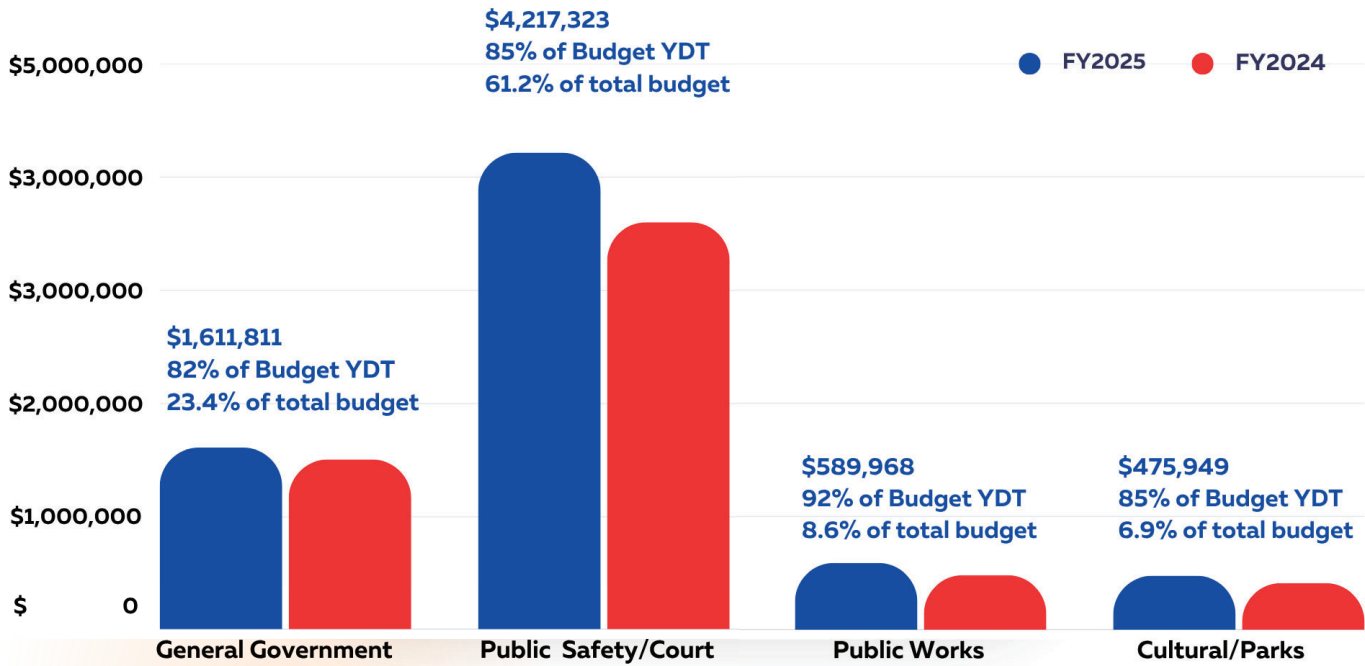
GENERAL FUND REVENUES	FY25 BUDGET YTD	FY25 ACTUAL YTD	BETTER (WORSE) THAN EXPECTED	FY24 ACTUAL YTD
Sales Tax	\$7,504,482	\$7,439,672	\$(64,810)	\$7,455,163
Use Tax	1,012,806	1,154,833	142,027	1,028,907
Franchise Tax	325,000	331,156	6,156	330,099
Fines/Forfeitures	162,500	365,076	202,576	272,554
Intergovernmental	217,000	233,274	16,274	239,523
Licenses/Permits	145,200	166,041	20,841	161,864
Motel Tax	45,000	43,408	(1,592)	40,768
Charges for Services	85,072	122,341	37,269	85,243
Investment Income	40,000	72,376	32,376	52,848
Miscellaneous	43,107	65,913	22,806	68,545
Transfers	5,715,862	5,667,254	(48,608)	5,652,622
<b>TOTALS</b>	<b>\$15,296,029</b>	<b>\$15,661,344</b>	<b>\$365,315</b>	<b>\$15,388,136</b>

General Fund Revenues through June 2025 exceeded expectations by 2.4% and exceeded FY2024 actuals by 1.8%.

\* FY25 amounts are not yet audited

# General Fund Expenditures

## FY2025 GENERAL FUND EXPENDITURES as of JUNE, 2025



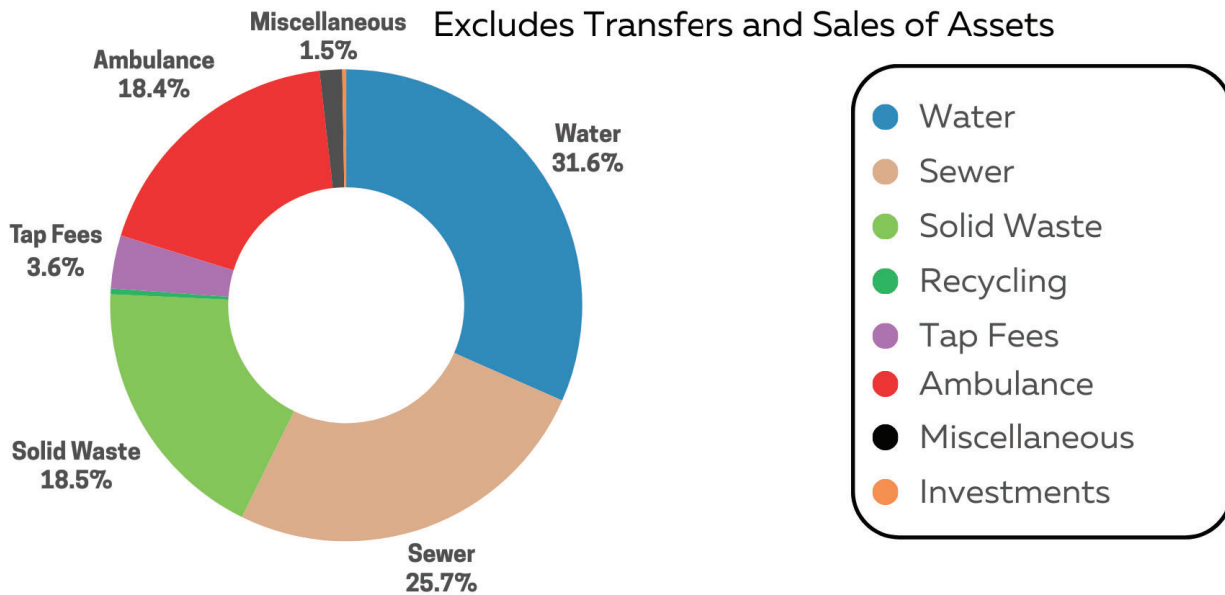
Activities	FY 2025 YTD BUDGET	FY2025 YTD ACTUAL	Budget (Over)/Under	FY2024 ACTUAL
General Government	\$ 1,957,998	\$ 1,611,811	\$ 346,187	\$ 1,507,046
Public Safety/Judiciary	4,941,954	4,217,323	724,631	3,601,862
Public Works	642,649	589,968	52,681	481,721
Cultural/Parks	558,876	475,949	82,927	411,941
Transfers	9,843,683	7,785,327	2,058,356	7,786,482
<b>Totals</b>	<b>\$ 17,945,160</b>	<b>\$ 14,680,378</b>	<b>\$ 3,264,782</b>	<b>\$ 13,789,051</b>
<b>Under (Over) Budget year to date:</b>			<b>18.2%</b>	
<b>Increase over prior year:</b>			<b>6.5%</b>	

General Fund Expenditures for FY25 came in 18.2% under budget, mostly due to a transfer that was budgeted to be made to the PWA but was not needed. Expenditures were 6.5% higher than FY24 due to wage increases, contracted services, and capital purchases.

\* FY25 amounts are not yet audited

# PWA Revenues

## PUBLIC WORKS AUTHORITY REVENUES AS OF JUNE, 2025



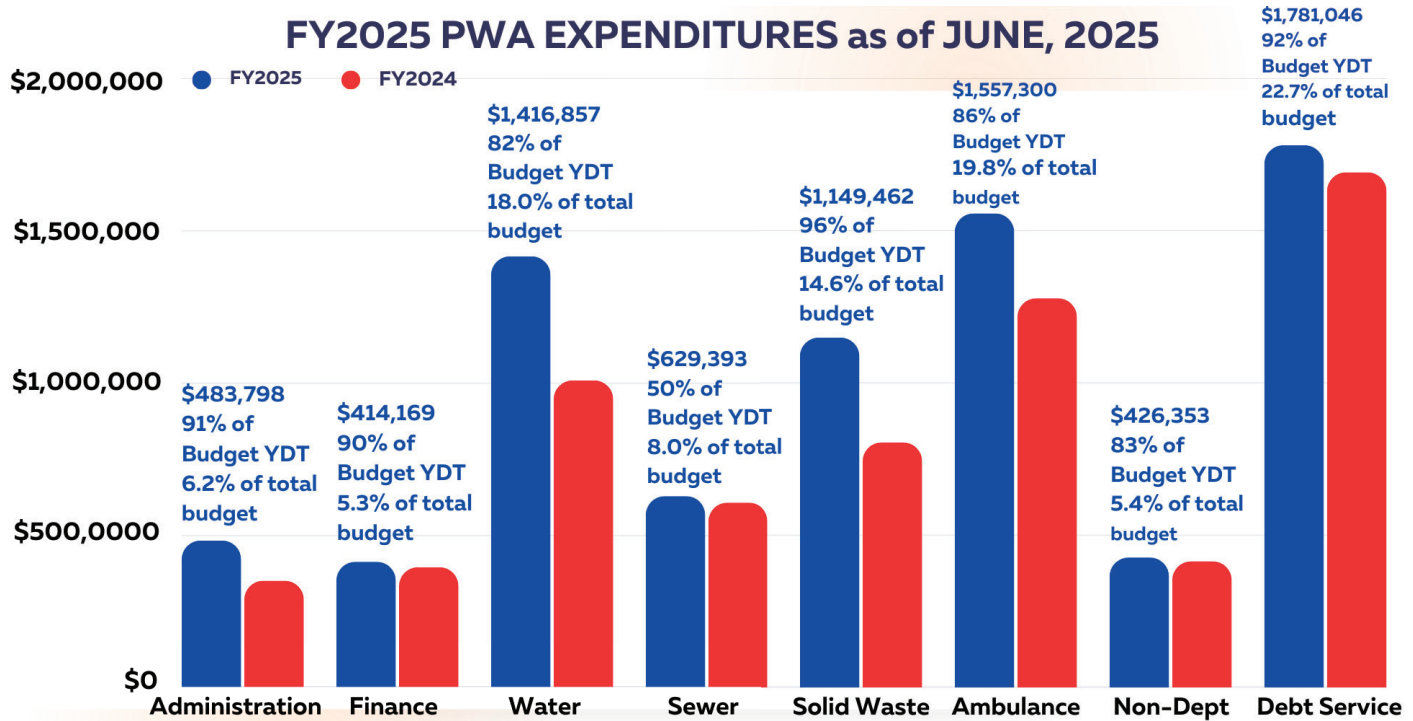
PUBLIC WORKS REVENUES	FY25 BUDGET YTD	FY25 ACTUAL YTD	BETTER (WORSE) THAN EXPECTED	FY24 ACTUAL YTD
Water Sales	\$2,041,700	\$2,026,813	\$(14,887)	\$1,973,164
Sewer Fees	1,607,446	1,645,894	38,448	1,499,761
Solid Waste Fees	1,183,321	1,183,780	459	1,054,051
Recycling Fees	27,015	25,304	(1,711)	12,872
Tap Fees	279,000	233,701	(45,299)	153,358
Ambulance Fees	1,121,844	1,180,232	58,388	1,097,072
Miscellaneous	111,600	98,374	(13,226)	113,852
Investments	30,000	17,417	(12,583)	10,425
<b>TOTALS</b>	<b>\$6,401,926</b>	<b>6,411,515</b>	<b>\$9,589</b>	<b>\$5,914,554</b>

Public Works Authority Operating Revenues through June 2025 (excluding transfers and sale of assets) exceeded expectations by 0.7% and exceeded FY2024 actuals by 8.4%.

The Public Works Authority receives monthly transfers from the General Fund as a security pledge for the repayment of revenue bonds. Any funds not needed for debt service are returned to the General Fund each month. To date, the General Fund has received all funds back from the Public Works Authority.

\* FY25 amounts are not yet audited

# PWA Expenditures



DEPARTMENT	YTD FY25 Budget	YTD FY25 Actual	Budget (Over)/Under	YTD FY24 Actual
Administration	\$ 529,714	\$ 483,798	\$ 45,916	\$ 352,225
Utility Billing	460,233	414,169	46,064	396,284
Water	1,723,043	1,416,857	306,186	1,009,687
Sewer	1,269,356	629,393	639,963	608,037
Refuse	1,200,628	1,149,462	51,166	804,929
Ambulance	1,803,312	1,557,300	246,012	1,278,480
Non-Departmental	516,111	426,353	89,758	414,270
Debt Service	1,936,689	1,781,046	155,643	1,692,098
Transfers	6,028,362	5,979,754	48,608	5,591,372
<b>Totals</b>	<b>\$ 15,467,448</b>	<b>\$ 13,838,132</b>	<b>\$ 1,629,316</b>	<b>\$ 12,147,381</b>

Public Works Authority operating expenses through June 2025 were under budget by 10.5%, and exceeded prior year by 13.9%.

\* FY25 amounts are not yet audited

# DEBT TRACKER

## Public Works Authority Debt

Description	Original Amount	Year	Principal Use	Balance 6/30/2025
<b>2016 Revenue Bonds</b>	\$26,415,000	2016	Refinance of outstanding debt from Water Treatment Plant, Wastewater Plant, Water Lines	\$18,720,000
<b>OWRB Clean Water Note</b>	\$11,373,000	2019	Wastewater Treatment Plant Improvements	\$11,367,000
<b>OWRB Clean Water Note</b>	\$4,600,000	2022	Wastewater Treatment Plant Improvements	\$4,523,333
<b>2022 Sales Tax Note</b>	\$12,500,000	2022	Capital Improvements funded by One Penny Sale Tax	\$10,710,000
			<b>Total Outstanding</b>	<b>\$45,320,333</b>

# DEBT TRACKER

## Governmental Debt

Description	Original Amount	Year	Principal Use	Balance 6/30/2025
<b>Motorola Lease</b>	\$143,219	2021	CallWorks Call Taking System for Emergency Dispatch Operations	\$43,083
<b>RCB Note</b>	\$407,275	2022	Fire Truck	\$104,936
<b>FNB Coweta Note</b>	111,291	2022	Ambulance Remount	\$54,655
			<b>Total Outstanding</b>	<b>\$202,674</b>

# CITY IMPROVEMENT PROJECTS

One For Coweta projects not yet ranked will continue to move forward as funding becomes available from the sales tax generated by spending in the community. The table below outlines the funding and expenditures to-date:

## ONE FOR COWETA PROJECT STATUS

as of 6/30/2025

AVAILABLE FUNDING	REVENUES AS OF 06/25	BUDGET REMAINING	TOTAL ESTIMATED AMOUNTS
Sales Tax Note Proceeds	\$12,500,000	-	\$12,500,000
Dedicated Sales and Use Taxes	\$6,297,428	\$505,027 excess	\$5,792,401
Investment Income	\$955,764	\$44,236	\$1,000,000
Transfers from Other Funds	-	\$2,000,000	\$2,000,000
<b>Total Funding Sources</b>	<b>\$19,753,192</b>	<b>\$1,539,209</b>	<b>\$21,292,401</b>
PROJECT COSTS	EXPENDITURES AS OF 06/25	BUDGET REMAINING	TOTAL ESTIMATED AMOUNTS
Police Station - SH51/116th St S	\$430,708	\$6,304,174	\$6,734,882
Fire Station No 1. - SH51/305th E Ave	\$517,596	\$9,502,546	\$10,020,142
111th Road Widening - Engineering	\$371,070	\$76,430	\$447,500
111th Road Widening - Drainage	-	\$58,487	\$58,487
121st Street Bridge - Engineering	\$26,420	\$3,580	\$30,000
Water Distribution Model	\$100,000	10,000	\$110,000
Wastewater Facility Plan	\$80,000	\$5,000	\$85,000
Roland Park Improvements	\$2,500	\$247,500	\$250,000
Sport Complex Improvements	\$11,055	\$308,945	\$320,000
Debt Issuance Costs	\$293,250	-	\$293,250
Debt Service	\$2,951,096	\$199,355	\$2,951,096
<b>Total Project Costs</b>	<b>\$4,584,340</b>	<b>\$16,716,017</b>	<b>\$21,300,357</b>

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING  
SEPTEMBER 8, 2025, 6:00 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, September 8, 2025, at 6:00 p.m. in the Coweta City Hall, 310 S Broadway, Coweta, Oklahoma.

**COUNCILMEMBERS PRESENT:** Naomi Hogue, Jeremy Barnett, Lauren Gican, Joshua Wilburn, Donald Vieth

**COUNCILMEMBERS ABSENT:** None.

**I. CALL TO ORDER**

The meeting was called to order by Mayor Hogue.

**II. OATH OF OFFICE ADMINISTERED TO DONALD VIETH, COUNCILMEMBER FOR WARD 2**

**III. Pledge of Allegiance given**

**IV. ROLL CALL**

Roll call taken. Councilmembers were present as shown above.

**V. GENERAL CITY COUNCIL COMMENTS**

Mayor Hogue reminded all in attendance that the annual Fall Festival starts on Thursday the 11<sup>th</sup>, 2025. She reminded everyone to be aware and to go downtown and have some fun.

**VI. 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 she would be working at the Fall festival on Thursday for the Rotary Club and on Saturday for the Chamber of Commerce. She also stated that this past month the City issued the highest number of permits ever.

No action taken by Council.

**VII. CORRESPONDENCE**

Julie Casteen read from a card received from Wilma Holmes thanking the City for recognizing her at the previous Council meeting as an honorary firefighter.

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING  
SEPTEMBER 8, 2025, 6:00 P.M.**

**VIII. PRESENTATIONS**

**1. REQUEST BY THADDEUS PEUROD TO ADDRESS CITY COUNCIL REGARDING SAFETY CONCERNS PERTAINING TO (SPEED/TRAFFIC) AT THE INTERSECTION OF SYCARMORE AND FAIRLAND AVE AT ROUNDED CORNER NEAR RAILROAD TRACKS DUE TO INCREASED RESIDENTS AND NEW CONSTRUCTION IN NEIGHBORHOOD**

Thaddeus Peurod was not in attendance.

Julie Casteen stated that the Police Department would be conducting a traffic study in the area and would have the results at next month's meeting.

**IX. 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 August 4, 2025.
2. 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.
3. Approval of the 2026 holiday schedule for the City of Coweta.
4. Approval of the 2026 Coweta Municipal Court calendar.
5. Approval of the 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. Aye: Naomi Hogue
6. Approval of the 2026 meeting schedule for the City of Coweta.

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING  
SEPTEMBER 8, 2025, 6:00 P.M.**

Aye: Naomi Hogue  
Jeremy Barnett  
Lauren Givan  
Joshua Wilburn  
Donald Vieth

**X. CONSIDER ITEMS REMOVED FROM CONSENT**

No items removed.

**XI. ADMINISTRATION**

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

Police Chief Mike Bell led discussion and requested possible action related to the purchase of four Digiticket systems 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.

Motion by Naomi Hogue, second by Jeremy Barentt to approve the purchase of four Digiticket systems 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.

Aye: Naomi Hogue  
Jeremy Barnett  
Lauren Givan  
Joshua Wilburn  
Donald Vieth

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

Mike Bell led discussion and requested possible action related to purchase of two 2026 Dodge Durangos for the Coweta Police department from John Vance, 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.

Motion by Naomi Hogue, second by Jeremy Barnett to approve the purchase of two 2026 Dodge Durangos for the Coweta Police department from John Vance, Inc. at a cost of

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING  
SEPTEMBER 8, 2025, 6:00 P.M.**

\$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.

Aye: Naomi Hogue  
Jeremy Barnett  
Lauren Givan  
Joshua Wilburn  
Donald Vieth

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

Mike Bell led discussion and requested possible action related to 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.

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

Aye: Naomi Hogue  
Jeremy Barnett  
Lauren Givan  
Joshua Wilburn  
Donald Vieth

**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**

Mike Bell led discussion and requested possible action related to the purchase of two Motorola APX4500 800 mobile radios for the two new Dodge Durango Police SUVs from Motorola Solutions (state contract SW1053M) through Muskogee Communications, Inc.

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING  
SEPTEMBER 8, 2025, 6:00 P.M.**

at an estimated cost of \$9,238.76. This has been budgeted in the Capital Improvement Fund, budget line 12.5404.007.

Motion by Naomi Hogue, second by Jeremy Barnett to approve the purchase of two Motorola APX4500 800 mobile radios for the two new Dodge Durango Police SUVs 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.

Aye: Naomi Hogue  
Jeremy Barnett  
Lauren Givan  
Joshua Wilburn  
Donald Vieth

**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.**

Mike Bell led discussion and requested possible action related to the purchase of twelve Motorola APX 600 700/800 model 25 radios and ten additional batteries from Motorola Solutions, Inc. at a cost not to exceed \$72,797.90.

Motion by Naomi Hogue, second by Jeremy Barnett to approve the purchase of twelve Motorola APX 600 700/800 model 25 radios and ten additional batteries from Motorola Solutions, Inc. at a cost not to exceed \$72,797.90.

Aye: Naomi Hogue  
Jeremy Barnett  
Lauren Givan  
Joshua Wilburn  
Donald Vieth

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

Mike Bell led discussion and requested possible action related to the purchase of ten 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 vests and will then receive reimbursement from a Department of Justice grant for \$5,007.27.

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING  
SEPTEMBER 8, 2025, 6:00 P.M.**

Motion by Naomi Hogue, second by Jeremy Barnett to approve the purchase of ten 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 vests and will then receive reimbursement from a Department of Justice grant for \$5,007.27.

Aye: Naomi Hogue  
Jeremy Barnett  
Lauren Givan  
Joshua Wilburn  
Donald Vieth

**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.**

Julie Casteen led discussion and requested possible action related to the award of 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.

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

Aye: Naomi Hogue  
Jeremy Barnett  
Lauren Givan  
Joshua Wilburn  
Donald Vieth

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

Julie Casteen led discussion and requested possible action related to 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.

Motion by Naomi Hogue, second by Jeremy Barnett to approve 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

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING  
SEPTEMBER 8, 2025, 6:00 P.M.**

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.

Aye: Naomi Hogue  
Jeremy Barnett  
Lauren Givan  
Joshua Wilburn  
Donald Vieth

**9. 131<sup>ST</sup> STREET MAINTENANCE AND OPERATION**

Julie Casteen led discussion and requested possible action related to the City taking full ownership of the maintenance and operation of 131<sup>st</sup> Street South from SH-51 to 289<sup>th</sup> East Avenue.

Motion by Naomi Hogue, second by Jeremy Barnett to approve the maintenance and operation of 131<sup>st</sup> Street South from SH-51 to 289<sup>th</sup> East Avenue.

Aye: Naomi Hogue  
Jeremy Barnett  
Lauren Givan  
Joshua Wilburn  
Donald Vieth

**10. RESOLUTION 2025-24- CONSENT ANNEXATION FOR HOPPING PROPERTY**

Julie Casteen led discussion and requested possible action related to 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 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 17North, Range 16 East of the Indian Base and Meridian, 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,; 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.

Motion by Naomi Hogue, second by Jeremy Barnett to approve 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 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

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING  
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Section Thirty (30), Township 17North, Range 16 East of the Indian Base and Meridian, 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,; 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.

Aye: Naomi Hogue  
Jeremy Barnett  
Lauren Givan  
Joshua Wilburn  
Donald Vieth

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

Julie Casteen led discussion and requested possible action related to the 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.

Motion by Naomi Hogue, second by Jeremy Barnett to approve the Final Plate 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.

Aye: Naomi Hogue  
Jeremy Barnett  
Lauren Givan  
Joshua Wilburn  
Donald Vieth

**VIII. NEW BUSINESS**

No new business.

**IX. ADJOURNMENT**

Mayor Hogue adjourned the meeting at 6:40 p.m.

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Naomi Hogue, Mayor

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Marcy Kilgore, City Clerk



P.O. BOX 850  
COWETA, OK 74429  
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## Memorandum

To: Honorable Mayor and City Council

From: Julie Casteen, City Manager

Re: **PARTICIPATION IN THE PURDUE PHARMA L.P. & SACKLER FAMILY OPIOID SETTLEMENT, RUBRIS REFERENCE NO. CL-1750103**

Date: October 6, 2025

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### BACKGROUND

The City was recently notified of an opportunity to participate in a new national opioid settlement involving Purdue Pharma L.P., certain affiliated entities, and the Sackler family, related to alleged misconduct surrounding opioid distribution. With the State of Oklahoma electing to join the settlement, the City is now eligible to receive a direct allocation should it choose to participate.

Due to the expedited timeline for opting in, the City Manager signed the election form to secure the City's participation. This action solely affirms the City's intent to join the settlement; additional documentation will be required in the coming weeks to finalize participation.

At this time, the specific amount available to the City remains unknown. Further details will be shared as they become available.

### STAFF RECOMMENDATION

Staff recommends affirmation of the City Manager's actions taken regarding participation in the Purdue Pharma L.P & Sackler Family Opioid Settlement.

### ATTACHMENTS

1. national\_opioid\_settlement\_notice\_settlement\_overview

***TO LOCAL POLITICAL SUBDIVISIONS:  
THIS NOTICE CONTAINS IMPORTANT INFORMATION ABOUT A NEW  
NATIONAL OPIOID SETTLEMENT.***

**PURDUE PHARMA L.P. & SACKLER FAMILY SETTLEMENT OVERVIEW**

A proposed nationwide settlement agreement has been reached with Purdue (and certain of its affiliates) and the Sackler family concerning alleged misconduct related to opioids.

The proposed settlement is being implemented in connection with Purdue's bankruptcy proceedings, and consists of, among other things, a settlement of Purdue's claims against the Sacklers and certain other parties (referred to as the "Estate Settlement"), and a settlement of direct claims against the Sacklers held by States, local governments and other creditors (the "Direct Settlement", and together with the Estate Settlement, the "Settlement"). The Settlement contemplates that the Sacklers will be paying an aggregate of \$6.5 billion in 16 payments over 15 years, including \$1.5 billion on the settlement's Effective Date (expected to be in 2026), though some amounts are subject to discounted prepayments. These amounts are in addition to amounts available from the Purdue estate including amounts available on the Effective Date (expected to be around \$900 million) and amounts that may be paid in the future.

The Settlement also contains injunctive relief governing opioid dispensing practices and requires the successor-in-interest of Purdue Pharma L.P. to implement safeguards to prevent diversion of prescription opioids, and also restrict certain Sacklers from directly or indirectly engaging in the manufacturing or sale of opioids, as detailed in the Settlement.

The proposed settlement has two key participation steps now that **all eligible states and territories elected to participate in the Direct Settlement.**

**First**, eligible subdivisions within each participating state decide whether to participate in the Direct Settlement. The Direct Settlement is documented in the Governmental Entity and Shareholder Direct Settlement Agreement, which is commonly referred to as the "GESA". The more subdivisions that participate, the more funds flow to that state and its subdivisions. Any subdivision that does not participate cannot directly share in any of the Direct Settlement funds, even if the subdivision's state is settling and other participating subdivisions are sharing in settlement funds.

**YOU MUST PARTICIPATE IN THE DIRECT SETTLEMENT BY RETURNING YOUR PARTICIPATION FORM IN ORDER TO RECEIVE THE BENEFITS OF THE SETTLEMENT.**

**Second**, concurrently with the solicitation of eligible subdivisions to participate in the Direct Settlement, votes will be solicited for approval of Purdue Pharma L.P.'s bankruptcy plan, which plan will provide distributions in respect of the Estate Settlement. **NOT ALL SUBDIVISIONS ELIGIBLE TO PARTICIPATE IN THE SETTLEMENT WILL RECEIVE PACKAGES TO VOTE ON THE PLAN.**

**Please note that this is NOT a solicitation or a request for subdivisions to submit votes on the Purdue bankruptcy plan. This settlement package only pertains to a decision to participate in the Direct Settlement with the Sacklers.**

If you receive a package to vote on the plan you should follow the applicable instructions for voting. PLEASE NOTE THAT VOTING ON THE PLAN IS SEPARATE FROM PARTICIPATION IN THE DIRECT SETTLEMENT. **IT IS NOT NECESSARY TO VOTE ON THE PLAN IN ORDER TO RECEIVE THE BENEFITS OF THE SETTLEMENT.**

### **WHO IS RUBRIS INC. AND WHAT IS THE IMPLEMENTATION ADMINISTRATOR?**

The Direct Settlement provides that an Implementation Administrator will provide notice and manage the collection of participation forms. Rubris Inc. is the Implementation Administrator for the Direct Settlement and was also retained for the prior national opioid settlements.

### **WHY IS YOUR SUBDIVISION RECEIVING THIS NOTICE?**

Your state has elected to participate in the Settlement, and therefore your subdivision may participate in the Direct Settlement. This notice is also being sent directly to counsel for such subdivisions if the Implementation Administrator has their information.

*If you are represented by an attorney with respect to opioid claims, please contact them.* **Subdivisions can participate in the Settlement whether or not they filed a lawsuit or are represented.**

### **WHERE CAN YOU FIND MORE INFORMATION?**

Detailed information about the Settlement, including each settlement agreement, may be found at: <https://nationalopioidsettlement.com/purdue-sacklers-settlements/>. This website will be updated to include information about how the Settlement is being implemented in most states and how funds will be allocated within your state.

You are encouraged to review the terms of the settlement agreements and discuss the terms and benefits with your counsel, your Attorney General's Office, and other contacts within your state.

Your subdivision will need to decide whether to participate in the proposed Settlement, and subdivisions are encouraged to work through this process before the **September 30, 2025** deadline.

### **HOW DO YOU PARTICIPATE IN THE SETTLEMENT?**

The Settlement requires that you take affirmative steps to "opt in" to the Settlement.

In the next few weeks, you will receive documentation and instructions from the Implementation Administrator. In order to participate in the settlement, a subdivision must sign and return the required documentation.

Please add the following email addresses to your "safe" list so emails do not go to spam / junk folders: [dse\\_na3@docusign.net](mailto:dse_na3@docusign.net) and [opioidsparticipation@rubris.com](mailto:opioidsparticipation@rubris.com). Please monitor your email for the Participation Form and instructions.

All required documentation must be signed and returned on or before **September 30, 2025**.



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## Memorandum

To: Honorable Mayor and City Council

From: Julie Casteen, City Manager

Re: **PARTICIPATION IN NATIONAL OPIOID SETTLEMENTS WITH ALVOGEN, AMNEAL, APOTEX, HIKMA, INDIVIOR, MYLAN, SUN, AND ZYDUS; RUBRIS REFERENCE NO. CL-1773186**

Date: October 6, 2025

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### BACKGROUND

The City was recently notified of an opportunity to participate in a new national opioid settlement involving eight opioid manufacturers (Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus), related to alleged misconduct surrounding opioid distribution. With the State of Oklahoma electing to join the settlement, the City is now eligible to receive a direct allocation should it choose to participate.

Due to the expedited timeline for opting in, the City Manager signed the election form to secure the City's participation. This action solely affirms the City's intent to join the settlement; additional documentation will be required in the coming weeks to finalize participation.

At this time, the specific amount available to the City remains unknown. Further details will be shared as they become available.

### STAFF RECOMMENDATION

Staff recommends affirmation of the City Manager's actions taken regarding participation in National Opioids Settlements with Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, Zydus; Rubris Reference Number: CL-1773186.

### ATTACHMENTS

1. CL-1773186 national\_opioid\_settlement\_notice\_settlement\_overview



National Opioids Settlements: Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, Zydus  
Opioids Implementation Administrator  
[opioidsparticipation@rubris.com](mailto:opioidsparticipation@rubris.com)

Coweta city, OK  
Rubris Reference Number: CL-1773186

***TO LOCAL POLITICAL SUBDIVISIONS AND SPECIAL DISTRICTS:  
THIS NOTICE CONTAINS IMPORTANT INFORMATION ABOUT NATIONAL OPIOID  
SETTLEMENTS.***

**SETTLEMENT OVERVIEW**

Proposed nationwide settlement agreements (“Settlements”) have been reached that would resolve opioid litigation brought by states, local political subdivisions, and special districts against eight opioids manufacturers, Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus (the “Manufacturers”). Local political subdivisions and special districts are referred to as “subdivisions.”

The Settlements require the settling Manufacturers to pay hundreds of millions of dollars to abate the opioid epidemic. The Settlements will provide a maximum of approximately \$720 million in cash to participating states and subdivisions to remediate and abate the impacts of the opioid crisis. Depending on participation by states and subdivisions, the Settlements require:

- Alvogen to immediately pay up to approximately \$19 million;
- Amneal to pay up to approximately \$74 million over 10 years, and to provide either approximately \$177 million of its generic version of the drug Narcan or up to an additional approximately \$44 million in cash;
- Apotex to immediately pay up to approximately \$65 million;
- Hikma to immediately pay up to approximately \$98 million, and to provide either approximately \$35 million of its naloxone product or up to an additional approximately \$7 million in cash;
- Indivior to pay up to approximately \$75 million over five years, a portion of which, at the election of the state, could be paid in the form of Indivior’s branded buprenorphine and/or nalmefene products with a value of up to \$140 million.;
- Mylan to pay up to approximately \$290 million over nine years;
- Sun to immediately pay up to approximately \$32 million; and
- Zydus to immediately pay up to approximately \$15 million.

The Settlements also contain injunctive relief governing opioid marketing, sale, distribution, and/or distribution practices and require the Manufacturers to implement safeguards to prevent diversion of prescription opioids.

Each of the proposed settlements has two key participation steps.

**First**, each eligible state decides whether to participate in each Settlement. A list of participating states for each settlement can be found at <https://nationalopioidsettlement.com/>.

**Second**, eligible subdivisions within each participating state decide whether to participate in each Settlement. The more subdivisions that participate, the more funds flow to that state and its subdivisions. Any subdivision that does not participate cannot directly share in any of the settlement funds, even if the subdivision's state is settling and other participating subdivisions are sharing in settlement funds. If the state does not participate in a particular Settlement, the subdivisions in that state are not eligible to participate in that Settlement.

### **WHO IS RUBRIS INC. AND WHAT IS THE IMPLEMENTATION ADMINISTRATOR?**

The Settlements provide that an Implementation Administrator will provide notice and manage the collection of participation forms. Rubris Inc. is the Implementation Administrator for these new Settlements and was also retained for the prior national opioid settlements.

### **WHY IS YOUR SUBDIVISION RECEIVING THIS NOTICE?**

Your state has elected to participate in one or more of the Settlements, and your subdivision may participate in those Settlements in which your state has elected to participate. This notice is also sent directly to counsel for such subdivisions if the Implementation Administrator has their information.

*If you are represented by an attorney with respect to opioid claims, please contact them.*  
**Subdivisions can participate in the Settlements whether or not they filed a lawsuit or are represented.**

### **WHERE CAN YOU FIND MORE INFORMATION?**

Detailed information about the Settlements, including each settlement agreement, may be found at: <https://nationalopioidsettlement.com>. This website also includes information about how the Settlements are being implemented in most states and how funds will be allocated within your state.

You are encouraged to review the settlement agreement terms and discuss the terms and benefits with your counsel, your Attorney General's Office, and other contacts within your state. Information and documents regarding the Settlements and your state allocation can be found on the settlement website at <https://nationalopioidsettlement.com/>.

Your subdivision will need to decide whether to participate in the proposed Settlements, and subdivisions are encouraged to work through this process before the **October 8, 2025** deadline.

### **HOW DO YOU PARTICIPATE IN THE SETTLEMENTS?**

The Settlements require that you take affirmative steps to "opt in" to the Settlements.

In the next few weeks, you will receive documentation and instructions from the Implementation Administrator or, in some cases, your Attorney General's Office. In order to participate in a settlement, a subdivision must sign and return the required Participation Form for that settlement.

Please add the following email addresses to your "safe" list so emails do not go to spam / junk folders: [dse\\_na3@docusign.net](mailto:dse_na3@docusign.net) and [opioidsparticipation@rubris.com](mailto:opioidsparticipation@rubris.com). Please monitor your email for the Participation Forms and instructions.

All required documentation must be signed and returned on or before **October 8, 2025**.



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[www.cityofcoweta-ok.gov](http://www.cityofcoweta-ok.gov)

## Memorandum

To: Honorable Mayor and City Council

From: Edgar Barroso, Public Works Director

Re: **PURCHASE OF A BC1500 BRUSH CHIPPER FROM VERMEER GREAT PLAINS, INC.  
FOR THE PARKS DEPARTMENT IN THE AMOUNT OF \$71,754.00**

Date: October 6, 2025

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### BACKGROUND

The Public Works Authority requests the purchase of a BC1500 Brush Chipper from Vermeer Great Plains, Inc. for \$71,754.00 to support the Parks Department in tree removal and trimming efforts across various city locations. The purchase of this equipment will create functionality and allow crews to work more efficiently. This equipment was approved in FY26 budget in the Capital Improvement Fund, account 12-5404.014.

### STAFF RECOMMENDATION

Staff recommends the approval of the purchase of a BC1500 Brush Chipper from Vermeer Great Plains, Inc. in the amount of \$71,754.00 utilizing Sourcewell Contract 010925-VRM to be funded from budget line 12-5404.014 and authorizing the City Manager to sign all documents pertaining to the purchase.

### ATTACHMENTS

1. bc1500-spec-sheet-march-2025
2. Vermeer Chipper Quote

# BC1500 BRUSH CHIPPER



**CHIPPING PRODUCTIVITY.** The SmartFeed system monitors engine rpm and automatically stops and reverses the feed rollers to enhance production. This system also senses feed roller jams and manipulates the material automatically to reduce the need for manual control bar use.



**EASILY LIFT HEAVY MATERIAL.** An optional winch allows operators to move large logs effortlessly. The 150-ft (45.7-m) winch line can handle logs up to 2,000 lb (907.2 kg) and can automatically lift the logs onto the feed table.



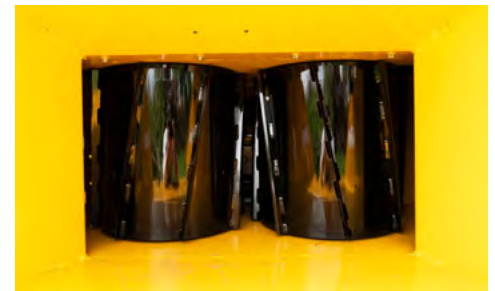
**OPERATOR SAFETY.** Mounted over the feed table, the four-position upper feed control bar enables the operator to stop the feed rollers and select forward/reverse. The patented bottom stop bar is strategically located to make it possible for an operator's leg to strike the bar and shut off the feed mechanism.



**TAKE CONTROL.** With the optional Tree Commander™ remote control, jobsite productivity can be improved by allowing the operator to control brush chipper functions remotely. The remote can be attached to the operator's belt or held in an optional bracket mounted directly to the operator's station of a Vermeer compact utility loader.



**ENGINE OPTIONS.** The BC1500 is offered in either a 172-hp (128-kW) Origin 6.2 L gasoline engine or a 130-hp (97-kW) Cummins QSF 3.8 L Tier 4 Final engine.



**SMOOTH FEEDING.** Vertical feed rollers with helical cleats help hold material firmly to the feed table, which helps reduce vibration, shock and structural loading to the rear of the machine.

# BC1500 BRUSH CHIPPER

## GENERAL

Length: 179 in (454.7 cm)

Height: 104 in (264.2 cm)

Width: 86 in (218.4 cm)

## ENGINE OPTION ONE

Make/model: Cummins QSF3.8L Tier 4 Final

Gross horsepower: 130 hp (97 kW)

Max torque: 360 ft-lb (488.1 Nm)

Fuel type: Diesel

Number of cylinders: 4

Weight without winch: 7,320 lb (3,320.3 kg)

Weight with winch: 7,800 lb (3,538 kg)

## ENGINE OPTION TWO

Make/model: Origin 6.2 L gasoline

Number of cylinders: 8

Gross horsepower: 172 hp (128 kW)

Torque: 322 ft-lb (436.6 Nm) at 2,800 rpm

Fuel type: Gasoline

Recommended oil: API "for gasoline engines"

Oil volume with filter: 5 qt (4.7 L)

Coolant capacity (engine and radiator): 5 gal (18.9 L)

Alternator: 70 amp

Fan: 18.75 in (47.6 cm) suction

Weight without winch: 7,200 lb (3,266 kg)

Weight (with winch): 7,680 lb (3,484 kg)

## ENGINE OPTION THREE (LESSER REGULATED EMISSION COUNTRIES)

Make/model: John Deere 4045H Tier 3

Gross horsepower: 125 hp (93 kW)

Max torque: 355 ft-lb (481.3 Nm)

Fuel type: Diesel

Number of cylinders: 4

Contact your local Vermeer dealer for engine availability in your region.

## FEED SYSTEM

Chipping capacity: 15 in (38.1 cm)

Infeed opening height: 18.25 in (46 cm)

Infeed opening width: 15.75 in (40 cm)

Feed roller orientation: Vertical

Feed table height: 32 in (81.3 cm)

Max feed speed: 125 fpm (38.1 m/min)

Feed roller diameter: 20.9 in (53.1 cm)

## CUTTING SYSTEM

Drum speed: 2,050 rpm

Drum cutting diameter: 23.8 in (60.5 cm)

Drum thickness: 0.4 in (10.2 mm)

Knives: 2 – 0.625 in x 5 in x 8 in (1.6 cm x 12.7 cm x 20.3 cm)

Engagement system: Automotive-style clutch

## CAPACITIES/ELECTRICAL

Fuel tank: 50 gal (189 L)

Max hydraulic flow: 5.5 gpm (20.8 L/min)

DEF tank: 5 gal (18.9 L)

Lights: LED front, rear, side, brake and taillights

## CHASSIS/BRAKES

Frame: .25 in (6.4 mm) Z channel, 7 in (17.8 cm)

Tires: LT 285/75R16 LR E

Axle/suspension: Torsion

## DISCHARGE SYSTEM

Discharge height: 104 in (264.2 cm)

Degree of rotation: 270°

## OPTIONS

Tree Commander™ remote control

Extended coverage

Special paint

Vermeer Confidence Plus® asset protection program

Winch

Hydraulic chute rotate

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## Memorandum

To: Honorable Mayor and City Council

From: Julie Casteen, City Manager

Re: **RESOLUTION 2025-32 - ADOPTING AMENDMENTS TO THE ANNUAL APPROPRIATIONS FOR THE BUDGET OF THE CITY OF COWETA, OKLAHOMA, FOR FISCAL YEAR ENDING JUNE 30, 2026; APPROPRIATING \$794,779.94 FROM FUND BALANCES PREVIOUSLY RESERVED FOR VARIOUS PURCHASE ORDERS AND PROJECTS THAT REMAIN OPEN FROM THE PRIOR FISCAL YEAR TO BE PAID IN THE FISCAL YEAR ENDING JUNE 30, 2026**

Date: October 6, 2025

---

### BACKGROUND

The City has projects that were encumbered in Fiscal Year 2024-2025 that were not completed by June 30, 2025. Under the provisions of the Oklahoma Municipal Budget Act, 11 O.S. § 17-201 through § 17-218, the City may lapse unexpended appropriations at fiscal year-end and reapprove outstanding purchase orders and contract commitments in the immediately following fiscal year.

### STAFF RECOMMENDATION

Staff recommends the adoption of Resolution 2025-32.

### ATTACHMENTS

1. 251006-Supplementals Reso 2025-32-Govt

**CITY OF COWETA, OKLAHOMA**

**RESOLUTION 2025-32**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA; ADOPTING AMENDMENTS TO THE ANNUAL APPROPRIATIONS FOR THE BUDGET OF THE CITY OF COWETA, OKLAHOMA, FOR FISCAL YEAR ENDING JUNE 30, 2026; APPROPRIATING \$794,779.94 FROM FUND BALANCES PREVIOUSLY RESERVED FOR VARIOUS PURCHASE ORDERS AND PROJECTS THAT REMAIN OPEN FROM THE PRIOR FISCAL YEAR TO BE PAID IN THE FISCAL YEAR ENDING JUNE 30, 2026.**

**WHEREAS**, 62 O.S. Section 310.5 provides that all fund balances reserved for unencumbered appropriations for the prior fiscal year on hand at the close of day September 30, may be appropriated by supplemental appropriation for the current fiscal year; and

**WHEREAS**, The 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 6<sup>th</sup> DAY OF OCTOBER, 2025.**

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

Approved as to form:

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

ATTEST:

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

## RESOLUTION 2025-32

### EXHIBIT A

FUND	ACCOUNT #	DESCRIPTION	AMOUNT	REASON FOR EXPENDITURE	FUNDING SOURCE	FUND	PO Number
						BALANCE	
<b>General Fund</b>							
	01-5204.009	Minor Tools & Equipment	446.00	Helmet	Fund Balance	446.00	25-2166
	01-5225.009	Vehicle/Equip Maint Supplies	3,411.90	Vehicle Decals	Fund Balance	3,411.90	25-2229
	01-5305.009	Travel & Training	800.00	Training	Fund Balance	800.00	25-1901
	01-5325.009	Contracted Services	6,416.00	Software	Fund Balance	6,416.00	25-2233
	01-5325.009	Contracted Services	325.00	Repair Ignition	Fund Balance	325.00	25-2238
	01-5403.009	Vehicles	359,670.00	Rescue Truck	Fund Balance	359,670.00	25-2289
	01-5201.011	Office Supplies	1,900.00	Printer Supplies	Fund Balance	1,900.00	25-2201
	01-5325.011	Contracted Services	45,760.22	IT Services, GIS Mapping, Engineering, Stormwater, Sub regs	Fund Balance	45,760.22	25-0296 25-0455 25-1848 25-1972 25-2372 25-2287
	01-5310.014	Maintenance-Equip	50.00	Parts	Fund Balance	50.00	25-2013
	01-5209.015	Repair Parts & Supplies	6,217.86	Stormwater pipe	Fund Balance	6,217.86	25-2304
	01-5309.018	Maintenance-Facilities	1,600.00	Mold Abatement	Fund Balance	1,600.00	25-1730
	01-5325.020	Contracted Services	1,425.00	Repairs, IT Services, maintenance	Fund Balance	1,425.00	25-0001 25-0628 25-1137
<b>Total General Fund</b>			<b>428,021.98</b>			<b>428,021.98</b>	
<b>Street &amp; Alley Fund</b>							
	02-5325.040	Contracted Services	1,900.00	Traffic Monitor repair	Fund Balance	1,900.00	25-2276
<b>Total Streets &amp; Alley Fund</b>			<b>1,900.00</b>			<b>1,900.00</b>	
<b>Capital Impr Fund</b>							
	12-5403.015	Vehicles	234,362.00	Freightliner Dump Truck	Fund Balance	234,362.00	25-0424
	12-5404.015	Machinery & Equipment	28,285.00	Plows, spreaders	Fund Balance	28,285.00	
	12-5401.020	Computer Equipment/Services	25,320.00	ERP System	Fund Balance	25,320.00	21-0117
	12-5411.015	Infrastructure	45,600.00	289th Culvert Repair	Fund Balance	45,600.00	25-2285
	12-5425.034	Contracted Services	23,334.00	Grant Administration	Fund Balance	23,334.00	22-1859
<b>Total Capital Improvement Fund</b>			<b>356,901.00</b>			<b>356,901.00</b>	
<b>Rural Fire Fund</b>							
	13-5404.095	Machinery & Equipment	581.96	Extraction Gloves	Fund Balance	581.96	25-1467
<b>Total Rural Fire Fund</b>			<b>581.96</b>			<b>581.96</b>	
<b>Grants Fund</b>							
	20-5400.020	Capital Outlay	1,675.00	Grant consulting	Fund Balance	1,675.00	25-2256
	20-5411.033	Infrastructure	5,700.00	Engineering Skyview	Fund Balance	5,700.00	25-0761
<b>Total Grants Fund</b>			<b>7,375.00</b>			<b>7,375.00</b>	
<b>TOTAL ALL GOVERNMENTAL FUNDS</b>			<b>794,779.94</b>			<b>794,779.94</b>	



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## Memorandum

To: Honorable Mayor and City Council

From: Julie Casteen, City Manager

Re: **RESOLUTION 2025-35 - MAINTENANCE AGREEMENT WITH OKLAHOMA  
DEPARTMENT OF TRANSPORTATION FOR TRAFFIC SIGNALS TO BE  
CONSTRUCTED AT SH-51 AND CASINO DRIVE**

Date: October 6, 2025

---

### BACKGROUND

As part of the Coweta Casino Hotel project, traffic signals will be installed at the future intersection of State Highway 51 and Casino Drive. Upon completion of construction, final inspection, and acceptance of the project, the City of Coweta will become the owner of the traffic signal equipment. As owner, the City will be responsible for the maintenance and cost of operation of all traffic signal equipment as outlined in the attached maintenance agreement between the City and the Oklahoma Department of Transportation.

### STAFF RECOMMENDATION

Staff recommends the adoption of Resolution 2025-35.

### ATTACHMENTS

1. Coweta SH-51 Casino Dr Traffic Signal No JP MA
2. 251006-Reso 2025-35 ODOT Traffic Signal MA SH-51 and Casino Drive

PROJECT  
MAINTENANCE AGREEMENT  
FOR THE  
MODIFICATION OF TRAFFIC SIGNALS AT SH-51 AND CASINO DR  
IN THE CITY OF COWETA  
WAGONER COUNTY  
BY AND BETWEEN  
THE CITY OF COWETA  
AND  
THE OKLAHOMA DEPARTMENT OF TRANSPORTATION

AGREEMENT

This AGREEMENT, made the day and year last written below, by and between the CITY OF COWETA, herein after referred to as the CITY, and the Department of Transportation of the State of Oklahoma, herein after referred to as the DEPARTMENT, for the following intents and purposes and subject to the following terms and conditions, to wit:

WITNESSETH:

THAT the CITY/DEVELOPER proposes to make certain traffic improvements as follows:

1. MODIFICATION OF TRAFFIC SIGNALS AT SH-51 AND CASINO DR

All construction is to be in accordance with the plans and by reference made a part of this AGREEMENT. Such plans are to be in accordance with the Oklahoma Standard Specifications for Highway Construction, Edition of 2019 and current updates.

NOW, THEREFORE, the parties hereto mutually agree as follows:

1. The CITY/DEVELOPER agrees to provide the plans, specifications, and construction cost estimates for this project at the approval of the DEPARTMENT.
2. The CITY shall, by resolution or letter of concurrence, duly authorize the execution of this AGREEMENT by proper officials, and attach copies of such resolution or letter of concurrence to this AGREEMENT.
3. It is understood and agreed that the roadway improvements and all devices specified herein shall not be altered, removed, or cease to be operative without mutual written consent of the DEPARTMENT and the CITY.
4. The CITY agrees that upon completion of construction of said project, final inspection, and acceptance of the project by the DEPARTMENT, the CITY will be responsible for the maintenance and cost of operation of all traffic signal equipment erected and installed pursuant to this agreement and all the devices, as per Oklahoma Admin Code §730:35-1-11b1C.

5. The CITY and the DEPARTMENT hereby agrees to periodically review the adequacy of the aforesaid project to ensure the safety and efficiency of the traveling public and should the DEPARTMENT determine that further modifications or improvement are required to achieve said goals as traffic patterns and volumes change over time, the CITY shall take such actions as are necessary to make such modification or improvement. When maintenance and/or operational modifications are required which in the opinion of the DEPARTMENT exceed the capabilities of the CITY staff, the CITY agrees to retain, at the sole expense of the CITY, competent personnel for the purpose of bringing the improvement up to the proper standard of operation.
6. In the event that any hardware installed hereunder is no longer needed for the purposes designated herein, then the hardware installed hereunder shall not be removed by the CITY to any point other than that which is approved by the DEPARTMENT prior to such removal.
7. If the CITY should fail to fulfill its responsibilities under this AGREEMENT, the DEPARTMENT will evaluate the improvements on a case-by-case basis and take appropriate steps, which may result in complete removal of the system.
8. The DEPARTMENT'S TRAFFIC DIVISION shall be notified of any major modifications within 7 days to the operational parameters of the signal implemented by the CITY/CONTRACTED PERSON.

IN WITNESS WHEREOF, the Deputy Director of the Department of Transportation, pursuant to authority vested in her by the Transportation Commission, has hereunto subscribed her name as Deputy Director of the Department of Transportation, and the CITY has executed same pursuant to authority prescribed by law.

SIGNED by the CITY on October 6, 2025

and the STATE on \_\_\_\_\_.

THE CITY OF COWETA

BY: \_\_\_\_\_  
Mayor or CITY Manager

ATTEST:

APPROVED AS TO FORM AND LEGALITY

\_\_\_\_\_

BY: \_\_\_\_\_  
CITY Attorney

\_\_\_\_\_  
Title

STATE OF OKLAHOMA  
DEPARTMENT OF TRANSPORTATION

BY: \_\_\_\_\_  
Division Engineer

BY: \_\_\_\_\_  
State Traffic Engineer

By: \_\_\_\_\_  
Deputy Director

APPROVED AS TO FORM AND LEGALITY

BY: \_\_\_\_\_  
General Counsel

**CITY OF COWETA, OKLAHOMA  
RESOLUTION 2025-35**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA; APPROVING A MAINTENANCE AGREEMENT BETWEEN THE OKLAHOMA DEPARTMENT OF TRANSPORTATION AND THE CITY OF COWETA, CONCERNING TRAFFIC SIGNAL MAINTENANCE FOR FUTURE TRAFFIC SIGNALS TO BE INSTALLED AT THE INTERSECTION OF STATE HIGHWAY 51 AND CASINO DRIVE AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS RELATED TO THE PROJECT.**

**WHEREAS**, the Oklahoma Department of Transportation is participating in a project to install traffic signals at SH-51 and Casino Drive; and

**WHEREAS**, the City recognizes the need to maintain the traffic signal project to a level acceptable to the Department of Transportation and pay all maintenance costs associated with the operation of the traffic signals to be located at SH-51 and Casino Drive.

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

**Section 1.** The mayor is hereby authorized to execute the above-described agreement on behalf of the City of Coweta on this 6<sup>th</sup> Day of October, 2025.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA, ON THIS 6<sup>th</sup> DAY OF OCTOBER 2025.**

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

Approved as to form:

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

ATTEST:

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



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## Memorandum

To: Honorable Mayor and City Council

From: Julie A. Casteen, Trust Manager

Re: **EMERGENCY WATER SYSTEM REPAIRS AT 131ST STREET SOUTH AND SH-51 AT A COST OF \$15,500.00 PAID FROM ACCOUNT 20-5411-033**

Date: October 6, 2025

---

### **BACKGROUND**

The 131st Street Waterline project faced an unexpected setback on Friday, September 12, when contractors encountered challenges isolating the line required for the final connection. With the original contractor unable to proceed, Public Works requested approval to secure additional support to assist our crew in completing the work. After many long and demanding hours, water service was successfully restored at approximately 2:00 a.m. on Sunday, September 14.

The cost of labor provided by Gober Construction, LLC exceeded my spending authority by \$500.



**STAFF RECOMMENDATION**

Staff recommends affirmation of the City Manager's actions to make an emergency purchase of \$15,500 on September 14, 2025.

**ATTACHMENTS**

1. Gober Coweta Emergency Service Invoice



To : City of Coweta - Invoice  
Subject : After Hours Emergency Services

Thank you for the opportunity to complete the City of Coweta After Hours Emergency Project.  
The invoice below includes the following ....

- After Hours Emergency Services incl. Labor \$6,500.00
- Concrete Work and Repair \$5,500.00
- Installation of New Pipe, Sleeves, etc. \$3,500.00

**The TOTAL FOR THE ABOVE MENTIONED - \$15,500.00**

S-U

Gober Construction, LLC.

9-17-25

Date

\_\_\_\_\_

\_\_\_\_\_

Date



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## Memorandum

To: Honorable Mayor and City Council

From: Julie Casteen, City Manager

Re: **BID AWARD - SOUTH 257TH EAST AVENUE RECONSTRUCTION PROJECT**

Date: October 6, 2025

---

### BACKGROUND

On September 3, the City of Coweta solicited bids for the reconstruction of South 257th East Avenue, a road currently in advanced deterioration. The project will upgrade the existing asphalt surface to concrete pavement, extending from SH-51 to just south of the concrete plant north of 109th Street.

Following the bid opening on October 1, D-Kerns Construction, Inc. was identified as the lowest responsible bidder at \$965,505.50. While the project was not included in the current year's budget due to cost uncertainty, staff recommends funding through the Capital Improvement Fund, account 12-5411.015, supplemented by a \$750,000 transfer from the General Fund. A corresponding budget amendment will be considered separately.

This reconstruction not only addresses immediate infrastructure concerns but also reflects the City's commitment to upgrading neglected transportation routes that will serve the area for many years to come.



**STAFF RECOMMENDATION**

Staff recommends awarding the bid for the South 257th East Avenue project to D-Kerns Construction, Inc. in the amount of \$965,505.50 and authorizing the City Manager to sign any necessary documents related to the project.

**ATTACHMENTS**

- 1. 251006-257th Recommendation of Award
- 2. 251006-257th Bid Tabulation



## 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)

October 2, 2025

Julie Casteen  
City Manager  
City of Coweta

Re: S. 257<sup>th</sup> E. Avenue

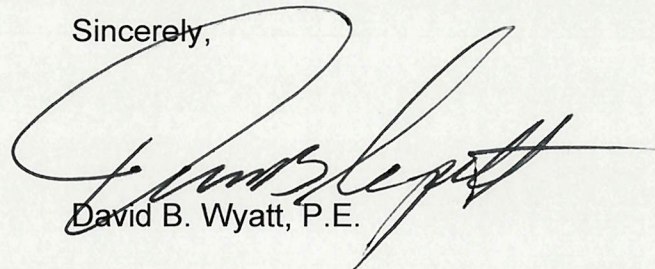
Dear Julie,

We have reviewed the bids submitted on October 1<sup>st</sup>, 2025 for the S. 257<sup>th</sup> E. Avenue project. The bid tabulation is attached.

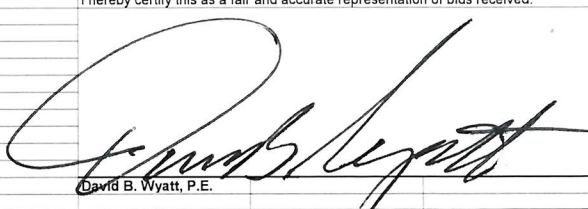
I recommend the project be awarded to **D-Kerns Construction, Inc.** in the amount of **\$965,505.50** based on the unit priced bid.

If you should have any questions please call.

Sincerely,



David B. Wyatt, P.E.

CITY OF COWETA							
S. 257TH E. AVENUE							
Bid on October 1, 2025 @ 2:00 p.m.				D-Kerns Construction, Inc		Tri-Star Construction LLC	
ITEM NO.	DESCRIPTION	QUANT	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	CLEARING AND GRUBBING, ODOT SPEC. 201(A) 1200	1	L.S.	\$15,000.00	\$15,000.00	\$20,000.00	\$20,000.00
2	UNCLASSIFIED EXCAVATION, ODOT SPEC. 202(A) 2200	1,537	C.Y.	\$68.00	\$104,516.00	\$30.00	\$46,110.00
3	TYPE A - SALVAGED TOPSOIL, ODOT SPEC. 205(A) 6210	1	L.S.	\$15,000.00	\$15,000.00	\$35,000.00	\$35,000.00
4	MOWING, ODOT SPEC. 241 3100	2	AC.	\$450.00	\$900.00	\$345.00	\$690.00
5	TEMPORARY FIBER LOG, ODOT SPEC. 221(G) 2800	453	L.F.	\$9.00	\$4,077.00	\$4.50	\$2,038.50
6	SOLID SLAB SODDING, ODOT SPEC. 230(A) 7200	3,217	S.Y.	\$6.50	\$20,910.50	\$5.50	\$17,693.50
7	VEGETATIVE MULCHING, ODOT SPEC. 233(A) 0200	0.75	AC.	\$6,435.00	\$4,826.25	\$4,950.00	\$3,712.50
8	STABILIZED SUBGRADE, ODOT SPEC. 307(K) 4200	6,780	S.Y.	\$18.50	\$125,430.00	\$12.50	\$84,750.00
9	TRAFFIC BOUND SURFACE COURSE TYPE E, ODOT SPEC. 402(E) 2600	82	TON	\$100.00	\$8,200.00	\$120.00	\$9,840.00
10	PRIME COAT, ODOT SPEC. 408 8100	1,425	GAL.	\$2.75	\$3,918.75	\$8.00	\$11,400.00
11	SUPERPAVE, TYPE S4 (PG 76-28 OK), ODOT SPEC. 411(C) 1400	36	TON	\$305.00	\$10,980.00	\$245.00	\$8,820.00
12	COLD MILLING PAVEMENT, ODOT SPEC. 412 3100	316	S.Y.	\$20.00	\$6,320.00	\$20.00	\$6,320.00
13	P.C. CONCRETE PAVEMENT (PLACEMENT), ODOT SPEC. 414(A) 5200	5,805	S.Y.	\$20.00	\$116,100.00	\$18.00	\$104,490.00
14	P.C. CONCRETE FOR PAVEMENT, ODOT SPEC. 414(G) 5800	1,444	C.Y.	\$160.00	\$231,040.00	\$2,000.00	\$2,888,000.00
15	CLASS C CONCRETE, ODOT SPEC. 509(D) 0500	10	C.Y.	\$140.00	\$1,400.00	\$4,000.00	\$40,000.00
16	REINFORCING STEEL, ODOT SPEC. 511(A) 2200	475	LB.	\$3.70	\$1,757.50	\$2.20	\$1,045.00
17	CONCRETE CURB, (6" BARRIER-INTEGRAL), ODOT SPEC. 609(A) 4230	2,655	L.F.	\$20.00	\$53,100.00	\$11.85	\$31,461.75
18	6" CONCRETE DRIVEWAY (H.E.S.), ODOT SPEC. 610(B) 5300	556	S.Y.	\$35.00	\$19,460.00	\$107.00	\$59,492.00
19	21"x15" CORR. GALV. STEEL PIPE ARCH, ODOT SPEC. 613(B) 5601	212	L.F.	\$175.00	\$37,100.00	\$114.00	\$24,168.00
20	REMOVAL OF STRUCTURES & OBSTRUCTIONS, ODOT SPEC. 619(A) 6200	1	L.S.	\$19,370.00	\$19,370.00	\$15,000.00	\$15,000.00
21	REMOVAL OF ASPHALT PAVEMENT, ODOT SPEC. 619(B) 6364	5,071	S.Y.	\$14.00	\$70,994.00	\$8.00	\$40,568.00
22	REMOVAL OF CONCRETE DRIVEWAY, ODOT SPEC. 619(B) 6380	265	S.Y.	\$9.00	\$2,385.00	\$12.50	\$3,312.50
23	REMOVAL OF ASPHALT DRIVEWAY, ODOT SPEC. 619(B) 6384	75	S.Y.	\$25.00	\$1,875.00	\$15.50	\$1,162.50
24	REMOVAL OF GRAVEL DRIVEWAY, ODOT SPEC. 619(B) 6386	286	S.Y.	\$8.25	\$2,359.50	\$8.00	\$2,288.00
25	SAWING PAVEMENT, ODOT SPEC. 619(C) 6600	308	L.F.	\$18.00	\$5,544.00	\$5.00	\$1,540.00
26	REMOVE & RECONSTRUCT FENCE, ODOT SPEC. 625(B) 4300	35	L.F.	\$50.00	\$1,750.00	\$80.00	\$2,800.00
27	REMOVE AND RESET MAILBOX, ODOT SPEC. 629(D) 7500	15	EA.	\$250.00	\$3,750.00	\$335.00	\$5,025.00
28	MOBILIZATION, ODOT SPEC. 641 2110	1	L.S.	\$35,000.00	\$35,000.00	\$73,450.00	\$73,450.00
29	CONSTRUCTION STAKING LEVEL II, ODOT SPEC. 642(B) 3300	1	L.S.	\$15,000.00	\$15,000.00	\$34,897.75	\$34,897.75
30	STRUCTURAL CONCRETE, ODOT SPEC. 804(A) 2200	1	C.Y.	\$350.00	\$350.00	\$250.00	\$250.00
31	(PL) REMOVE & RESET EXISTING SIGNS, ODOT SPEC. 805(D) 3528	11	EA.	\$130.00	\$1,430.00	\$100.00	\$1,100.00
32	SHEET ALUMINUM SIGNS, ODOT SPEC. 850(A) 1200	10	S.F.	\$32.00	\$320.00	\$25.00	\$250.00
33	2' @ 3.65 GALV. STL. PIPE POST, ODOT SPEC. 850(B) 2305	20	L.F.	\$32.00	\$640.00	\$25.00	\$500.00
34	TRAFFIC STRIPE (PLASTIC) (24" WIDE), ODOT SPEC. 855(A) 7217	61	L.F.	\$32.00	\$1,952.00	\$25.00	\$1,525.00
35	TRAFFIC STRIPE (PLASTIC) (SYMBOLS), ODOT SPEC. 855(B) 7313	2	EA.	\$2,275.00	\$4,550.00	\$1,750.00	\$3,500.00
36	CONSTRUCTION TRAFFIC CONTROL, ODOT SPEC. 880(J) 7110	1	L.S.	\$18,200.00	\$18,200.00	\$22,000.00	\$22,000.00
<b>TOTAL ALL BIDS</b>					<b>\$965,505.50</b>		<b>\$3,604,200.00</b>
					*Bid Item No. 8 Total Price written as \$123,057.00		*Bid Item No. 14 Total Price written as \$288,800.00
					*Total Bid written as \$963,132.50		*Bid Item No. 15 Total Price written as \$4,000.00
							*Total Bid written as \$969,000.00
I hereby certify this as a fair and accurate representation of bids received.							
 David B. Wyatt, P.E.							



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## Memorandum

To: Honorable Mayor and City Council

From: Julie Casteen, City Manager

Re: **ENGINEERING SERVICES FOR SOUTH 257TH EAST AVENUE PROJECT - ANTHONY ENGINEERING, LLC**

Date: October 6, 2025

---

### **BACKGROUND**

The City maintains an On-Call Professional Services agreement with Anthony Engineering, LLC to support routine project management and inspection needs arising during daily operations.

The City seeks to engage Anthony Engineering for dedicated project management and inspection services for the South 257th East Avenue construction project. Due to the scale and anticipated cost of the work, which exceeds the City Manager's spending authority, City Council approval is required to proceed with contracting Anthony Engineering under Task Order No. 2 for a cost not to exceed \$21,500.00.

### **STAFF RECOMMENDATION**

Staff recommends the approval of Task Order No. 2 with Anthony Engineering, LLC, and authorizing the City Manager to execute all documents related to Task Order No. 2.

### **ATTACHMENTS**

1. Coweta On-Call Engineering Services TO #2 - Signed

# TASK ORDER FORM

## Task Order

---

In accordance with the Agreement for On-Call Professional Services, dated September 8, 2025 (“Agreement”), Owner and Consultant agree as follows:

### 1. Background Data

- a. Effective Date of Task Order: \_\_\_\_\_
- b. Owner: City of Coweta/Coweta Public Works Authority
- c. Consultant: Anthony Engineering, LLC
- d. Specific Project (title): S 257<sup>th</sup> E Ave Roadway Improvements
- e. Specific Project (description): The basic scope of services includes providing construction engineering and inspection for the reconstruction of subgrade, paving, and all other various improvements along 257<sup>th</sup> Ave.

### 2. Services of Consultant

- A. The specific services to be provided or furnished by Consultant under this Task Order are:

#### **Task 1 – Construction Engineering & Inspection**

- Engineer shall furnish an Inspector to observe progress and quality of the Work and will provide part-time inspection for approximately 136 total hours over the project timeline of 180 days.
- Coordinate primarily with Contractor; communicate with Subcontractors only with Contractor’s approval.
- Review Contractor’s progress schedule, submittal schedules, and schedule of values.
- Attend preconstruction, progress, job, and other project-related meetings.
- Act as Engineer’s liaison with Contractor.
- Assist Engineer in liaising with Owner when Contractor’s work affects Owner’s operations.
- Receive and report RFIs from Contractor to Engineer.
- Identify work incompatible with design intent and advise Engineer.
- Coordinate with Engineer on scheduled inspections and tests.
- Observe and report test procedures and results.
- Maintain organized site files of all project documents.
- Conduct punch list and final walkthrough inspections.

- B. All of the services included above comprise Basic Services for purposes of Consultant’s compensation under this Task Order.

#### **ADDITIONAL SERVICES**

Other services that are not associated with the agreed Scope of Services shall be considered as additional services. Additional services would include Owner directed work that is clearly outside of the base contract. The fee structure for additional services shall be based on time and expense effort unless otherwise negotiated prior to services being rendered.

**3. Task Order Schedule**

In addition to any schedule provisions provided, the parties shall meet the following schedule:

- Notice to Proceed – October 15, 2025
- Construction Engineering & Inspection (180 days) – April 13, 2026

**4. Payments to Consultant**

A. Owner shall pay Consultant for services rendered under this Task Order as follows:

Task Order Fee Structure

Phase	SCOPE OR SERVICE DESCRIPTION	FEE
1	Construction Engineering & Inspection	21,500
Total:		\$21,500

Compensation

For Basic Services performed under this specific Task Order Number Two, the Owner shall pay the Consultant a lump sum amount of **\$21,500**, including reimbursable expenses.

B. The terms of payment are set forth in the On-Call Professional Services Agreement.

The Effective Date of this Task Order is \_\_\_\_\_.

OWNER:

CONSULTANT:

By: \_\_\_\_\_

By:  \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: Cainan Anthony, P.E.

Title: \_\_\_\_\_

Title: Owner



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## Memorandum

To: Honorable Mayor and City Council

From: Julie Casteen, City Manager

Re: **RESOLUTION 2025-34 - ADOPTING AMENDMENTS TO THE ANNUAL BUDGET OF THE CITY OF COWETA FOR THE RECONSTRUCTION OF SOUTH 257<sup>TH</sup> EAST AVENUE IN THE CITY OF COWETA**

Date: October 6, 2025

---

### BACKGROUND

The reconstruction of South 257th East Avenue—from SH-51 to just south of the concrete plant north of 109th Street South—was initially excluded from the FY2026 budget due to uncertainty regarding project costs. Following the bid opening on October 1, the City Engineer has issued a recommendation for award. A supplemental appropriation is needed for the project to move forward.

### STAFF RECOMMENDATION

Staff recommends the adoption of Resolution 2025-34.

### ATTACHMENTS

1. 251006-Supplementals Reso 2025-34-Govt 257th

**CITY OF COWETA, OKLAHOMA**

**RESOLUTION 2025-34**

**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 CAPITAL IMPROVEMENT FUND \$302,000 FROM UNENCUMBERED FUND BALANCE AND \$750,000 IN TRANSFERS FROM THE GENERAL FUND FOR A TOTAL OF \$1,052,000 FOR THE RECONSTRUCTION OF SOUTH 257<sup>TH</sup> EAST AVENUE IN THE CITY OF COWETA.**

**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 GENERAL FUND AND CAPITAL IMPROVEMENT FUND:**

ACCOUNT		REASON FOR EXPENDITURE	FUNDING SOURCE	FUND		REVENUE ACCOUNT
FUND NUMBER	DESCRIPTION			AMOUNT	BALANCE AMOUNT	
General Fund 01-5512.020	Transfer to CIF	South 257th East Avenue	Unrestricted Fund Balance	\$ 750,000	\$ -	
<b>Total General Fund</b>				<b>\$ 750,000</b>	<b>\$ -</b>	
Capital Improvement Fund 12-5411.015	Infrastructure	South 257th East Avenue	Transfers/Fund Balance	\$ 302,000	\$ 750,000	12-04.03.10
<b>Total Grants Fund</b>				<b>\$ 302,000</b>	<b>\$ 750,000</b>	

**ADOPTED BY THE COWETA CITY COUNCIL ON THIS 6<sup>th</sup> DAY OF OCTOBER, 2025.**

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

Approved as to form:

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

ATTEST:

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



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## Memorandum

To: Honorable Mayor and City Council

From: Julie Casteen, City Manager

Re: **ENGINEERING SERVICES FOR SKYVIEW WATER TOWER PROJECT - ANTHONY ENGINEERING, LLC**

Date: October 6, 2025

---

### **BACKGROUND**

The City maintains an On-Call Professional Services agreement with Anthony Engineering, LLC to support routine project management and inspection needs arising during daily operations.

The City seeks to engage Anthony Engineering for dedicated project management and inspection services for the Skyview Water Tower project. Due to the scale and anticipated cost of the work, which exceeds the City Manager's spending authority, City Council approval is required to proceed with contracting Anthony Engineering under Task Order No. 1 for a cost not to exceed \$40,000.00.

### **STAFF RECOMMENDATION**

Staff recommends the approval of Task Order No. 1 with Anthony Engineering, LLC, and authorizing the City Manager to execute all documents related to Task Order No. 1.

### **ATTACHMENTS**

1. Coweta On-Call Engineering Services TO #1 - Signed

# TASK ORDER FORM

## Task Order

---

In accordance with the Agreement for On-Call Professional Services, dated September 8, 2025 (“Agreement”), Owner and Consultant agree as follows:

### 1. Background Data

- a. Effective Date of Task Order: \_\_\_\_\_
- b. Owner: City of Coweta/Coweta Public Works Authority
- c. Consultant: Anthony Engineering, LLC
- d. Specific Project (title): Sky View Tower Modifications & Painting
- e. Specific Project (description): The basic scope of services includes providing construction engineering and inspection for the water tower piping, painting, and all other various improvements.

### 2. Services of Consultant

- A. The specific services to be provided or furnished by Consultant under this Task Order are:

#### **Task 1 – Construction Engineering & Inspection**

- Engineer shall furnish an Inspector to observe progress and quality of the Work and will provide part-time inspection for approximately 264 total hours over the project timeline of 120 days.
- Coordinate primarily with Contractor; communicate with Subcontractors only with Contractor’s approval.
- Review Contractor’s progress schedule, submittal schedules, and schedule of values.
- Attend preconstruction, progress, job, and other project-related meetings.
- Act as Engineer’s liaison with Contractor.
- Assist Engineer in liaising with Owner when Contractor’s work affects Owner’s operations.
- Receive and report RFIs from Contractor to Engineer.
- Identify work incompatible with design intent and advise Engineer.
- Coordinate with Engineer on scheduled inspections and tests.
- Observe and report test procedures and results.
- Maintain organized site files of all project documents.
- Conduct punch list and final walkthrough inspections.

- B. All of the services included above comprise Basic Services for purposes of Consultant’s compensation under this Task Order.

#### **ADDITIONAL SERVICES**

Other services that are not associated with the agreed Scope of Services shall be considered as additional services. Additional services would include Owner directed work that is clearly outside of the base contract. The fee structure for additional services shall be based on time and expense effort unless otherwise negotiated prior to services being rendered.

**3. Task Order Schedule**

In addition to any schedule provisions provided, the parties shall meet the following schedule:

- Notice to Proceed – October 1, 2025
- Construction Engineering & Inspection (120 days) – January 29, 2026

**4. Payments to Consultant**

A. Owner shall pay Consultant for services rendered under this Task Order as follows:

Task Order Fee Structure

Phase	SCOPE OR SERVICE DESCRIPTION	FEE
1	Construction Engineering & Inspection	40,000
Total:		\$40,000

Compensation

For Basic Services performed under this specific Task Order Number One, the Owner shall pay the Consultant a lump sum amount of **\$40,000**, including reimbursable expenses.

B. The terms of payment are set forth in the On-Call Professional Services Agreement.

The Effective Date of this Task Order is \_\_\_\_\_.

OWNER:

CONSULTANT:

By: \_\_\_\_\_

By: 

Print Name: \_\_\_\_\_

Print Name: Cainan Anthony, P.E.

Title: \_\_\_\_\_

Title: Owner



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## Memorandum

To: Honorable Mayor and City Council  
From: Julie Casteen, City Manager  
Re: **CORRECTION QUIT CLAIM DEED TO THE COWETA INDUSTRIAL AUTHORITY**  
Date: October 6, 2025

---

### BACKGROUND

On April 3, 2023, the City of Coweta executed a Quit Claim Deed to the Coweta Industrial Development Authority (CIDA). (That deed was recorded with the Wagoner County Clerk in Book: 2878 at Page: 415, on April 10, 2023.) However, it was recently discovered that this deed contained two errant “calls” in the legal description, which, in turn, have created a “cloud” on CIDA’s title.

- The call “Beginning at the Southwest corner...” should have been “Beginning at the Southeast corner...”; and
- The call “The Southeast Quarter of the Northwest Quarter (SE/4 W/4 ...”) should have been “The Southeast Quarter of the Northwest Quarter (SE/4 NW/4...”)

Submitted here for the City Council’s approval is a “Correction Quit Claim Deed” which, when recorded, will remove the cloud on CIDA’s title.

### STAFF RECOMMENDATION

City Attorney Patrick Boulden recommends the City Council approve this Correction Quit Claim Deed and authorize the Mayor to sign it on behalf of the Council.

### ATTACHMENTS

1. 20251006 Correction Quit Claim Deed Coweta to CIDA



**CORRECTION  
QUIT-CLAIM DEED**

THIS INDENTURE made this 6<sup>th</sup> day of October 2025, between City of Coweta, Oklahoma, an Oklahoma Municipal Corporation, ("Grantor"), and Coweta Industrial Development Authority, an Oklahoma public trust having the City of Coweta, Oklahoma as beneficiary ("Grantee").

WITNESSETH, That Grantor, in consideration of the sum of Ten and No/Dollars to him duly paid, the receipt whereof is hereby acknowledged, does hereby quit-claim, grant, bargain, sell and convey unto the Grantee, and to its successors and assigns forever, both at law and in equity, of, in and to, the following described real estate, situated in the County of Wagoner, State of Oklahoma, to-wit (hereinafter referred to as the "Property"):

**TRACT A:**

The East Half of the Southwest Quarter of the Northwest Quarter (E/2 SW/4 NW/4) of Section 30, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, LESS the West 110 feet of the North 250.00 feet of the South 750 feet thereof, more particularly described as follows, to-wit:

Beginning at the Southeast corner of said E/2 SW/4 NW/4, Thence S 88°49'01" W along the South boundary of said E/2 SW/4 NW/4 a distance of 667.21 feet to the SW corner thereof, Thence N 01 °09'55" W along the West boundary. of said E/2 SW/4 NW/4 a distance of 500.00 feet; Thence N 88°49'01" E parallel to the South boundary of said E/2 SW/4 NW/4 a distance of 110.00 feet, Thence N 01°09'55" W parallel to the West boundary of said E/2 SW/4 NW/4 a distance of 250.00 feet, Thence S 88°49'01" W parallel to the South boundary of said E/2 SW/4 NW/4 a distance of 110.00 feet to a point in the West boundary of said E/2 SW/4 NW/4 750.00 feet from the SW Corner thereof, Thence N 01 °09'55" W along the West boundary of said E/2 SW/4 NW/4 a distance of 571.89 feet to the NW Corner thereof, Thence N 88°50'26" E along the North boundary of said E/2 SW/4 NW/4 a distance of 669.44 feet to the NE Corner thereof, Thence S 01 °04'07" E along the East boundary of said E/2 SW/4 NW/4 a distance of 1321.62 feet to the Point of Beginning.

AND

**TRACT B:**

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

This Deed is being delivered to supplement and correct that certain Quit Claim Deed dated April 3, 2023, in favor of Grantee, recorded in Book 2878 at Pages 415-417 of the County Clerk of Wagoner County, Oklahoma, which contained scrivener's errors—the foregoing legal description has corrected said errors.

**Notwithstanding the foregoing, Grantor specifically retains all rights in and to that roadway easement dated October 20, 1983, from Jack K. Powers and Marsha L. Powers, husband and wife, in favor of Richard L. Watson and Loretta J. Watson, as recorded in Book 641 at Page 607 of the County Clerk of Wagoner County, Oklahoma, commonly referred to as East 164<sup>th</sup> St. South.**

Together with all and singular the hereditaments and appurtenances thereunto belonging TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor, the City of Coweta, Oklahoma, acting through the Coweta City Council has authorized its Mayor to set her hand on the day and year above written.

CITY OF COWETA, OKLAHOMA

By: \_\_\_\_\_  
Naomi Hogue, Mayor

ATTEST:

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

[THIS SPACE INTENTIONAL LEFT BLANK]

---

**ACKNOWLEDGEMENT**

STATE OF OKLAHOMA    )  
  )       SS  
COUNTY OF WAGONER    )

This instrument was subscribed, sworn to and acknowledged before me on this 6<sup>th</sup> day of October 2025, by Naomi Hogue, Mayor of the City of Coweta, an Oklahoma municipal corporation.

---

Notary Public

My Commission Expires:

---

My Commission Number is:

---

*This deed is not subject to documentary stamp taxes pursuant to 68 O.S. Section 3202 (11) and is not subject to the affidavit of Land or Mineral Ownership—government entity.*



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## Memorandum

To: Honorable Mayor and City Council

From: Julie Casteen, City Manager

Re: **QUIT CLAIM DEED TO THE WESLEY E. HOPPING REVOCABLE FAMILY TRUST PROPERTY**

Date: October 6, 2025

---

### BACKGROUND

On November 16, 2009, George and Sylvia Frost executed a Quit Claim Deed to the City of Coweta for property containing 0.737 acres, more or less, located in the East Half of the Northeast Quarter of Section 30, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma. (That deed was recorded with the Wagoner County Clerk in Book: 1861 at Page: 482, on November 17, 2009.) Unfortunately, it was recently discovered that these Quit Claim Deeds in favor of the City of Coweta (recorded with the Wagoner County Clerk in Book 1861, Page 482 and 484) were from “strangers” to title. Simply restated, there are no records that George and Sylvia Frost ever had title to these tracts of land, which, in truth, were owned by The Wesley E. Hopping Revocable Family Trust, not the Frosts.

As a consequence of Quit Claim Deeds executed by the George and Sylvia Frost to the City of Coweta, it has created a “cloud” on the title of the Hopping Trust property to the extent it is located in the Northeast Quarter (NE/4) of Section 30, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Submitted here for the City Council’s approval is a “Quit Claim Deed” which, when recorded, will remove the cloud on the Hopping Trust property’s title. In addition, this Deed preserves the City’s right to use and maintain the road and culverts commonly known as East 164th Street South, lying along the southern boundary of the property.

### STAFF RECOMMENDATION

City Attorney Patrick Boulden recommends the City Council approve this Quit Claim Deed and authorize the Mayor to sign it on behalf of the Council.

**ATTACHMENTS**

1. 20251006 Quit Claim Deed Coweta to Hopping

## QUIT-CLAIM DEED

THIS INDENTURE made this 6<sup>th</sup> day of October 2025, between City of Coweta, Oklahoma, an Oklahoma Municipal Corporation, (“Grantor”), and Wesley E. Hopping, Jr., Kelly Joe Hopping, and Wesley Elwood Hopping, III, as Co-Trustees of The Wesley E. Hopping Revocable Family Trust u/t/a dated February 28, 2000 (“Grantee”).

WITNESSETH, That Grantor, in consideration of the sum of Ten and No/Dollars to him duly paid, the receipt whereof is hereby acknowledged, does hereby quit-claim, grant, bargain, sell and convey unto the Grantee, and to its successors and assigns forever, both at law and in equity, of, in and to, the following described real estate, situated in the County of Wagoner, State of Oklahoma, to-wit (hereinafter referred to as the “Property”):

The Northeast Quarter (NE/4) of Section 30, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, LESS AND EXCEPT the road commonly known as East 164<sup>th</sup> St. South.

*This deed is being delivered to confirm that the Grantor does not claim any fee interest in and to the Property resulting from those certain Quit-Claim Deeds recorded in Book 1861 at pages 482 and 484, provided, however, the Grantor retains the right to use and maintain the road and culverts commonly known as the East 164<sup>th</sup> St. South lying along the southern boundary of the Property.*

Together with all and singular the hereditaments and appurtenances thereunto belonging TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor, the City of Coweta, Oklahoma, acting through the Coweta City Council has authorized its Mayor to set her hand on the day and year above written.

CITY OF COWETA, OKLAHOMA

By: \_\_\_\_\_  
Naomi Hogue, Mayor





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## Memorandum

To: Honorable Mayor and City Council

From: Julie Casteen, City Manager

Re: **ORDINANCE 908 - ANNEXATION LOCATED AT APPROXIMATELY SH-51B AND SOUTH 305TH EAST AVENUE**

Date: October 6, 2025

---

### BACKGROUND

The proposed annexation of land located at approximately SH-51B and South 305th East Avenue is currently zoned Agriculture (AG) in unincorporated Wagoner County. The applicant's representative was present at a public hearing held by the City Council on September 8, 2025. There were no comments received from the public at the public hearing. The applicant is now requesting the Coweta City Council to approve the annexation through the adoption of Ordinance No. 908.

### STAFF RECOMMENDATION

Staff recommends the adoption of Ordinance 908, with a separate vote on the emergency clause.

### ATTACHMENTS

1. 20251006 Final Annexation Ordinance No. 908

## CITY OF COWETA, OKLAHOMA

### ORDINANCE NO. 908

AN ORDINANCE OF THE CITY OF COWETA, OKLAHOMA; ANNEXING TERRITORY 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, INTO THE CORPORATE LIMITS OF THE CITY OF COWETA, OKLAHOMA; MORE PARTICULARLY DESCRIBING THE ANNEXED TERRITORY BY THE LEGAL DESCRIPTION INCLUDED IN THIS ORDINANCE, AND BY A MAP WHICH IS ATTACHED AS EXHIBIT "A"; PROVIDING THAT THE TERRITORY SHALL BE SUBJECT TO THE JURISDICTION, CONTROL, AND ORDINANCES OF THE CITY; DIRECTING CERTAIN REQUIRED NOTIFICATIONS; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

**Whereas**, the City of Coweta received an application for the consent-annexation of properties 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, (the applicant-owner), 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; and

**Whereas**, the applicant-owner's property is generally described as 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 written below and in the map attached as Exhibit "A"; 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 applicant-owner is the owner of a 100% majority of the acres to be annexed as required in Title 11 Oklahoma Statutes, Subsection 21-103.A; and

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

74429 the City Council would conduct a public hearing on the question of annexing the territory; and

**Whereas**, the described notice to all owners of property to be annexed, 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 was mailed by first-class mail, on Wednesday, September 17, 2025, in accordance with Title 11 Oklahoma Statutes, Subsection 21-103.B; and

**Whereas**, the described notice was published in a legal newspaper of general circulation in the territory sought to be annexed on Wednesday, September 17, 2025, which was within fourteen (14) days following the date the City Council directed the notice to be published and the Council's hearing this annexation on October 6, 2025 was no earlier than fourteen (14) days nor more than thirty (30) days following the publication and mailing of the required notice; and

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

**Whereas**, the existing city limits of the City of Coweta, Oklahoma, abuts, adjoins and is contiguous to the territory requested to be annexed, and the applicant-owner has expressed a desire that the annexed territory join with the Coweta community, contribute to its economic development, and enjoy the municipal services it can provide; and

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

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

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

**Legal Description of the Territory Annexed**

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.

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

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

**Section 4.** The Coweta City Council Ward Plan Map established by Ordinance No. 863, effective November 7, 2022, as amended by Ordinance No. 891, effective December 2, 2024, and by Ordinance No. 900, effective June 2, 2025, and by Ordinance No. 905, effective August 4, 2025, is now amended to include the territory annexed by this ordinance as within City Council Ward 3.

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

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

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

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

PASSED AND APPROVED by the Coweta City Council on this 6<sup>th</sup> day of October 2025.

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Naomi Hogue, Mayor

Attest:

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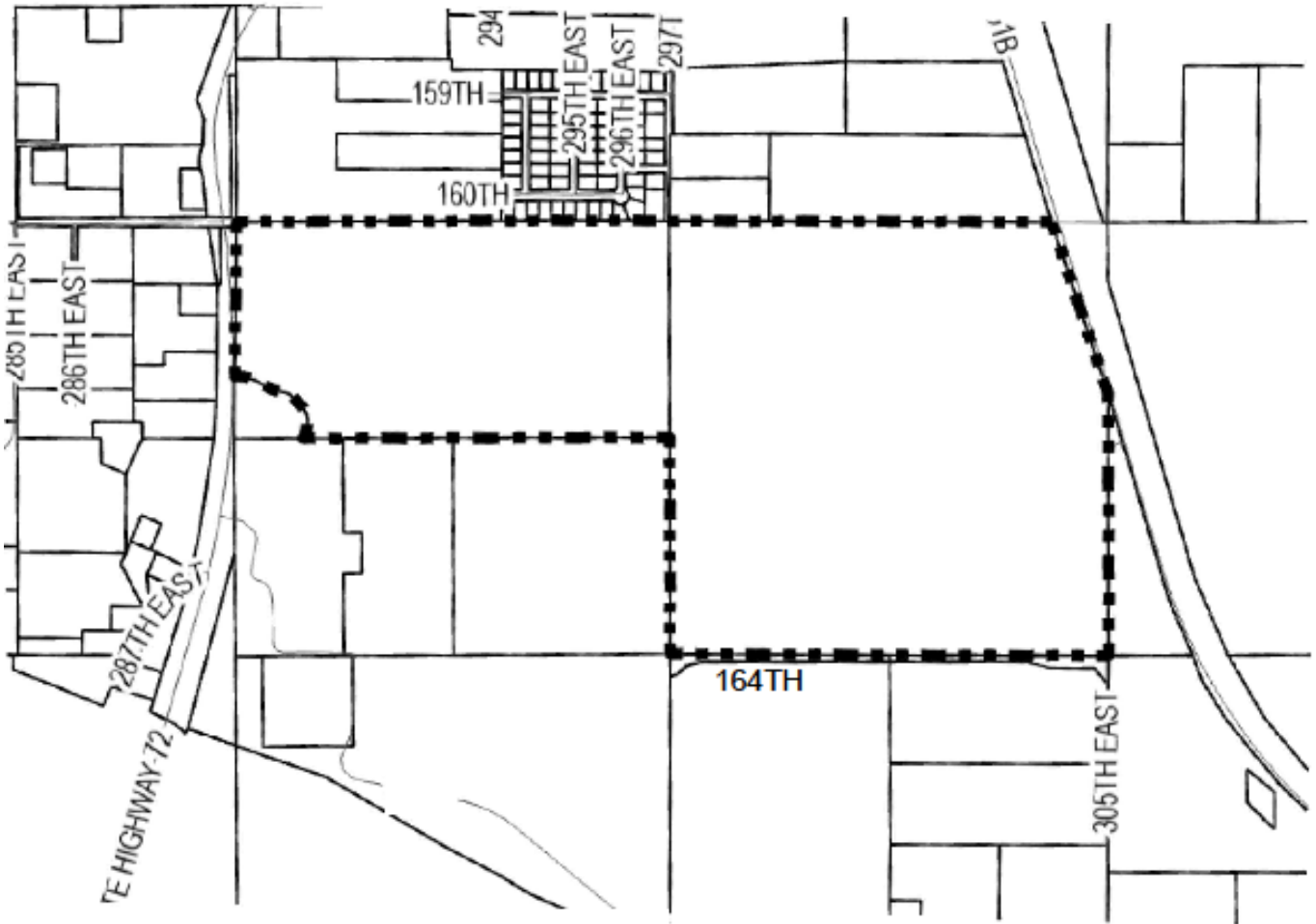
Marcy Kilgore, City Clerk

Approved:

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Patrick T. Boulden, City Attorney



**ANNEXATION MAP**

**ANNEXATION ORDINANCE NO. 908  
EXHIBIT "A"**



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: **ORDINANCE 909, PUD-R 25-02, COURTYARDS OF COWETA**  
Date: October 6, 2025

---

### **BACKGROUND**

Tanner Consulting is seeking approval of a Planned Unit Development ("PUD") PUD-R 25-02 with the underlying zoning of RS-3 Residential Single-Family on the southeast corner of 151st Street South and South 289th East Avenue to allow for the development and construction of The Courtyards of Coweta, a Residential Single-Family Subdivision within the city limits of Coweta.

The property is located in Section Nineteen (19), Township Seventeen (17) North, Range Sixteen (16) East, Coweta, Wagoner County, Oklahoma, on 4.637 acres.

**Zoning:** Residential Single-Family (RS-3)

### **Adjacent Zoning:**

North: Residential Single-Family (RS-3)

East: Residential Single-Family (RS-3)

South: Residential Single-Family (RS-3)

West: Residential Single-Family (RS-3)

The Courtyards of Coweta plan to build two-story single-family detached homes in a niche, urban-style infill neighborhood. The homes are designed to be close to the street for residential access from sidewalks, with vehicular access primarily by alley-accessed garages. The eastern section of the homes will have garages facing the street, but set back to ensure driveway parking clears the sidewalks for pedestrians. Pocket parks are proposed within the PUD, along with extra off-street parking for guests. The Sample Building Elevation exhibit reflects the design intent for the single-family dwellings.

By its design, The Courtyards of Coweta provides the benefits of efficiency, economy, and flexibility by encouraging unified development of the site, while also obtaining the advantages of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation.

**Access and Circulation:**

The site has access to 289th East Avenue and 151st Street South, and the curved street that connects the two streets. The two entrances into the Courtyards of Coweta will have their own landscaped entry with neighborhood identification signage.

**Utilities:**

Sanitary sewer and public water service for the proposed development will be served by the City of Coweta. AEP-PSO, ONG, Cox Communications, and Windstream/Kinetic are either onsite or adjacent and available by extension.

**Density:**

Depending on scale, the same density may look and feel quite different. Good design employs scale as a way to make denser development feel comfortable and look appealing while capturing the benefits it brings to the public realm. Design can help a project capture the benefits of greater density while giving it a scale that feels appropriate. This is accomplished in many different ways, such as extending the surrounding neighborhood fabric into the site by employing similar building materials, maintaining a single-family street presence, designing comparable single-family rooflines and floor-to-floor heights, and making transitions in scale that reflect or complement nearby buildings.

The Coweta Comprehensive Plan designates the site as “Residential Low,” which supports a maximum of eight (8) dwelling units per acre. The Courtyards of Coweta is 4.637 acres development will have a maximum density of 40 dwelling units, or 8.63 dwelling units per acre, per restrictions set forth by the development standards. It should be noted that this density matches that which would be permitted in the existing straight RS-3 zoning based on the site’s tract area of 201,984 and the 5,000 square foot minimum lot area in RS-3. Thus, this PUD should be considered in accordance with Coweta Zoning Code Section 1660.

**Comprehensive Plan:**

**GOAL ONE: GROWTH MANAGEMENT**

*Provide opportunities for responsible growth while at the same time maintaining Coweta’s close-knit community character. Living, working and recreation areas should be inter-related, easily accessible, and efficiently served by support infrastructure. Growth should work in harmony with the environment.*

- **HOUSING AND NEIGHBORHOODS**

Strengthen existing neighborhoods to provide safe, diverse, attractive, high quality **affordable and attainable** housing. Increase the number of homes in the community to attract commercial businesses and industrial growth. Identify appropriate locations for affordable, “work force” housing.

## RESIDENTIAL LAND USE:

*Residential land uses are primarily located near the historic Downtown Core, with new development focused primarily north of 111<sup>th</sup> Street and in the southern portion of the City south of 151<sup>st</sup> Street. Additional development occurs to the west of the City in Wagoner County enlarging the potential consumer base. .*

### **OBJECTIVE ONE: Encourage a variety of housing types, densities, and price ranges**

#### **Strategies:**

- a. Revise the Land Use Map to clearly identify areas for mixed / moderate density residential and mixed uses (residential above commercial). Residential areas adjacent to the Downtown core, along SH 51 east of 305<sup>th</sup> East Avenue and near the anticipated interchange on the Turnpike are prime examples. *See Land Use Map, Figures 05, 06, 07*
- b. Consider infrastructure maintenance in and around the Downtown core to ensure service capacity for additional mixed density development.
- c. Explore the potential for and encourage granny and multi-generational units. Amend the Zoning Code as needed.
- d. Investigate the availability of grant funding to build, repair, replace or build new low to moderate-income housing.
- e. Identify areas for larger size, upscale housing appropriate for professional families.
- f. Explore and consider the reduction of minimum lot size and home size through a Planned Unit development Process as a method to encourage construction of single-family affordable housing.

A public hearing was held for the Courtyard of Coweta project at the July 21, 2025 Planning Commission meeting was continued to the August 18, 2025, Planning Commission meeting and then again to September 15, 2025 to Planning Commission meeting allowing the applicant to consider the comments requesting additional parking and fewer homes in the PUD. No communication from community members were received for the July or August hearings.

At the September 15, 2025 Planning Commission meeting, the Planning Commission made a recommendation to the Coweta City Council for approval PUD-R 25-02 Courtyards of Coweta, with the condition that the developer provide two parking spaces for each lot and have a street light at the entrance on South 289th East Avenue and East 151st Street South.

## **STAFF RECOMMENDATION**

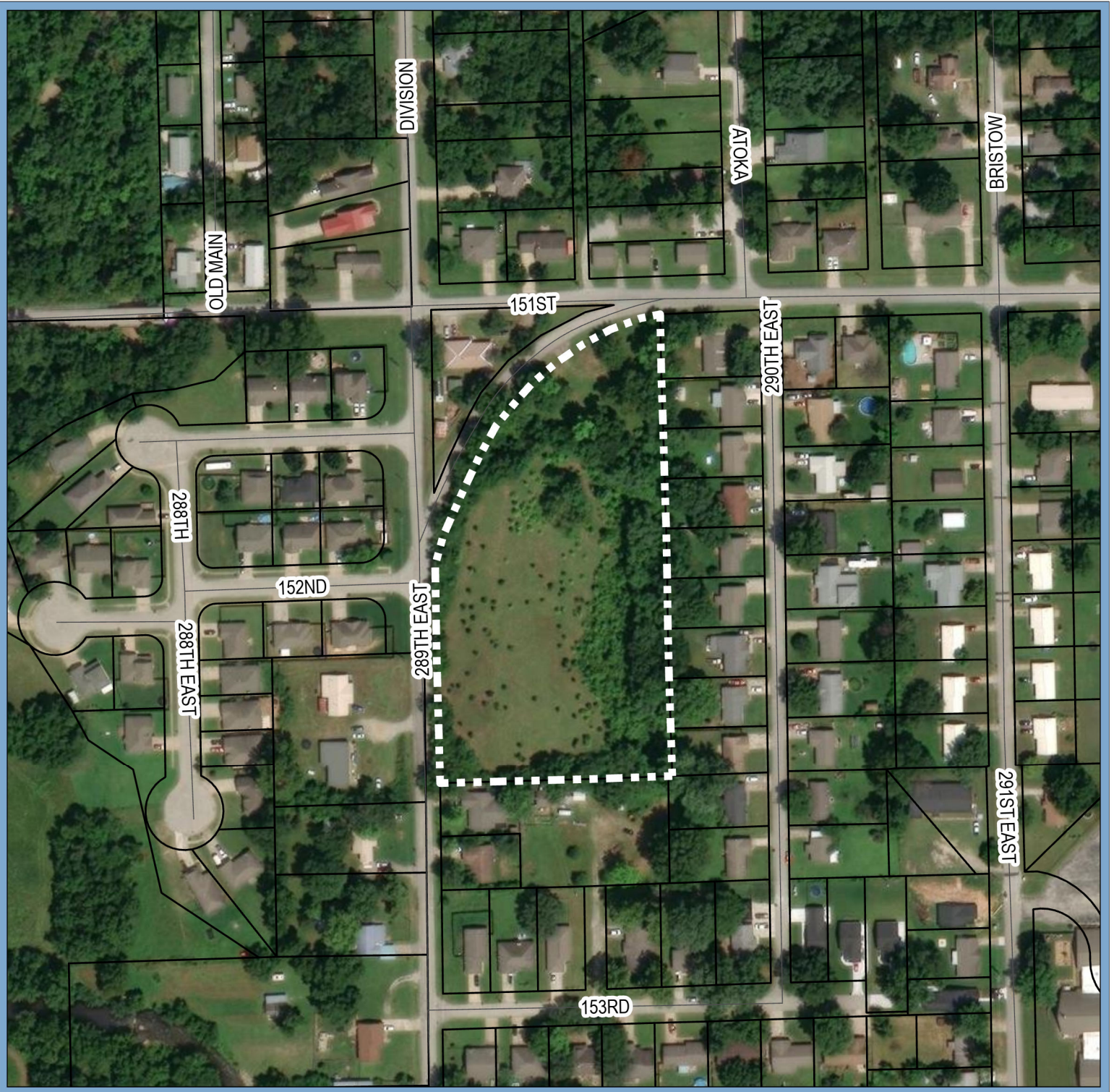
The Planning Commission made a recommendation to the Coweta City Council for approval PUD-R 25-02 Courtyards of Coweta. Staff recommends approval for PUD-R 25-02 Courtyards of Coweta

## **ATTACHMENTS**

1. PUD-R 25-02\_LocationAerial Map
2. PUD-R 25-02\_Zoning Map
3. PUD-R 25-02\_Flood Map
4. 25117\_20250606\_PUD
5. 251006 Ordinance 909 PUD-R 25-02 Courtyards of Coweta

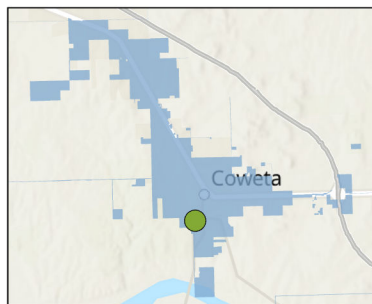
# Location & Aerial Map

PUD-R 25-02



## Legend

- Roads
- ▤ Subject Property
- ▭ Parcels



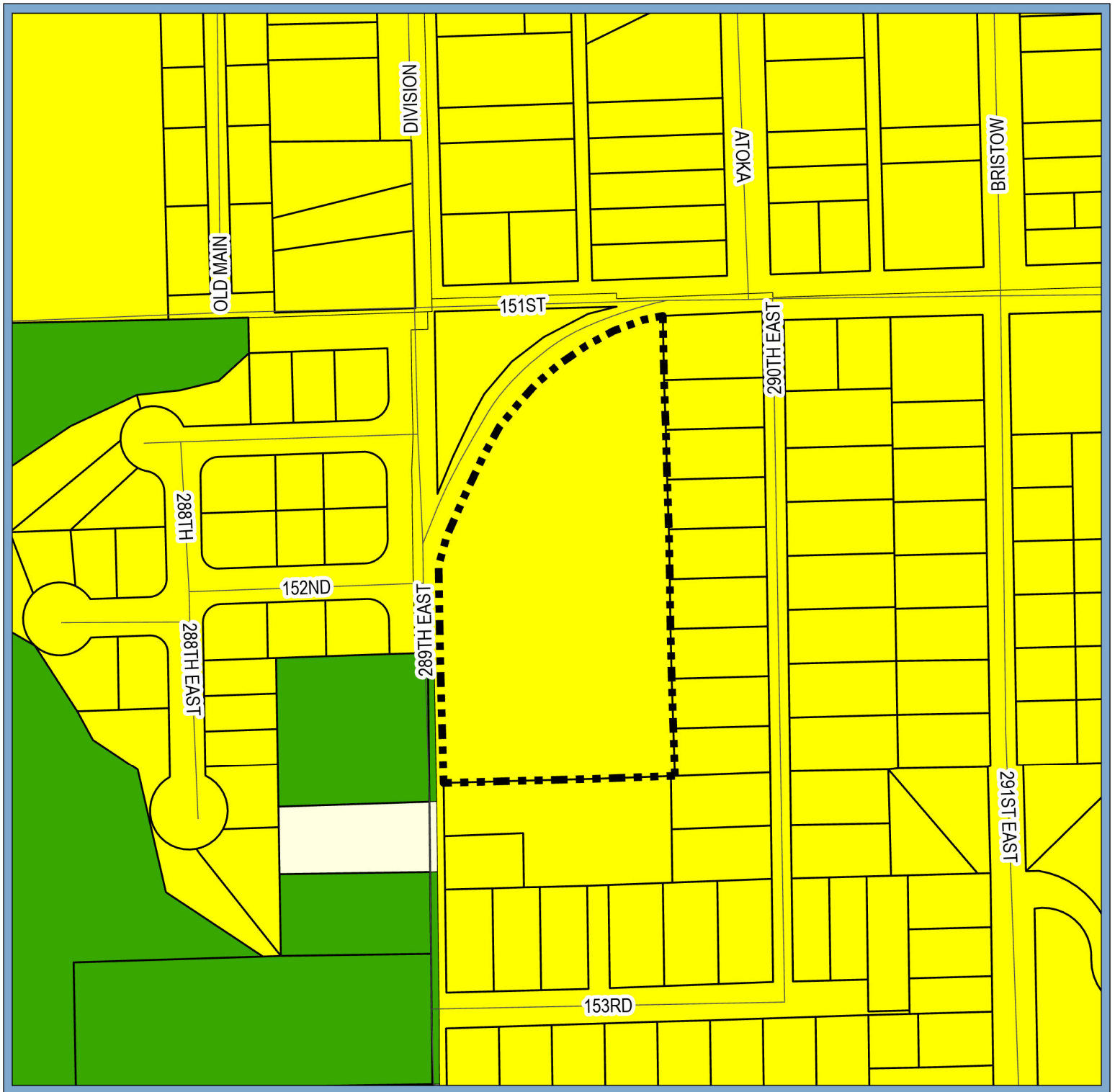
Inset Map: General location of site area



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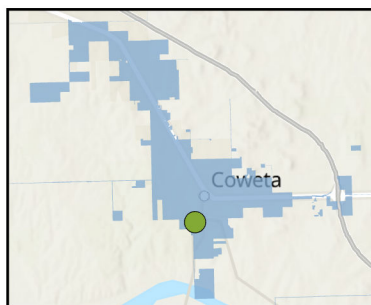
# Zoning Map

PUD-R 25-02



## Legend

	Roads		AG
	Subject Property		RS-1
	Parcels		RS-3



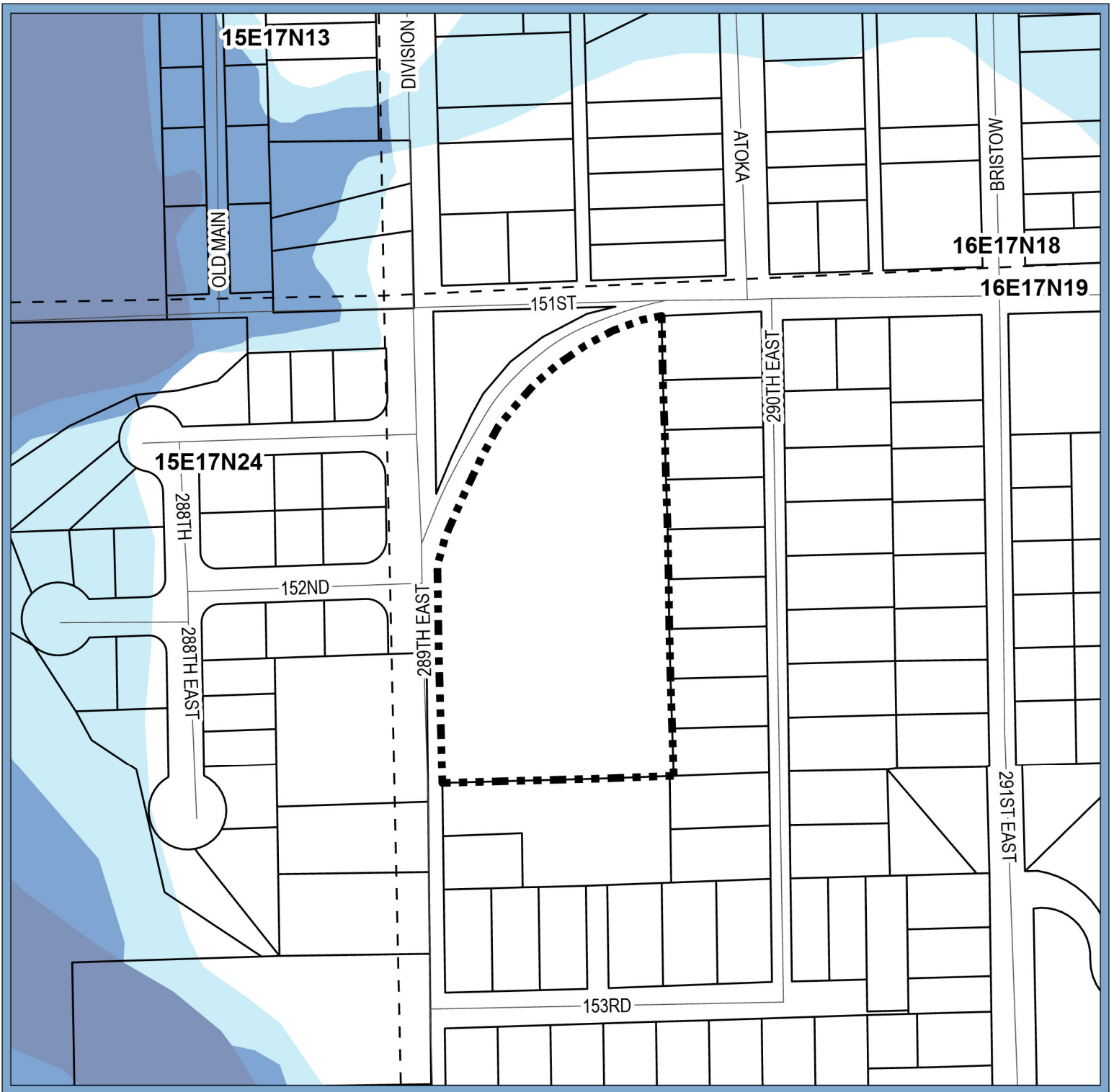
*Inset Map: General location of site area*



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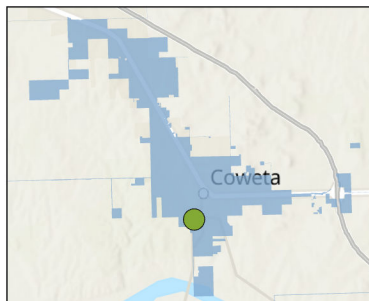
# Flood Map

PUD-R 25-02



## Legend

	Roads		500-Year Flood
	Subject Property		Unstudied
	Parcels		100-Year Flood
	PLSS		Floodway



Inset Map: General location of site area



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PUD-

# Courtyards of Coweta

A PLANNED UNIT DEVELOPMENT OF APPROXIMATELY 4.637 ACRES  
LOCATED ON THE SOUTHEAST CORNER OF S. 289TH E. AVE. AND E. 151ST ST. S.  
CITY OF COWETA, WAGONER COUNTY, OKLAHOMA

JUNE 2025



**DEVELOPER:**

LAMB HOMES  
c/o MICHAEL LAMB  
114 S.3RD,  
JENKS, OK 74037  
MICHAEL@LAMBHOMESOK.COM

**APPLICANT/CONSULTANT:**

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



**Tanner Consulting LLC**

LANDSCAPE ARCHITECTURE | LAND PLANNING  
CIVIL ENGINEERING | LAND SURVEYING | DRONE SERVICES

5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539

# Courtyards of Coweta

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## Design & Intent Statement

The Courtyards of Coweta is a proposed single-family Residential Planned Unit Development (PUD-R 25-\_\_\_) consisting of approximately 4.637 acres of undeveloped land located at the southeast corner of 289th East Avenue and 151st Street South (the "Subject Property"). The Subject Property is currently zoned RS-3. An old house has recently been removed.

The Courtyards of Coweta plans two (2) story homes in a niche, urban-style infill neighborhood. Homes are designed to be close to the street for residential access from sidewalks, with vehicular access primarily by alley-accessed garages. The eastern block will have garages facing the street but set back to ensure driveway parking clears the sidewalk for pedestrians. Pocket parks are proposed, along with extra off-street parking for guests. The Sample Building Elevation exhibit reflects the design intent for the single-family homes.

By its design, The Courtyards of Coweta provides the benefits of efficiency, economy, and flexibility by encouraging unified development of the site, while also obtaining the advantages of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation.

**Area Zoning and Use Context.** The surrounding area is primarily comprised of single-family residential homes in subdivisions and on unplatted tracts zoned RS-3, and AG to the southeast.

**Utilities.** Sanitary sewer and public water service for the proposed development will be served by the City of Coweta. AEP-PSO, ONG, Cox Communications, and Windstream/Kinetic are either onsite or adjacent and available by extension.

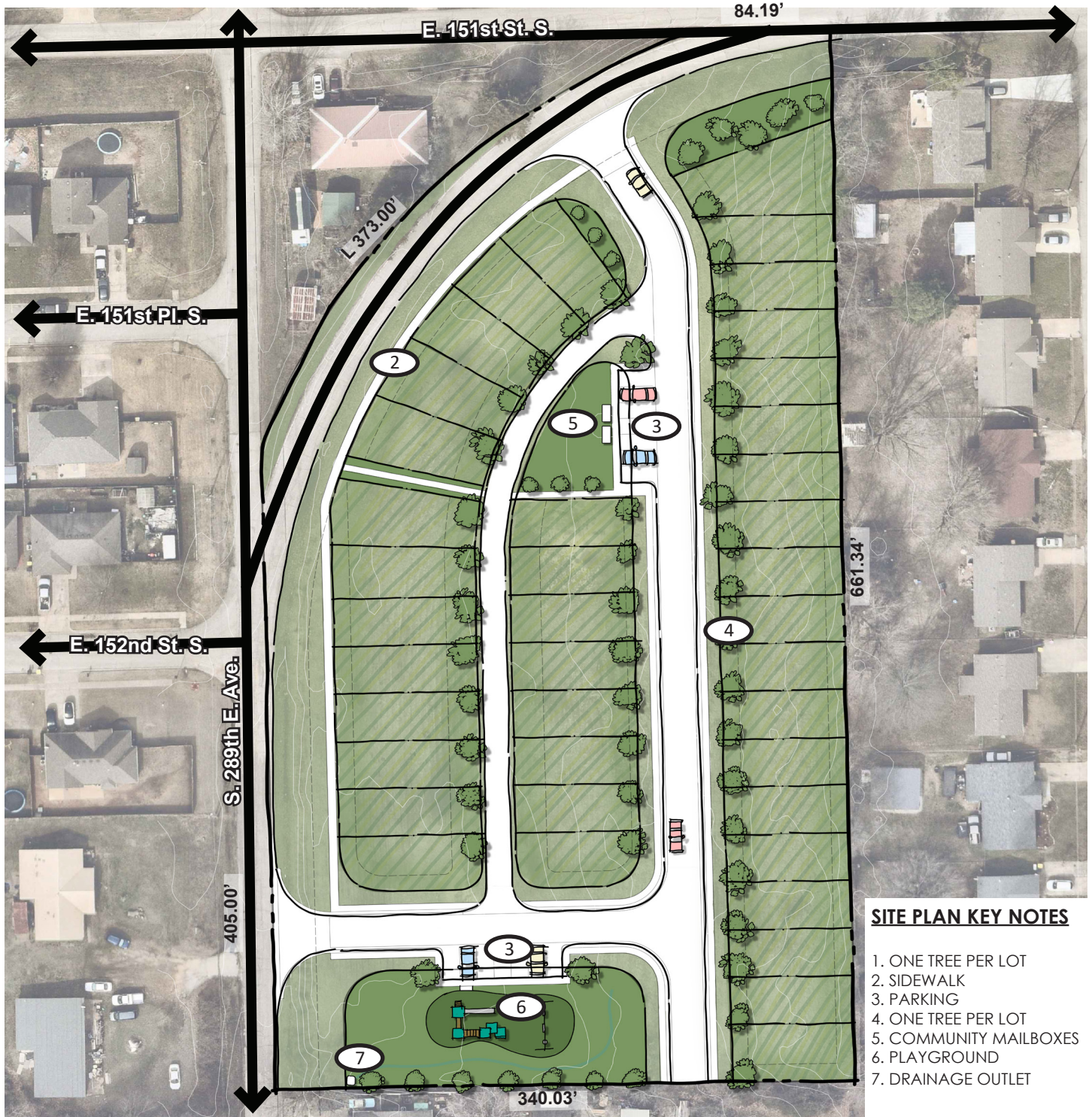
**Access and Circulation.** The site has access to 289th East Avenue and 151st Street South, and the curved street which connects the two (2). Each entrance along will have its own landscaped entry with neighborhood identification signage.

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

The Coweta Comprehensive Plan, "Coweta 2020-2030", designates the site as "Residential Low," which supports a maximum of eight (8) dwelling units per acre. This proposed development will have a maximum density of 40 dwelling units, or 8.63 dwelling units per acre, per restrictions set forth by the development standards. It should be noted that this density matches that which would be permitted in the existing straight RS-3 zoning based on the site's tract area of 201,984 and the 5,000 square foot minimum lot area in RS-3. Thus, this PUD should be considered in accordance with Coweta Zoning Code Section 1660

# Courtyards of Coweta

## Conceptual Development Plan



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

# Courtyards of Coweta

## Development Standards

<b>Gross Land Area:</b>	201,984 SF	4.637 AC
<b>Net Land Area:</b>	201,984 SF	4.637 AC
<b>Permitted Uses in This PUD:</b>	<b>Permitted Uses RS-3 District (By Right):</b>	
Uses permitted by right in the RS-3 District (excepting neighborhood group homes) and customary accessory uses and structures, plus private neighborhood recreational facilities such as neighborhood park, playground, and recreational open space, and neighborhood signage.	Detached single family dwellings, General purpose farm or garden, but not the raising of livestock or poultry, Temporary buildings used specifically for construction purposes only, (not for living purposes) which shall be removed upon completion or abandonment of construction work, Foster home, Neighborhood group home subject to the provisions of Coweta Zoning Code Section 209, Public park or playground, Fire Stations, and customary accessory uses and structures.	
<b>Requirement:</b>	<b>This PUD:</b>	<b>RS-3 District:</b>
<b>Maximum Number of Lots:</b>	40	40 *
<b>Minimum Lot Width †:</b>	30 FT	50 FT
<b>Minimum Lot Size:</b>	2,100 SF	5,000 SF
<b>Maximum Building Height:</b>	2 Stories and 35 FT	2 ½ Stories and 35 FT
<b>Minimum Yard Setbacks:</b>		
Front Yard Lots Along West and North PUD Boundaries:	10 FT **	25 FT : 35 FT
Front Yard Lots Not Along West and North PUD Boundaries:	5 FT ***	25 FT : 35 FT
Rear Yard Abutting Alley:	18 FT	15 FT
Rear Yard Not Abutting Alley:	15 FT	15 FT
Side Yard (Interior):	5 FT	5 FT
Side Yard Abutting a Street:	10 FT	15 FT : 35 FT (Arterial)
Accessory Buildings:	Per RS-3 zoning	Per RS-3 zoning
Within 25 FT of PUD Boundaries:	As specified above	N/A
<b>Minimum Landscaping Tree Requirements:</b>	One (1) tree within the front yard of each lot	None
<b>Other Bulk and Area Requirements:</b>	As required within the RS-3 District	
<b>Site Requirements:</b>	<b>This PUD:</b>	<b>RS-3 District:</b>
<b>Neighborhood Amenities:</b>	<ul style="list-style-type: none"> <li>landscaped entries</li> <li>pocket parks</li> <li>other open space amenities for passive and active recreation</li> </ul>	None

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

\* N/A for PUDs within RS-3 districts per Zoning Code Section 1660 and the Coweta Comprehensive Plan. This number is calculated based on land area divided by RS-3 minimum lot size of 5,000 SF.

\*\* No residential lot shall have vehicular access from 289th East Avenue, 151st Street South, or curved street connecting the two (2).

\*\*\* Garages facing street shall be set back 37 feet from centerline or 20 feet from closest edge of sidewalk, whichever is greater.

# Courtyards of Coweta

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## *AMENITIES*

Exhibit "A" represents initial concepts for neighborhood amenities, which shall be maintained as common areas by a mandatory Homeowners' Association to be formed by the Deed of Dedication and Restrictive Covenants of a subdivision plat for areas containing such common areas. Landscaped entries with integrated neighborhood identification signage are planned at each street intersection.

## *STREETS*

Internal streets will be minor, local residential streets and an alley and are proposed to be public. However, The Courtyards of Coweta will have the option of private, gated streets and alley, per this PUD. Any private streets and alley shall be maintained by a mandatory Homeowners' Association. Whether public or private, streets and alley will be constructed to meet the minimum standards of the City of Coweta for minor public streets and alleys; provided, however, the City of Coweta may approve alternative street design standards through platting including, but not limited to, private, gated streets with reduced right-of-way width and no sidewalks, or sidewalks on one side of the street. Any gates serving private streets or drives will be designed according to the Fire Code adopted by the City of Coweta and be approved by the Coweta Fire Marshal during the platting stage.

Due to the location of the existing roadways, fifty (50) feet of right-of-way is proposed to be dedicated for the curved street connecting 289th East Avenue with 151st Street South, including where it flanges with the existing right-of-way for 151st Street South, and forty (40) feet of right-of-way is proposed to be dedicated for 289th East Avenue.

By this PUD, required off-street parking attending neighborhood amenities shall be permitted within the rights-of-way approximately as shown on the Conceptual Development Plan, subject to a license agreement as may be required by the City of Coweta. Parking lot setbacks and landscaped strips are thus not applicable. Required landscaping trees as would otherwise be required by the Zoning Code for this area shall be relocated within the adjacent interconnected open space area.

## *FENCING*

While vehicular access will be by alley, the houses are designed to face 289th East Avenue and the curved street connecting it with 151st Street South. Thus, any fences here may be fences enclosing a front yard ("courtyard") not to exceed four (4) feet in height or encroach visibility. Elsewhere, any neighborhood perimeter fence and any landscaped entries shall be placed within a Fence Easement and the Homeowners' Association shall be responsible for the maintenance thereof. All fences within the proposed development shall be constructed in accordance with the requirements of the Coweta Zoning Code.

# Courtyards of Coweta

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## *SIGNAGE*

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

## *PLATTING AND SITE PLAN REQUIREMENTS*

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

## *SCHEDULE OF DEVELOPMENT*

Development of the project is expected to commence and completed as market conditions permit. The project may be phased.

# Courtyards of Coweta

## Sample Building Elevation



# Courtyards of Coweta

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## Property Description

*AS PROVIDED:*

THE FOLLOWING DESCRIPTION IS TAKEN FROM THE WARRANTY DEED, RECORDED NOVEMBER 4, 2022 AS DOCUMENT #2022-17446 AT THE ROGERS COUNTY CLERK'S OFFICE:

THE WEST HALF (W/2) OF THE NORTHWEST (NW) 10.51 ACRES OF LOT 1 IN SECTION NINETEEN (19), TOWNSHIP SEVENTEEN (17) NORTH RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, LESS A TRACT OF LAND BEGINNING AT A POINT 256.39 FEET SOUTH OF THE NW CORNER OF SECTION 19, SAID POINT BEING THE INTERSECTION OF THE HIGHWAY RIGHT-OF-WAY WITH THE WESTERLY LINE OF SECTION 19; THENCE NORTHERLY ALONG SAID WESTERLY LINE A DISTANCE OF 256.39 FEET TO THE NW CORNER OF SECTION 19; THENCE EASTERLY ALONG THE NORTH LINE OF SECTION 19 A DISTANCE OF 256.39 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG THE NORTH AND WESTERLY RIGHT-OF-WAY" LINE OF STATE HIGHWAY NO. 72, AND MORE PARTICULARLY DESCRIBED IN THE EASEMENT FILED JULY 19, 1923 IN VOL. 169, PAGE 142 OF THE RECORDS OF COUNTY CLERK, WAGONER COUNTY, OKLAHOMA, FOR A DISTANCE OF 425 FEET TO THE POINT OF BEGINNING.

**CITY OF COWETA, OKLAHOMA**

**ORDINANCE NO. 909**

AN ORDINANCE OF THE CITY OF COWETA, OKLAHOMA; CREATING A PLANNED UNIT DEVELOPMENT OVERLAY (PUD-R 25-02) FOR A TRACT OF LAND LOCATED IN THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA, MORE PARTICULARLY HEREINAFTER DESCRIBED, AMENDING THE OFFICAL ZONING MAP OF THE CITY OF COWETA; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

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

**Section 1. ZONING CLASSIFICATION**

The following described property is hereby rezoned from Residential Single Family (RS-3) to Planned Unit Development designation as further described in Exhibit A attached hereto, to wit:

**Legal Description Overall (PUD) PUD-R 25-02 Development Area**

THE WEST HALF (W/2) OF THE NORTHWEST (NW) 10.51 ACRES OF LOT 1 IN SECTION NINETEEN (19), TOWNSHIP SEVENTEEN (17) NORTH RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, LESS A TRACT OF LAND BEGINNING AT A POINT 256.39 FEET SOUTH OF THE NW CORNER OF SECTION 19, SAID POINT BEING THE INTERSECTION OF THE HIGHWAY RIGHT- OF-WAY WITH THE WESTERLY LINE OF SECTION 19; THENCE NORTHERLY ALONG SAID WESTERLY LINE A DISTANCE OF 256.39 FEET TO THE NW CORNER OF SECTION 19; THENCE EASTERLY ALONG THE NORTH LINE OF SECTION 19 A DISTANCE OF 256.39 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG THE NORTH AND WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 72, AND MORE PARTICULARLY DESCRIBED IN THE EASEMENT FILED JULY 19, 1923 IN VOL. 169, PAGE 142 OF THE RECORDS OF COUNTY CLERK, WAGONER COUNTY, OKLAHOMA, FOR A DISTANCE OF 425 FEET TO THE POINT OF BEGINNING.

**Section 2. MAP AMENDMENT**

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

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

**Section 4. Severability Clause.** That if any part or parts of this ordinance are deemed unconstitutional, invalid, or ineffective for any reason, the remaining portions shall not be affected and shall remain in full force and effect.

**Section 5. Emergency Clause.** That for the immediate preservation of the peace, health and safety of the City of Coweta, Oklahoma, its inhabitants, and more particularly to immediately provide municipal services to the territory annexed, an emergency is now declared to exist and for this reason this ordinance shall become operative and go into effect immediately upon its passage and approval.

PASSED AND APPROVED by the Coweta City Council on this 6<sup>th</sup> day of October 2025.

---

Naomi Hogue, Mayor

Attest:

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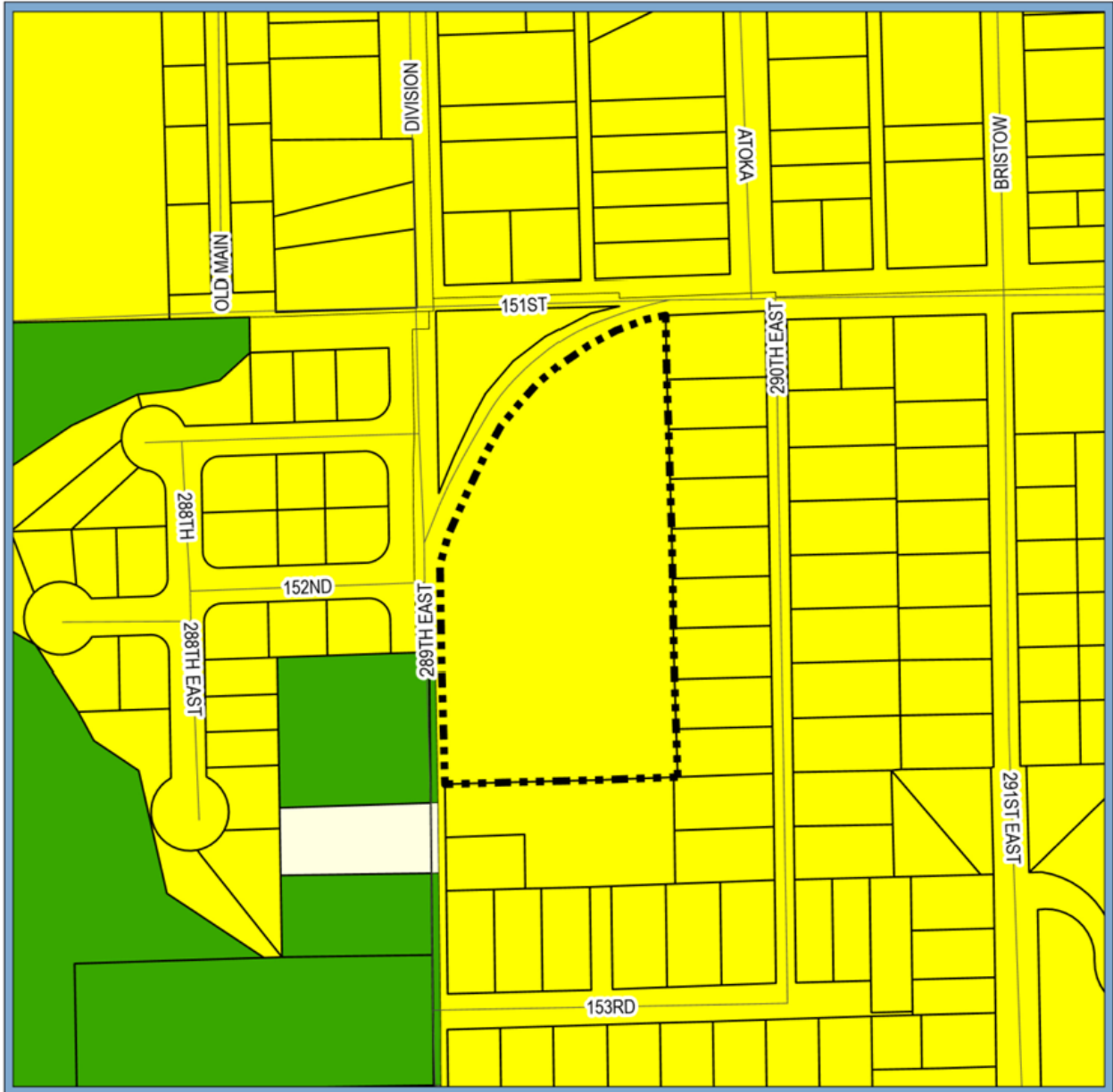
Marcy Kilgore, City Clerk

Approved:

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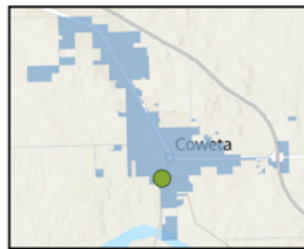
Patrick T. Boulden, City Attorney

**EXHIBIT A  
PUD-R 25-02**



**Legend**

Roads	AG
Subject Property	RS-1
Parcels	RS-3



Date Exported: 7/18/2025 12:26 PM



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 2025-36 - BUDGET AMENDMENT FOR THE PURCHASE OF REAL PROPERTY AT 118 EAST CHESTNUT STREET**

Date: October 6, 2025

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### BACKGROUND

This resolution appropriates funds needed for the purchase of property 118 East Chestnut Street, including funding for inspections and closing costs.

### STAFF RECOMMENDATION

Staff recommends the adoption of Resolution 2025-36, a Resolution of the City Council of the City of Coweta, Oklahoma; adopting amendments to the annual appropriations for the budget of the City of Coweta, Oklahoma, for fiscal year ending June 30, 2026; appropriating in the General Fund \$110,000 from unencumbered fund balance for the purchase of real property at 118 East Chestnut Street in the City of Coweta.

### ATTACHMENTS

1. 251006-Supplementals Reso 2025-36-Govt

**CITY OF COWETA, OKLAHOMA**

**RESOLUTION 2025-36**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COWETA, ADOPTING AMENDMENTS TO THE ANNUAL APPROPRIATIONS FOR THE BUDGET OF THE CITY OF COWETA, OKLAHOMA, FOR FISCAL YEAR ENDING JUNE 30, 2026; APPROPRIATING FROM UNENCUMBERED FUND BALANCE \$110,000.00 FOR THE PURCHASE OF REAL PROPERTY AT 118 EAST CHESTNUT STREET IN THE CITY OF COWETA.**

**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:**

					<b>FUND</b>	
<b>FUND</b>	<b>ACCOUNT NUMBER</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>REASON FOR EXPENDITURE</b>	<b>FUNDING SOURCE</b>	<b>BALANCE AMOUNT</b>
General Fund	01-5405.020	Buildings & Improvements	\$ 110,000	Purchase of property at 118 East Chestnut	Unrestricted Fund Balance	\$ 110,000
<b>Total General Fund</b>			<b>\$ 110,000</b>			<b>\$ 110,000</b>

**ADOPTED BY THE COWETA CITY COUNCIL ON THIS 6<sup>th</sup> DAY OF OCTOBER, 2025.**

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

Approved as to form:

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

ATTEST:

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