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

AGENDA - REGULAR MEETING

COWETA CITY COUNCIL

COWETA CITY HALL, 310 S. BROADWAY

MONDAY, JANUARY 5, 2026 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____ Daniel Beatie ____ 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**
   Jose Sanchez Garcia, 12/17/2025 – Parks Maintenance Worker
   Jacquelyn Hedge, 12/17/2025 – Communications Officer

2. **PROJECT UPDATES**

   • Project Atlas (Data Center):
   The Planning Commission public hearing will take place on January 19th, 2026, and the City Council public hearing is scheduled for February 2, 2026. Both of these meetings will be held at ICTC.

   • Fiscal Year 2025 Financial Audit:
   McKay Hale, Assistant City Manager, is diligently working on the FY2025 Financial Report. Due to the retirement of our previous auditors, the City has a new auditing firm this year, and this has caused a slight delay in the release of the audit. We hope to have the final report completed in the next 4-6 weeks.

- **Economic Development:**
City staff recently met with several local business owners to discuss opportunities to strengthen our economic development efforts. The Mayor and Vice Mayor also held a follow-up meeting to hear additional concerns and suggestions. While the City continues to support business recruitment efforts through the firm contracted by Wagoner County, I feel a more focused approach is needed to assist small businesses and improve business retention. Staff is planning additional meetings to bring together stakeholders interested in contributing ideas and participating in a coordinated effort to build a stronger local business base. If you are interested in joining a committee, please reach out to me.

- **Public Safety Building Groundbreaking Ceremonies:**
With the bids for the Police and Fire Stations scheduled for award, we are making plans for two separate groundbreaking events to be held in the next few weeks.

- **Budget Process for Fiscal Year 2026-2027:**
Planning for next year's budget will begin in the next couple of weeks. Please let me know if you have items or capital projects that you would like to see considered in the upcoming budget. Donald Vieth has proposed a dog park and disc golf course, which was designed a few years ago by a graduate student from OU to be completed at Cottonwood Park. I'm excited to move this project forward and hope to secure sufficient funding to begin building new facilities on the vacant flood properties that were purchased through FEMA grants several years ago.

- **City Manager Association of Oklahoma Conference:**
I will be out of the office January 21-23 attending the CMAO conference in Enid.

VI. CORRESPONDENCE

1. **LETTER FROM FORMER CITY ATTORNEY DAVID WEATHERFORD REGARDING NON DISCLOSURE AGREEMENTS**

VII. PRESENTATIONS

1. **REQUEST BY RUSSELL FAITH TO ADDRESS CITY COUNCIL ABOUT A NOISE AND NUISANCE COMPLAINT AGAINST THE CONCRETE PLANT ON S 257TH E AVE- REQUESTING ACTION TO BE TAKEN TO LIMIT THE TIME THE PLANT CAN RUN**

2. **REQUEST BY DOUGLAS KIRKLEY TO DISCUSS THE 121ST STREET BRIDGE PROJECT**

VIII. CONSENT

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

1. **MINUTES OF REGULAR MEETING**
Approval of the minutes of the Coweta City Council Regular Meeting held on December 1, 2025. *Marcy Kilgore, City Clerk/Treasurer*

2. **ONEVOICE LEGISLATIVE AGENDA, RESOLUTION 2026-01**
Approval of Resolution 2026-01 Supporting the 2026 OneVoice regional legislative agenda; urging state and federal legislators to consider issues identified in the OneVoice Agenda.
Julie Casteen, City Manager

3. **APPOINTMENT OF TIM AHLSTROM TO THE COWETA PLANNING COMMISSION AND BOARD OF ADJUSTMENT**
Confirmation of the Appointment of Tim Ahlstrom to the Coweta Planning Commission and the Board of Adjustment by the Mayor of the City of Coweta, Oklahoma for an unexpired term that ends June 1, 2027.
Jessica Zwirtz, Community Development Director

4. **APPOINTMENT OF JENNIFER CURTIS TO THE COWETA PLANNING COMMISSION AND BOARD OF ADJUSTMENT**
Confirmation of the Appointment of Jennifer Curtis to the Coweta Planning Commission and the Board of Adjustment by the Mayor of the City of Coweta, Oklahoma for an unexpired term that ends June 1, 2026.
Jessica Zwirtz, Community Development Director

5. **APPOINTMENT OF KATHY FOSTER TO SERVE AS ALTERNATE #1 TO THE COWETA PLANNING COMMISSION AND BOARD OF ADJUSTMENT**
Confirmation of the Appointment of Kathy Foster to serve as Alternate #1 on the Coweta Planning Commission and the Board of Adjustment by the Mayor of the City of Coweta, Oklahoma for an unexpired term that ends June 1, 2028.
Jessica Zwirtz, Community Development Director

6. **ACKNOWLEDGE RECEIPT OF OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY PERMITS**
Acknowledge receipt of the following construction permits issued by the Oklahoma Department of Environmental Quality:

    1. Permit No. SL000073250823 issued on December 12, 2025, for the construction of 4,713 linear feet of eight-inch (8') PVC gravity sanitary sewer line and all appurtenances to serve The Woods Phase VI Blocks 32-35, Facility No. S-20410.
    2. Permit No. SL000073250840 issued on December 12, 2025, for the construction of 3,487 linear feet of eight-inch (8') PVC gravity sanitary sewer line and all appurtenances to serve Lancaster Park - Phase II, Facility No. S-20410.
    3. General Permit No. OKLAA250022/OPDES Permit No. OK0045845 issued on December 16, 2025 for the one-time land application of residuals removed from the Water Treatment Plant reservoir, Facility No. W-21506.
    4. Permit No. SL000073250754 issued on December 23, 2025 for the construction of one (1) 100 GPM lift station rehabilitation and all appurtenances to serve the Lift Station Rehabilitation at East 141st Street South and South 267th East Avenue, Facility No. S-20410.

    Julie Casteen, City Manager

7. **RESOLUTION 2026-03 REGARDING BUDGET AMENDMENTS FOR THE LIBRARY FUND**
Discuss and consider the approval of Resolution 2025-03, 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 $14,940 in the Library Fund from State Aid received from the Oklahoma Department of Libraries for Books and Program Supplies.
Julie Casteen, City Manager

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

X. ADMINISTRATION

1. **REQUEST BY S. ALLEN PRATHER TO ADDRESS THE CITY COUNCIL ABOUT THE NUMEROUS REASONS THE EMPLOYMENT OF JULIE CASTEEN WITH THE CITY OF COWETA SHOULD BE IMMEDIATELY TERMINATED**

2. **AGREEMENT WITH THE CENTER FOR ECONOMIC DEVELOPMENT LAW**
Discuss and consider approval of a Letter of Engagement with the Center for Economic Development Law for legal assistance in drafting a Development Agreement related to the Tax Increment District (TID) for Project Atlas.
Julie Casteen, City Manager

3. **RESOLUTION 2025-45 REGARDING BUDGET AMENDMENTS (TABLED FROM DECEMBER 1, 2025 CITY COUNCIL MEETING)**
Discuss and consider the approval of Resolution 2025-45, 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 $50,000 in the General Fund from unencumbered fund balance for legal services to be provided by the Center for Economic Development Law.
Julie Casteen, City Manager

4. **ORDINANCE 912 - CONCEALED CARRY AUTHORIZATION FOR ELECTED OFFICIALS AND MUNICIPAL JUDGES**
Discuss and consider action on the adoption of an ordinance of the City of Coweta, Oklahoma amending Coweta City Code Title 7, “Offenses and Crimes”, Chapter 7-9, “Weapons Control”, by adding a new Section 7-2-5, titled “Concealed Carry Authorizations”; authorizing City elected officials and municipal judges to carry a concealed firearm in certain circumstances and locations; providing for severability; and declaring an emergency.
Julie Casteen, City Manager

5. **RESOLUTION 2026-02 ACCEPTING 273RD EAST AVENUE ROADWAY IMPROVEMENTS**
Discuss and consider action on the adoption of Resolution 2026-02, a Resolution of the City Council of the City of Coweta, Oklahoma accepting roadway improvements to South 273rd East Avenue as public property, located within the Roland Coweta Tract, Section 35, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.
Jessica Zwirtz, Community Development Director

XI. NEW BUSINESS

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

XII. ADJOURNMENT

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

DAVID L. WEATHERFORD
ATTORNEY AT LAW
1141 East 37th Street
Tulsa, OK 74105
Phone: (918) 743-8355 Fax: (918) 743-7478
davidweatherford@sbcglobal.net

December 31, 2025

Mr. Patrick T. Boulden
Interim Coweta City Attorney
patickbouldenlaw@gmail.com

Re: Non Disclosure Agreements

Pat:

I understand questions about been raised about the "legality" and/or "history" of the City of Coweta entering into non-disclosure or confidentiality agreements. As City Attorney for Coweta from 1988 until 2017, I am not aware of any controversy surrounding similar past agreements and have been surprised that there is public objection or criticism, as they would have been considered routine and necessary for a number of reasons.

First, Oklahoma law recognizes the need and legality of cities maintaining certain information as confidential. The Open Meeting Act, at 25 O.S. 307 (C)11 allows confidential executive sessions to discuss economic development projects, by providing:

> C. Notwithstanding the provisions of subsection B of this section, the following public bodies may hold executive sessions:
>
> 11. All nonprofit foundations, boards, bureaus, commissions, agencies, trusteeships, authorities, councils, committees, public trusts, task forces or study groups supported in whole or part by public funds or entrusted with the expenditure of public funds for purposes of conferring on matters pertaining to economic development including the transfer of property, financing, or the creation of a proposal to entice a business to remain or to locate within their jurisdiction **if public disclosure of the matter discussed would interfere with the development of products or services or if public disclosure would violate the confidentiality of the business**;

Additionally, the Oklahoma Open Records Act 51 O.S. 24A.10 recognizes that some information provided by private business to public entities can be kept confidential under certain circumstances, by providing:

> B. If disclosure would give an unfair advantage to competitors or bidders, a public body may keep confidential records relating to:

1. Bid specifications for competitive bidding prior to publication by the public body;

2. Contents of sealed bids prior to the opening of bids by a public body;

3. Computer programs or software but not data thereon;

4. Appraisals relating to the sale or acquisition of real estate by a public body prior to award of a contract; or

5. **The prospective location of a private business or industry prior to public disclosure of such prospect except for records otherwise open to inspection such as applications for permits or licenses**.

The purpose of both of these provisions is to encourage the business community to be more open and transparent with the governmental body as development options are considered. There were multiple economic development projects during my time in Coweta in which a prospective developer would have insisted that their discussions or inquiries should be kept confidential, most often because they did not want competitors to know which property they were considering buying or where they were considering locating a new business. Although I don't have copies of specific agreements, most projects in Coweta (from the Wal-Mart project in 2004-2006 to multiple other restaurant and commercial developments), were worked on for months or years prior to any public disclosure, all at the requests of the developer or builder. From the City staff's prospective, they are necessary and essential in order to get more information so the elected officials can make an informed decision at a future date.

Based on the above and my experience in Coweta, it is clear to me that:

1. NDA's and confidentiality for economic development projects are not only legal but are also common and necessary in order for the city staff to get the information needed to evaluate any proposed project.

2. NDA's are legal and also almost always contain a provision that provides for compliance with the Oklahoma Open Records Act, and even if they don't are still subject to the act.

3. A refusal by the City to maintain confidentiality or to sign NDA's would result in more economic development projects going to other cities (there are several books written by Rickey Hayes dealing with municipal economic development in which he outlines the need for confidentiality; Coweta contracted with Mr. Hayes at one

4. point for economic development assistance, and would have also followed his advice concerning economic development issues).

Let me know if you have any questions that would help clarify the above.

Sincerely,

David L. Weatherford

CITY OF
Coweta

AGENDA REQUEST FORM

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

CITY CLERK'S OFFICE
RECEIVED
DEC 05 2025
CITY OF COWETA CITY CLERK
WAGONER COUNTY
STATE OF OKLAHOMA

Date of Request: 12/5/25 Meeting Date: JAn 5 26

Name of Requestor: RUSSELL FAIR

Name of Business, if applicable

Agenda Item Request For: (Please check one)

☒ Action Item Request ☐ Discussion ☐ Report

☐ Other (specify) nuisance noise

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

Dec. 2nd until after 11pm concrete plant was still running

in Nov. same issue 4 am + 4:30 am

Code 5-3-3 Noisy conditions → wants a time limit Plant can run during normal business hours 8-5 for majority of businesses.
5-3-4 Nuisance Prohibited

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

Signature

12/5/25
Date

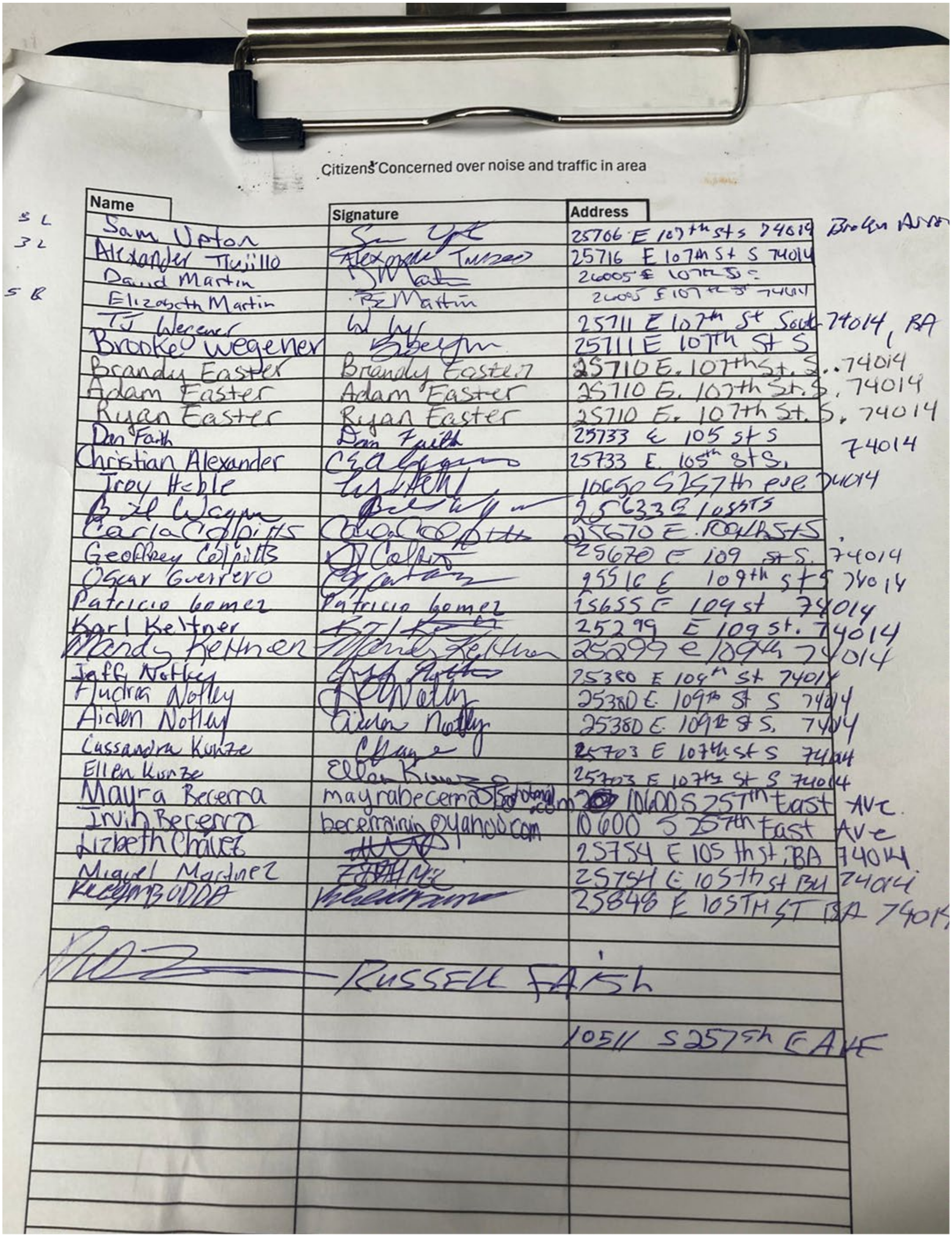
10511 S 257th E Ave
Physical Address

byfaith6682@yahoo.
Email address

Coweta, Ok 74429
City, State, Zip Code

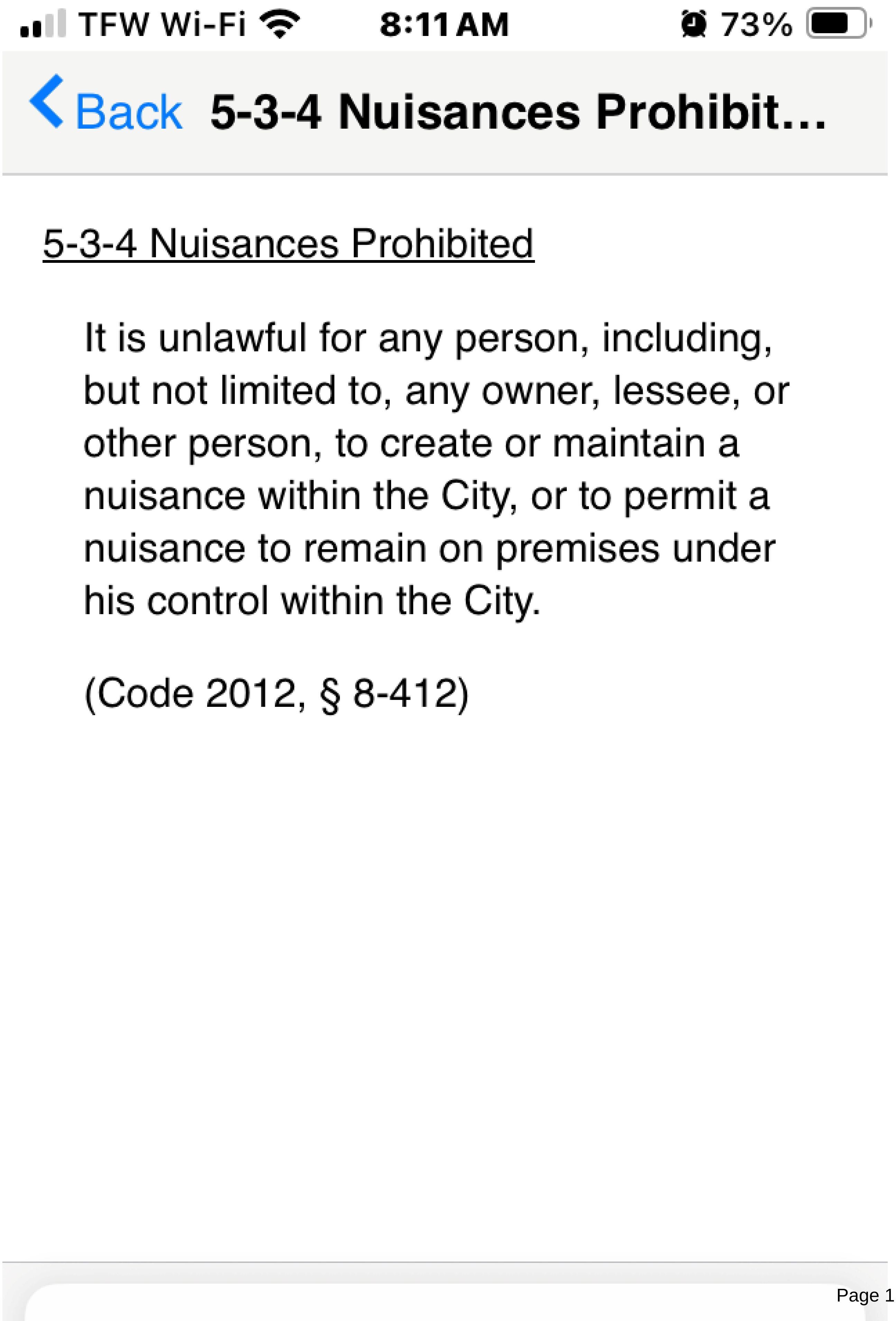
918-237-6682
Telephone Number

Revised 8/5/2024



Citizens Concerned over noise and traffic in area

	Name	Signature	Address
5 L	Sam Upton	Sam Upt	25706 E 107th St S 74014 Broken Arrow
3 L	Alexander Trujillo	Alexander Trujillo	25716 E 107th St S 74014
	David Martin	D Martin	26005 E 107th St S
5 B	Elizabeth Martin	E Martin	26005 E 107th St 74014
	TJ Wegener		25711 E 107th St South 74014, BA
	Brooke Wegener	B Wegener	25711 E 107th St S
	Brandy Easter	Brandy Easter	25710 E. 107th St. S. 74014
	Adam Easter	Adam Easter	25710 E. 107th St. S. 74014
	Ryan Easter	Ryan Easter	25710 E. 107th St. S. 74014
	Dan Faith	Dan Faith	25733 E 105 St S 74014
	Christian Alexander	CEA	25733 E. 105th St S.
	Troy Heble		10650 S 257th ave 74014
	Bill Wayne		25633 E 105 St S
	Carla Colpitts	Carla Colpitts	25670 E. 109th St S
	Geoffrey Colpitts	G Colpitts	25670 E 109 St S. 74014
	Oscar Guerrero		25516 E 109th St S 74014
	Patricio Gomez	Patricio Gomez	15655 E 109 St 74014
	Karl Keltner		25299 E 109 St. 74014
	Mandy Keltner	Mandy Keltner	25299 E 109th 74014
	Jeff Notley	Jeff Notley	25380 E 109th St 74014
	Audra Notley	A Notley	25380 E. 109th St S 74014
	Aiden Notley	Aiden Notley	25380 E. 109th St S. 74014
	Cassandra Kunze		25703 E 107th St S 74014
	Ellen Kunze	Ellen Kunze	25703 E 107th St S 74014
	Mayra Becerra	mayrabecerra@hotmail.com	10600 S 257th East Ave.
	Irvin Becerra	becerrairvin@yahoo.com	10600 S 257th East Ave
	Lizbeth Chavez		25754 E 105th St, BA 74014
	Miguel Martinez		25754 E 105th St BA 74014
	Kueem Bodda		25848 E 105TH ST BA 7401
		RUSSELL FAITH	
			10511 S 257th E AVE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5-3-4 Nuisances Prohibit…

5-3-4 Nuisances Prohibited

It is unlawful for any person, including, but not limited to, any owner, lessee, or other person, to create or maintain a nuisance within the City, or to permit a nuisance to remain on premises under his control within the City.

(Code 2012, § 8-412)

From: noreply@civicplus.com
To: City Clerk; Julie Casteen
Subject: Online Form Submittal: Agenda Request Form
Date: Monday, December 29, 2025 11:26:49 AM

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

Agenda Request Form

Date of Request	12/29/2025
Meeting Date	1/5/2026
Agenda Item Request for (Please check one)	Discussion or Presentation, Report
Other Request Type	Name of the Project Manager
Describe the Agenda Item	Update of 121st Street Bride Project: Latest Report from Company acquiring rights of way; Design of Crossing; Whether Bids have been received; Who is overseeing the project (to give specific updates to the public); Whether Condemnation proceedings are being finalized.
Upload any documents to be included in the Agenda packet. Distribution of handouts at the meeting is not allowed.	*Field not completed.*
First Name of Requestor	Douglas
Last Name of Requestor	Kirkley
Business Name (if applicable)	*Field not completed.*
Email Address	douglaskirkley1962@gmail.com
Physical Address	12043 S 278th E Ave
City	Coweta

State	OK-USA
Zip Code	Coweta
Phone Number	9186915638
Fax Number	*Field not completed.*

Email not displaying correctly? View it in your browser.

MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
DECEMBER 1, 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, December 1, 2025, at 6:00 p.m. in the Coweta City Hall, 310 S Broadway, Coweta, Oklahoma.

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

COUNCILMEMBERS ABSENT: None.

I. CALL TO ORDER

The meeting was called to order by Mayor Hogue.

II. PLEDGE OF ALLEGIANCE GIVEN

III. ROLL CALL

Roll call taken. Councilmembers were present as shown above.

IV. GENERAL CITY COUNCIL COMMENTS

Mayor Hogue warned the audience to stay warm, it's snowing, and to please stay safe.

V. CITY MANAGER REPORT

1. NEW HIRES

Sonny Bevard, 11/10/2025- Water Plant Operator

Branden Townsend, 11/20/2025- Parks Maintenance Worker

The City Manager welcomed new hires, Sonny Bevard, Water Plant Operator and Branden Townsend, Parks Maintenance Worker.

2. PROJECT UPDATES

- **Project Atlas (Data Center):** The developer has requested to delay the process by an additional month, with the Planning Commission Public Hearing to take place on January 19th, 2026, and the City Council Public Hearing scheduled for February 2, 2026 at 6:00pm at ICTC.
- **Police Station and Fire Station No. 1:** The bidding period has been extended to allow for numerous questions to be addressed. Bids will be reviewed for reward in January, with groundbreaking ceremonies planned shortly thereafter.

- **121st Street Bridge:** Progress on this project is currently delayed due to ongoing negotiations with property owners regarding the additional right-of-way needed for widening. The City is working towards a resolution and hopes to avoid condemnation proceedings.
- **Left turn light at 141st Street South and SH-51:** Public Works Director Edgar Barrosso and his team coordinated the installation of a dedicated left turn signal at this busy intersection near QuikTrip and Roy's Chicken. The new signal enhances safety and reduces congestion, offering much-needed relief for drivers previously forced to navigate impatient oncoming traffic.
- **257th East Avenue Reconstruction:** Construction is expected to begin this week. The project has a 180-day completion window, though early completion is anticipated. The roadway has been engineered to accommodate concrete truck traffic, providing much-needed relief for nearby homeowners.
- **Coweta Casino Hotel Project:** City staff and community leaders toured the interior of the casino last week. The opening is anticipated in early March, and excitement is building for the positive impact this new facility will bring.
- **QUARTERLY FINANCIAL REPORT FY26 Q-**1

  Julie Casteen outlined the quarterly financial report for the first quarter of FY26.

No action taken by Council.

VI. CORRESPONDENCE

1. LETTER FROM PAM MORGAN IN RECOGNITION OF CHERYL SHIELDNIGHT

Julie Casteen read aloud a letter that was received from Pam Morgan recognizing Cheryl Shieldnight for going above and beyond when setting up accounts for customers and landlords.

VII. PRESENTATIONS

1. REQUEST BY DARREN BLANCHARD TO ADDRESS CITY COUNCIL ABOUT EXTERNALITIES RELATED TO PROJECT ATLAS

Darren Blanchard communicated concerns about property rights, easements, industrialization of rural America, national security threats and utility rate increases. Mentions of a petition with seven hundred online signatures were also made during the presentation.

VIII. CONSENT

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

1. Approval of the minutes of the Coweta City Council regular meeting held on November 3, 2025.

2. Acknowledgement of receipt of Permit No. SL000073250894 issued by the Oklahoma Department of Environmental Quality on November 18, 2025, for the construction of a sanitary sewer line in Spradlin Estates III, Facility No. S-20410, and acknowledgment of receipt of Permit No. SX000073250893 by the Oklahoma Department of Environmental Quality on November 18, 2025, to receive, transport and/or treat flow form Spradlin Estates III.

3. Approval of the Eastern Oklahoma Development District Invoice for administrative services in the amount of $1650.00, related to Community Development Block Grant (CDBG) No. 19508, to be paid with funds from the Oklahoma Department of Commerce.

Aye: Naomi Hogue
Jeremy Barnett
Joshua Wilburn
Donald Vieth

IX. CONSIDER ITEMS REMOVED FROM CONSENT

No items removed.

X. ADMINISTRATION

1. PURCHASE SEVEN (7) KEYSECURE 6 APPARATUS KEY VAULTS, AND SIX (6) ELECTRONIC KEYS FOR THE FIRE DEPARTMENT FROM KNOX COMPANY IN THE AMOUNT OF $10,954.78

Fire Chief Brian Woodward led discussion and requested possible action related to the purchase of seven (7) Keysecure 6 apparatus key vaults and six (6) electronic keys for the fire department from Knox Company in the amount of $10,954.78, funded in the Capital Improvement Fund, account 12-5404.009.

Motion by Naomi Hogue, second by Jeremy Barentt to approve the purchase of seven (7) Keysecure 6 apparatus key vaults and six (6) electronic keys for the fire department from Knox Company in the amount of $10,954.78, funded in the Capital Improvement Fund, account 12-5404.009.

Aye: Naomi Hogue
Jeremy Barnett
Joshua Wilburn
Donald Vieth

2. RESOLUTION 2025-44 ACCEPTING A 10-FOOT SANITARY SEWER LINE EASEMENT

Community Development Director Jessica Zwirtz led discussion and requested possible action related to the adoption of Resolution 2025-44, a resolution accepting a 10-foot sanitary sewer line easement from Loren Payne and Melody Payne, located on property within Section 13, Township 17 North, Range 15 East, of the Indian Base and Meridian, at or near 607 South Old Main St, in Wagoner County, State of Oklahoma.

Motion by Naomi Hogue, second by Jeremy Barnett to approve the adoption of Resolution 2025-44, a resolution accepting a 10-foot sanitary sewer line easement from Loren Payne and Melody Payne, located on property within Section 13, Township 17 North, Range 15 East, of the Indian Base and Meridian, at or near 607 South Old Mian St, in wagoner County, State of Oklahoma.

Aye: Naomi Hogue
Jeremy Barnett
Joshua Wilburn
Donald Vieth

3. MEMORANDUM OF UNDERSTANDING WITH THE MUSCOGEE (CREEK) NATION CONCERNING ROADS TO BE ADDED TO THE NATIONAL TRIBAL TRANSPORTATION FACILITY INVENTORY

Julie Casteen led discussion and requested possible action related to the approval of a proposed Memorandum of Understanding (MOU) between the City of Coweta and the Muscogee (Creek) Nation concerning roads that the Muscogee (Creek) Nation proposes to add to the National Tribal Transportation Facility Inventory.

Motion by Naomi Hogue, second by Jeremy Barnett to approve a proposed Memorandum of Understanding (MOU) between the City of Coweta and the Muscogee (Creek) Nation concerning roads that the Muscogee (Creek) Nation proposes to add to the National Tribal Transportation Facility Inventory.

Aye: Naomi Hogue
Jeremy Barnett
Joshua Wilburn
Donald Vieth

4. RESOLUTION 2025-40- BANK SIGNATORIES

Julie Casteen led discussion and requested possible action related to the adoption of Resolution 2025-40, a resolution of the City Council of the City of Coweta, Oklahoma approving Naomi Hogue, Mayor; Julie Casteen, City Manager; McKay Hale, Assistant City Manager; and Marcy Kilgore, City Clerk, as authorized signatories on certain accounts held by First National Bank of Coweta, RCB Bank of Coweta, and BancFirst.

Motion by Naomi Hogue, second by Jeremy Barnett to approve the adoption of Resolution 2025-40, a resolution of the City Council of the City of Coweta, Oklahoma approving Naomi Hogue, Mayor; Julie Casteen, City Manager; McKay Hale, Assistant City Manager; and Marcy Kilgore, City Clerk, as authorized signatories on certain accounts held by First National Bank of Coweta, RCB Bank of Coweta, and BancFirst.

Aye: Naomi Hogue
Jeremy Barnett
Joshua Wilburn
Donald Vieth

5. RESOLUTION 2025-43 REGARDING BUDGET AMENDMENTS

Julie Casteen led discussion and requested possible action related to adoption of Resolution 2025-43, 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 General Fund $12,400 from unencumbered fund balance, $12,600 in miscellaneous revenue, and $100,000 in building permits for a total of $125,000 to fund salaries and benefits in the general fund.

Motion by Naomi Hogue, second by Jeremy Barnett to approve the adoption of Resolution 2025-43, 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 General Fund $12,400 from unencumbered fund balance, $12,600 in miscellaneous revenue, and $100,000 in building permits for a total of $125,000 to fund salaries and benefits in the general fund.

Aye: Naomi Hogue
Jeremy Barnett
Joshua Wilburn
Donald Vieth

6. RESOLUTION 2025-45 REGARDING BUDGET AMENDMENTS

Discuss and consider approval of Resolution 2025-45, 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, 2025; appropriating $50,000 in the General Fund from unencumbered fund balance for legal services to be provided by the Center of Economic Development.

This item was tabled for the next City Council meeting to be held on January 5, 2026.

7. WARD 4 APPOINTMENT

Julie Casteen led discussion and requested possible action related to the appointment of a candidate to the Ward 4 Council seat; including possible discussions with applicants; including Xiomara Gray, Daniel Beatie, Ashley Lowery-Radebaugh, Christopher Thomas, and other applicants whose applications were not received by the time this agenda was posted.

City Council members listened to applicants explain why they would like to be appointed to the Ward 4 Council seat.

Applicant Christopher Thomas was not in attendance.

Motion by Jeremy Barnett, second by Naomi Hogue selecting Daniel Beatie as the appointee to the Ward 4 seat vacancy.

Aye: Jeremy Barnett
Naomi Hogue
Joshua Wilburn
Donald Vieth

XI. NEW BUSINESS

No new business.

XII. ADJOURNMENT

Mayor Hogue adjourned the meeting at 6:57 p.m.

Naomi Hogue, Mayor

Marcy Kilgore, City Clerk

CITY OF Coweta

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

Memorandum

To: Honorable Mayor and City Council

From: Julie Casteen, City Manager
Re: **ONEVOICE LEGISLATIVE AGENDA, RESOLUTION 2026-01**
Date: January 5, 2026

BACKGROUND

The 61st Oklahoma Legislative session convenes on February 2, 2026, with lawmakers expected to consider legislation on a wide range of issues with a direct impact on municipal government.

Some of the topics affecting local governments include:

1. The creation of a dedicated funding stream for economic development
2. Strengthen accessible and workforce housing
3. Support critically needed transportation funding
4. Protect existing sources of municipal funding

STAFF RECOMMENDATION

Staff recommends passing Resolution 2026-01 and authorizing the City Manager to communicate Coweta's support of the OneVoice Legislative Agenda.

ATTACHMENTS

1. Reso 2026-01-OneVoice Regional Legislative Agenda

CITY OF COWETA, OKLAHOMA
RESOLUTION 2026-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA; SUPPORTING THE 2026 ONEVOICE REGIONAL LEGISLATIVE AGENDA; URGING STATE AND FEDERAL LEGISLATORS TO CONSIDER THE ISSUES IDENTIFIED IN THE ONEVOICE AGENDA.

WHEREAS, OneVoice is a regional advocacy effort led by the Tulsa Regional Chamber, representing hundreds of businesses and more than 75 chambers of commerce, municipalities, counties, and economic development organizations; and

WHEREAS, OneVoice identifies and prioritizes key issues to be shared with state legislators, United States Senators and members of the United States House of Representatives via the Regional OneVoice Legislative Agenda, announced before the legislative session begins each year; and

WHEREAS, the 2026 Regional OneVoice Legislative Agenda is incorporated into this resolution, as attached Exhibit A.

NOW THERFORE BE IT RESOLVED BY THE COWETA CITY COUNCIL THAT:

Section 1. The City of Coweta supports the 2026 OneVoice Regional Legislative Agenda as presented in Exhibit A.

Section 2. The City of Coweta urges Oklahoma's state legislators, United States Senators and members of the United States House of Representatives to give careful consideration to the important issues listed in the 2026 OneVoice Regional Legislative Agenda as presented in Exhibit A.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA, ON THIS 5th DAY OF JANUARY 2026.

____
Naomi Hogue, Mayor

Approved as to form:

____
Patrick Boulden, City Attorney

ATTEST:

____
Marcy Kilgore, City Clerk

onevoice
regional business advocacy

2026 Regional Legislative Agenda

STATE PRIORITIES

ENSURING A PROSPEROUS ECONOMY

Create a Dedicated Funding Stream for Economic Development: The OneVoice Regional Legislative Coalition recommends the establishment of a permanent, dedicated funding source for economic development in Oklahoma. Currently, the state lacks a consistent funding mechanism for incentives, while nearly all of our competitor states maintain dedicated resources to recruit and retain jobs and capital investment. At the same time, the planned reduction of Oklahoma's state income tax threatens to eliminate our most effective incentive tool, the Quality Jobs program over the coming years. To remain competitive, Oklahoma must secure a stable funding stream for economic development that does not rely on project-by-project approvals or annual legislative intervention. Potential revenue sources include sports betting, settlement funds such as PFAS or other emerging opportunities, as well as other innovative streams. By creating a reliable and forward-looking mechanism, Oklahoma can strengthen its ability to attract investment, grow jobs and ensure long-term economic vitality.

Strengthen Accessible and Workforce Housing: The OneVoice Regional Legislative Coalition supports efforts to expand accessible and workforce housing as a critical economic and workforce development strategy. Rising housing costs have outpaced wages at a ratio of 5 to 1, leaving many essential workers (teachers, health care providers, first responders and service industry professionals) unable to comfortably afford available housing. This weakens labor markets, increases turnover and disrupts student learning, with unstable housing contributing to chronic absenteeism and lower graduation rates. To address these challenges, we urge lawmakers to revisit the rulemaking of the $215 million Oklahoma Housing Stability Fund to ensure the program can be used alongside Low-Income Housing Tax Credits, streamline applications, eliminate unnecessary costs and restructure the urban/rural split to make the program more equitable. Targeted investment in financially accessible housing will strengthen Oklahoma's workforce, attract new employers and improve educational outcomes, while ensuring all Oklahomans have access to safe, stable, attainable housing.

Increase the Oklahoma Department of Tourism's Promotional Fund: The OneVoice Regional Legislative Coalition urges lawmakers to increase the Oklahoma Department of Tourism's Promotional Fund. Tourism is Oklahoma's third-largest industry, generating $12.3 billion in economic impact, supporting 108,000 jobs and contributing $875 million in tax revenue in 2023. To build on this success – especially as we approach the 2026 centennial of Route 66 – the OneVoice Regional Legislative Coalition supports increased funding for the Oklahoma Tourism and Recreation Department. Surrounding states invest more aggressively to attract visitors and Oklahoma must compete. With our unmatched stretch of Route 66, stunning state parks, world-class museums and cultural institutions, rich Native American heritage and thriving communities, greater investment will ensure we can promote, maintain and expand the assets that make Oklahoma a premier destination for national and international travelers.

Continue to Foster Healthy Partnership Between the 38 Federally Recognized Tribes and the State of Oklahoma: The OneVoice Regional Legislative Coalition supports continued efforts to foster and strengthen healthy partnerships between the 38 federally recognized tribes and the State of Oklahoma. These government-to-government relationships are essential to advancing shared goals of economic growth, public health, education and cultural preservation. By encouraging collaboration and mutual respect, Oklahoma can capitalize on its largest competitive advantage, ensuring more effective policy outcomes that benefit tribal citizens, the broader population and the state as a whole.

Support Oklahoma's Film and Music Industries: The OneVoice Regional Legislative Coalition supports protecting and expanding Oklahoma's film and music incentive programs to drive jobs, investment and cultural vibrancy. With the film sector generating more than $200 million in direct impact in 2024, we urge raising the film incentive rebate cap to $80 million and pursuing targeted incentives for local music venues and artists. Defending existing programs while expanding funding will keep Oklahoma competitive with neighboring states, attract productions, grow a skilled workforce and strengthen the state's creative economy.

Expand Supports for Working Families: The OneVoice Regional Legislative Coalition recognizes that too often parents and caregivers leave or remain out of the workforce because essential family supports are not available or accessible. To address this challenge, the coalition supports state policies and funding that remove barriers, expand accessibility and invest in the future workforce, our children. This includes expanding access to affordable, quality dependent care, including before and after school and summer programs, so parents can maintain financial stability, well-being and employment. Further, we support expanding access to no-cost or low-cost meals and transportation assistance to eliminate financial disincentives for families earning below the poverty line or just above benefit thresholds. In addition, providing access to health and mental health supports will improve attendance, productivity and family stability. Advancing these policies will increase labor force participation, reduce turnover and strengthen both local and state economies.

BUILD INFRASTRUCTURE CRITICAL TO BUSINESS

Continue and Increase Investment in Site Readiness: The OneVoice Regional Legislative Coalition urges the Oklahoma Legislature to continue and expand funding for site readiness. Companies looking to expand or relocate often move quickly and without shovel-ready sites, Oklahoma risks losing investment to better-prepared states. Site readiness funding helps communities ensure land is equipped with infrastructure, utilities and certifications, making Oklahoma more competitive in the national marketplace. These investments pay off through new capital investment, quality job creation and long-term tax revenue. By strengthening site readiness programs, the Legislature can position Oklahoma for sustained growth and secure opportunities for the next generation of workers.

Support Critically Needed Transportation Funding: The OneVoice Regional Legislative Coalition supports full funding of the Oklahoma Department of Transportation's Eight-Year Plan to return our streets and highways to a state of good repair. We further support investment in studies, planning and highway improvements necessary to upgrade the US-412 corridor between I-35, Tulsa and Northwest Arkansas to Federal Interstate standards. We support increased state appropriations to ODOT to ensure the effective and efficient construction, maintenance and improvement of all transportation facilities under its responsibility. We oppose the diversion of resources from the State Transportation Fund to other uses and support equitable distribution of state funding to ODOT Districts to keep Oklahoma's transportation network strong for citizens, businesses and industry.

Ensure Adequate Funding for Municipalities: The OneVoice Regional Legislative Coalition urges the legislature to protect existing sources of municipal funding, as Oklahoma is one of the few states that relies primarily on sales tax collections to fund municipal operations. To ensure that essential services such as public safety, public works and other municipal functions are supported at sustainable levels, we encourage the legislature to explore more stable and diversified revenue streams. In addition, we support the continued appropriation of one-time funds to assist with critical economic development projects, such as recent investments in levee improvements and the Tulsa Airman Center.

Implement Policies to Expedite Deployment of Critical Energy Infrastructure: The OneVoice Regional Legislative Coalition supports strengthening and promoting Oklahoma's energy network. We urge the state to implement policies that accelerate the deployment of critical infrastructure- particularly transmission lines and pipelines. This includes streamlining permitting, supporting timely construction of approved projects and investing in long term maintenance and modernization. To ensure reliability while new projects are underway, we recommend interim solutions such as grid-enhancing technologies that increase electricity flow and reduce congestion costs. Additionally, we support enhanced protections for critical infrastructure against unauthorized low-altitude aerial activity. These measures will help safeguard infrastructure, maintain operational integrity and ensure public safety. By prioritizing these actions, Oklahoma can reinforce its energy leadership, meet rising demand and drive sustained economic growth across the state.

EDUCATED AND HEALTHY WORKFORCE

Address Mental Health and Homelessness Funding Modifications: The OneVoice Regional Legislative Coalition supports investing in mental health, addiction treatment and homelessness wrap-around services by increasing Medicaid reimbursements for both outpatient and inpatient care. Improved reimbursements will sustain providers, expand access and help Oklahoma remain on par with surrounding states. Because Oklahomans are facing mental health crises at record rates and families are experiencing rising housing instability, the future of our workforce and communities is at risk. Solutions should include expanding inpatient and adolescent detox capacity, strengthening the behavioral health workforce, ensuring school-based support, enforcing mental health parity, fostering public-private partnerships and requiring managed care organizations to address social determinants of health, including housing security. By addressing mental health, addiction and homelessness together, Oklahoma can reduce strain on emergency services, provide stability for families and build healthier communities within Oklahoma.

Increase Appropriations to the Trauma Care Assistance Revolving Fund: The OneVoice Regional Legislative Coalition supports increased state appropriations to the Trauma Care Assistance Revolving Fund to offset uncompensated care losses for hospitals, ambulance services and physicians in Oklahoma's trauma care system. Oklahoma has historically lagged the nation in per capita Level I Trauma Centers. With Ascension St. John and Saint Francis Health System both achieving this designation, the demand on the trauma fund has grown. Oklahoma's overall injury mortality rate is 29% higher than the national average, underscoring the urgent need to expand trauma care capacity and ensure sufficient funding for these lifesaving services.

Create a Sustainable Future for Workforce Development and Higher Education in Oklahoma: The OneVoice Regional Legislation Coalition asks state leaders to prioritize collaboration across pre-k-12 and post-secondary entities including, but not restricted to CareerTech, higher education and industry-recognized training programs in order to maximize our resources in securing quality and sustainable career pathways. Empower higher education to create a comprehensive vision for developing Oklahoma's 21st century workforce. The coalition further encourages the Oklahoma Legislature to work with OSHRE to define “credential of value”; review the State Regents systemwide strategic plan, Blueprint 2030; incentivize engagement of employers through work-based learning, experiential and/or applied learning; support research, development and innovation at higher education institutions: and provide adequate resources for our higher education institutions, career tech and the Oklahoma Workforce Commission that meet the demands of Oklahoma's evolving workforce to ensure success for all students and adult learners.

Support Strategic Investments in Public Education: The OneVoice Regional Legislative Coalition recognizes the vital role public education plays in building a strong workforce and driving economic growth. While recent investments to support teachers and students are appreciated, Oklahoma must do more to address teacher shortages, close achievement gaps and maintain high-quality facilities for student learning. We support sustained increases in per pupil funding and competitive teacher pay to strengthen the educator pipeline, along with expanded access to early childhood education, afterschool enrichment and innovative career pathways. We also support aligning curriculum and assessments with high-demand industries and fostering stronger partnerships among schools, employers and higher education to prepare students for success. These strategic investments will improve outcomes, close opportunity gaps and ensure a skilled workforce that strengthens Oklahoma's ability to compete regionally and nationally.

Expand Health Care Workforce Opportunities: The OneVoice Regional Legislative Coalition supports a well-trained and accessible healthcare workforce, which is crucial to the success of Tulsa area businesses and the local economy. A healthy and well-supported workforce boosts productivity, reduces costs associated with absenteeism and burnout, fosters innovation and ensures our community's overall health and well-being. Strengthening the pipeline of the state's healthcare workforce requires utilizing state and federal resources to address health care workforce shortages to meet the needs of an aging and diverse population. The OneVoice Regional Legislative Coalition supports the expansion of health care residency opportunities and positions statewide through: prioritizing expanded funding for the Health Care Workforce Training Commission; providing opportunities across the continuum for health care loan repayment as an incentive for workers; and supporting full funding and implementation of the behavioral health workforce development fund to increase psychiatric residencies, master's-level licensure cohorts and training pipeline development.

FEDERAL PRIORITIES

ENSURING A PROSPEROUS ECONOMY

Renew the American Indian Lands Tax Credit: The OneVoice Regional Legislative Coalition encourages the renewal of the Federal American Indian Lands Tax Credit that applies retroactively and is renewed for a multi-year period into the future. The American Indian Lands Tax Credit is a key economic development tool for Oklahoma, allowing employment tax credits when employing tribal members or their spouses and the accelerated depreciation of investments made on former reservation land. Oklahoma has the largest percentage of American Indian population in the country and more than two-thirds of the state qualifies for this incentive. Extending the credit and ensuring its benefits are retroactive to its expiration, is critical in fostering continued business expansion of employment and investment in Oklahoma.

Expand Availability of Quality, Affordable Childcare: The OneVoice Regional Legislative Coalition supports the expansion of high quality and affordable childcare resources. The rising cost and scarce availability of quality childcare represents a significant constraint on Oklahoma's workforce and is a direct barrier to workforce participation. The childcare crisis is costing the Oklahoma economy an estimated $1.2 billion annually in lost earnings, productivity and turnover. The OneVoice Legislative Coalition urges the federal government to support state programs that invest in families, such as Scholars for Excellence in Child Care, to aid in the state's expansion of childcare. The Coalition also supports increased subsidies through Federal programs such as the Child Care Development Fund to ensure workforce families can access affordable, reliable care.

Support downtown revitalization efforts to help address housing shortage: The OneVoice Regional Legislative Coalition supports legislative efforts such as the bipartisan Revitalizing Downtowns and Main Streets Act, which would help communities convert unused office space into affordable housing and mixed-use projects. Modeled after the successful Historic Tax Credit, the proposal creates a Qualified Office Conversion Tax Credit equal to 20 percent of qualified expenses for repurposing obsolete commercial buildings. To qualify, at least 20 percent of a project's units must be reserved for households earning no more than 80 percent of Area Median Income or meet local affordability requirements. This tool would help address Oklahoma's housing shortages by bringing new units online quickly, while also preventing further decay and spurring reinvestment in downtowns and main streets. It could immediately advance more than ten projects in Downtown Tulsa, with significant impact across the region and state.

Increase Accessible and Workforce Housing Supply: The OneVoice Regional Legislative Coalition supports federal action to expand accessible and workforce housing as a critical economic and workforce development strategy. Rising housing costs have outpaced wages at a ratio of five to one, leaving many essential workers such as teachers, health care providers, first responders and service industry professionals unable to comfortably afford available housing. This weakens labor markets, increases turnover and disrupts student learning, with unstable housing contributing to chronic absenteeism and lower graduation rates. To address these challenges, we support expanded HUD and EDA funding, more flexible housing tax credits, incentives for adaptive reuse and zoning reform and financing programs that lower costs for workforce housing development.

BUILD INFRASTRUCTURE CRITICAL TO BUSINESS

Preserve and Expand Federal Historic Tax Credits: The OneVoice Regional Legislative Coalition supports expanding Federal Historic Tax Credits through initiatives like the Historic Tax Credit Growth and Opportunity Act. For over 30 years, these credits have encouraged private investment to preserve historic buildings and revitalize city cores. We support increasing the rehabilitation tax credit and modifying eligibility rules by lowering the rehabilitation threshold from 100% to 50% of project expenses, eliminating the basis adjustment requirement while increasing the credit to 30% for certain small projects and extending the credit to include historic school buildings still in use through the School Infrastructure Modernization Act. These measures will strengthen preservation efforts, stimulate investment and maintain the historic character of communities nationwide.

Support Timely Implementation of Improvements to US-412 to Bring the Corridor up to Interstate Standards: The OneVoice Regional Legislative Coalition supports upgrading the US-412 corridor to interstate standards and implementing its federal designation as future Interstate 42 from I-35 in Oklahoma to I-49 in northwest Arkansas. We call on ODOT and our congressional delegation to actively pursue funding initiatives and opportunities to complete this project quickly, as it will improve safety, enhance travel time reliability, strengthen connections between the Tulsa Metropolitan Area and northwest Arkansas and elevate the region’s visibility and economic development potential at the national level.

Accelerate Permitting of Energy and Infrastructure Projects: The OneVoice Regional Legislative Coalition strongly supports efforts to accelerate federal permitting for projects necessary to achieve domestic energy independence and complete infrastructure projects. Legislative and Administrative efforts should focus on ensuring concurrent and timely permitting for all federally required approvals and encourage coordination and communication with state permitting. These projects would create a boom in the U.S. domestic economy, support job creation, strengthen our trade balance and increase product security and price stability on a global scale.

Pursue Congressionally Directed Spending Requests: The OneVoice Regional Legislative Coalition urges Congress and our congressional delegation to prioritize securing appropriations and federal grants for Northeast Oklahoma. To ensure that funding opportunities remain in our region, we must proactively and aggressively pursue all avenues of federal funding. These investments are critical to advancing economic development, strengthening infrastructure and enhancing the overall quality of life for the communities we serve.

Support the Tulsa Space Test Center: The OneVoice Regional Legislative Coalition supports full federal engagement in the Tulsa Space Test Center, a critical facility advancing American leadership in space and strengthening our economy. Space is now both an operational warfighting domain and a fast-growing commercial sphere. To remain competitive and leverage new markets, spacecraft must move effectively in orbit, requiring next-generation propulsion systems. Developing these systems demands testing capacity the United States currently lacks. Oklahoma, Tulsa and private industry are investing in the Tulsa Space Test Center to help close this gap, providing infrastructure for commercial firms, research institutions and government agencies to bring new propulsion technologies to market. We ask the Oklahoma Congressional Delegation to support federal funding that enhances the Center's capabilities. Strengthening this facility will position Tulsa as a premier destination for propulsion testing, drive economic growth, create high-quality jobs and secure American preeminence in space.

Pursue all Funding to Address Infrastructure Needs and Support Federal Reauthorization of Surface Transportation: The OneVoice Regional Legislative Coalition supports pursuing all available federal funding opportunities, including competitive grants such as INFRA, MEGA, BUILD, the Bridge Investment Program and congressional directed funding, to implement critical regional transportation projects in partnership with ODOT and local and tribal governments. Priority projects include expressway-to-expressway interchanges with I 44, US 169 and SH 51; grade-separated interchanges and bridges on US 412 to meet interstate standards and secure I 42 designation; a new arterial bridge across the Navigation Channel at 71st Street to improve access to the Port of Inola Industrial Park; and a new south Tulsa bridge over the Arkansas River, along with other high-priority regional projects. We further support timely reauthorization of federal surface transportation programs with increased reliance on predictable formula grants for flexibility and streamlined competitive grants that reduce cost and administrative burden.

EDUCATED AND HEALTHY WORKFORCE

Support the Permanent Extension of the ACA's Current Premium Tax Credits: The OneVoice Regional Legislative Coalition supports the permanent extension of the Affordable Care Act's (ACA) current premium tax credits. Today, more than 300,000 Oklahomans receive critical tax credits to make quality, comprehensive health insurance coverage more affordable. These are hard-working Americans, such as small business owners, farmers, hourly workers, early retirees, entrepreneurs, etc., who purchase health insurance coverage on their own because they do not have access to large employer-sponsored coverage. By some estimates, more than 100,000 Oklahomans, both individuals and small business owners, will see their insurance premiums rise by almost 40% if credits lapse, driving up

Oklahoma's already high uninsured rate. The impact is far-reaching and will negatively affect Oklahoma's workforce. Nationally, more than 5 million people could become uninsured if Congress does not extend these tax credits. As the uninsured rate rises, hospitals and providers are faced with growing uncompensated care, impacting their ability to serve their communities and maintain the existing healthcare workforce.

Increase Funding for Hospitals and Healthcare Entities: The OneVoice Regional Legislative Coalition encourages federal lawmakers to engage local hospital leadership in solutions that address modifications to Medicaid made by the One Big Beautiful Bill Act. Tulsa region hospitals will see a loss of $36 million in state fiscal year (SFY) 2029 with a cumulative impact of $1.64 billion over the next ten years. Due to additional modifications made by the OBBBA, the Tulsa community is expected to see an increase in the uninsured population, further straining hospital resources to provide comprehensive care.

Protect and Strengthen Healthcare Workforce: The OneVoice Regional Legislative Coalition encourages a strong and healthy pipeline for the healthcare workforce. Healthcare across the country is facing historic workforce shortages. As Oklahoma expands our own education and training programs, enhance violence prevention efforts and address other clinician concerns, we urge Congress to support policies that replenish and strengthen the healthcare workforce, including increasing the number of Graduate Medical Education slots, expanding and improving loan repayment programs for nursing students and helping nursing schools recruit and retain qualified faculty and preceptors. Congress should also pass the SAVE Act which aims to protect healthcare workers from violence by enhancing penalties for people who assault them and providing hospitals with additional security and training resources.

Modernize Federal Immigration Policy to Attract and Retain Global Talent: The OneVoice Regional Legislative Coalition supports comprehensive federal immigration reform to strengthen America's competitiveness and meet workforce needs. Employers across all industries depend on access to international talent to fill critical skill gaps and drive innovation. Congress should modernize visa programs like H-1B, H-2B and F-1, streamline processing and ensure fair, efficient and affordable access for employers of all sizes. The Coalition also supports legislation such as the Dream Act to provide a pathway to legal status for undocumented youth educated in U.S. schools, helping grow a skilled, future-ready workforce.

Reform Federal Financial Aid: The OneVoice Regional Legislative Coalition supports reforming federal financial aid to align with today's workforce needs. Recent legislation will reduce access to federal aid dollars for students pursuing higher education, including for students pursuing graduate and professional degrees like health care. Restoring this access is essential to addressing workforce shortages and maintaining Oklahoma's talent pipeline.

We support simplifying student loans by eliminating interest and replacing it with a one-time, non-compounding origination fee, paired with income-based repayment plans. Federal aid eligibility should also expand to include short-term, industry-driven training programs and loan forgiveness should prioritize graduates in high-demand fields. These reforms will improve affordability, strengthen career readiness and ensure all students have opportunities to access the education and training needed to meet Oklahoma’s workforce demands.

CITY OF Coweta

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Memorandum

To: Honorable Mayor and City Council

From: Jessica Zwirtz, Community Development Director
Re: **APPOINTMENT OF TIM AHLSTROM TO THE COWETA PLANNING COMMISSION AND BOARD OF ADJUSTMENT**
Date: January 5, 2026

BACKGROUND

The City of Coweta Planning Commission/Board of Adjustment has a vacancy following the resignation of Donald Vieth after his appointment to the Coweta City Council. Mayor Houge has recommended Tim Ahlstrom, a qualified Coweta resident, to fill the unexpired term, which ends on June 1, 2027. Each position on the Commission is reappointed on a rolling three-year term beginning June 1. The current Commissioners and terms are:

Members	Term Expiration
Jessica Morris	6/1/2026
Joanna Jones	6/1/2027
Linda Dyer	6/1/2028
Vacant	6/1/2026
Vacant	6/1/2027
Alternate #1	6/1/2028
Alternate #2 (Joseph Rentie)	6/1/2028

Tim Ahlstrom previously served on the City of Coweta Planning Commission from 2022 to 2024. His position as Board member for the Planning Commission and Board of Adjustment would expire 06/01/2027.

STAFF RECOMMENDATION

Staff recommends approval of the Mayor's appointment of Tim Ahlstrom to serve on the Planning Commission and Board of Adjustment, with the appointment expiring on 06/01/2027.

ATTACHMENTS

None

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Memorandum

To: Honorable Mayor and City Council

From: Jessica Zwirtz, Community Development Director
Re: **APPOINTMENT OF JENNIFER CURTIS TO THE COWETA PLANNING COMMISSION AND BOARD OF ADJUSTMENT**
Date: January 5, 2026

BACKGROUND

The City of Coweta Planning Commission/Board of Adjustment currently has a vacancy due to the resignation of Kristi Rentie in August. Mayor Houge has recommended Jennifer Curtis, a qualified Coweta resident, to fill this unexpired term, which runs through June 1, 2026. Each position on the Commission is reappointed on a rolling three-year term beginning June 1. The current Commissioners and terms are:

Members	Term Expiration
Jessica Morris	6/1/2026
Joanna Jones	6/1/2027
Linda Dyer	6/1/2028
Vacant	6/1/2026
Vacant	6/1/2027
Alternate #1	6/1/2028
Alternate #2 (Joseph Rentie)	6/1/2028

Jennifer Curtis has served on the City of Coweta Planning Commission since June 1, 2024. She was most recently appointed as Alternate #1 for the Planning Commission and Board of Adjustment. Her new position as Board member for the Planning Commission and Board of Adjustment would expire 06/01/2026.

STAFF RECOMMENDATION

Staff recommends approval of the Mayor's appointment of Jennifer Curtis to serve on the

Planning Commission and Board of Adjustment, with the appointment expiring on 06/01/2026.

ATTACHMENTS

None

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Memorandum

To: Honorable Mayor and City Council

From: Jessica Zwirtz, Community Development Director
Re: **APPOINTMENT OF KATHY FOSTER TO SERVE AS ALTERNATE #1 TO THE COWETA PLANNING COMMISSION AND BOARD OF ADJUSTMENT**
Date: January 5, 2026

BACKGROUND

The City of Coweta Planning Commission/Board of Adjustment has a potential vacancy if Jennifer Curtis is appointed to the City of Coweta Planning Commission/Board of Adjustment. Mayor Houge has recommended Kathy Foster, a qualified Coweta resident, to fill the unexpired term, which ends on June 1, 2028. Each position on the Commission/Board is reappointed on a rolling three-year term beginning June 1. The current Commissioners/Board Members and terms are:

Members	Term Expiration
Jessica Morris	6/1/2026
Joanna Jones	6/1/2027
Linda Dyer	6/1/2028
Vacant	6/1/2026
Vacant	6/1/2027
Alternate #1	6/1/2028
Alternate #2 (Joseph Rentie)	6/1/2028

This position as an Alternate Board member for the Planning Commission and Board of Adjustment would expire 06/01/2028.

STAFF RECOMMENDATION

Staff recommends approval of the Mayor's appointment of Kathy Foster to serve as Alternate #1 on the Planning Commission and Board of Adjustment, with the appointment expiring on

06/01/2028.

ATTACHMENTS

None

CITY OF
Coweta

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Memorandum

To:	Honorable Mayor and City Council
From:	Julie Casteen, City Manager
Re:	**ACKNOWLEDGE RECEIPT OF OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY PERMITS**
Date:	January 5, 2026

BACKGROUND

The City Manager received notice from the Oklahoma Department of Environmental Quality of permits issued related to the construction of sanitary sewer lines in The Woods Phase VI and Lancaster Park Phase II subdivisions. In addition, permits were issued to the City of Coweta for the application of residuals to be removed from the Water Treatment Plant reservoir as part of the dredging project, and for the reconstruction of a lift station on 141st Street South at 267th East Avenue.

STAFF RECOMMENDATION

Staff recommends acceptance of the permits into the permanent record.

ATTACHMENTS

1. 251212-DEQ Permit SL000073250823 - The Woods VI
2. 251212-DEQ Permit No SL000073250840 Lancaster Park II
3. 251216-DEQ General Permit No. OKLAA25022 WTP Alum Residuals
4. 141-267th LS-Permit No. SL000073250754 141st Street and 267th LS

Robert Singletary
Executive Director

OKLAHOMA
Environmental
Quality

Kevin Stitt
Governor

December 12, 2025

Julie Casteen, City Manager
City of Coweta
P.O. Box 850
Coweta, Oklahoma 74429

RECEIVED
DEC 15 2025

Re: Permit No. SL000073250823
The Woods
Facility No. S-20410

Dear Ms. Casteen:

Enclosed is Permit No. SL000073250823 for the construction of 4,713 linear feet of eight (8) inch sanitary sewer line, and all appurtenances to serve the The Woods, Wagoner County, Oklahoma.

The project authorized by this permit should be constructed in accordance with the plans approved by the Department of Environmental Quality ("DEQ") on December 12, 2025. Any deviations from the approved plans and specifications affecting capacity, flow, or operation of units must be approved, in writing, by DEQ before changes are made.

Receipt of this permit should be noted in the minutes of the next regular meeting of the City of Coweta, after which it should be made a matter of permanent record.

Approved plans and specifications are available upon request.

Respectfully,

Dominic Cantore

Dominic Cantore, E.I.
Construction Permit Section
Water Quality Division

Enclosure

10) That the recipient of the permit is responsible for the continued operation and maintenance of these facilities in accordance with rules and regulations adopted by the Environmental Quality Board, and that DEQ will be notified in writing of any sale or transfer of ownership of these facilities.

11) The issuance of this permit does not relieve the responsible parties of any obligations or liabilities which the permittee may be under pursuant to prior enforcement action taken by DEQ.

12) That the permittee is required to inform the developer/builder that a DEQ Storm Water Construction Permit is required for a construction site that will disturb one (1) acre or more in accordance with OPDES, 27A O.S. 2-6-201 *et. seq.* For information or a copy of the GENERAL PERMIT (OKR10) FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES, Notice of Intent (NOI) form, Notice of Termination (NOT) form, or guidance on preparation of a Pollution Prevention Plan, contact the Storm Water Unit of the Water Quality Division at P.O. Box 1677, Oklahoma City, OK 73101-1677 or by phone at (405) 702-8100.

13) That all manholes shall be constructed in accordance with the standards established in OAC 252:656-5-3.

14) That when it is impossible to obtain proper horizontal and vertical separation as stipulated in OAC 252:656-5-4(c)(1) and OAC 252:656-5-4(c)(2), respectively, the sewer shall be designed and constructed equal to water pipe, and shall be pressure tested using the ASTM air test procedure with no detectable leakage prior to backfilling, in accordance with OAC 252:656-5-4(c)(3).

Failure to appeal the conditions of this permit in writing within 30 days from the date of issue will constitute acceptance of the permit and all conditions and provisions.

Travis Herrian, P.E., Engineering Manager
Construction Permit Section
Water Quality Division

PERMIT No. SL000073250823
FACILITY No. S-20410

PERMIT TO CONSTRUCT

December 12, 2025

Pursuant to O.S. 27A 2-6-304, the City of Coweta is hereby granted this Tier I Permit to construct 4,713 linear feet of eight (8) inch sanitary sewer line, and all appurtenances to serve the The Woods, located in SE 1/4 of section 36, T-18-N, R-15-E, Wagoner County, Oklahoma, in accordance with the plans approved December 12, 2025.

By acceptance of this permit, the permittee agrees to operate and maintain the facilities in accordance with the Oklahoma Administrative Code ("OAC") 252:606 rules and to comply with Title 59, Section 1101-1116 O.S. and the rules and regulations adopted thereunder regarding the requirements for certified operators.

This permit is issued subject to the following provisions and conditions.

1) That the recipient of the permit is responsible for ensuring that the project receives supervision and inspection by competent and qualified personnel.

2) That construction of all phases of the project will be started within one year of the date of approval or the phases not under construction will be resubmitted for approval as a new project.

3) That no significant information necessary for a proper evaluation of the project has been omitted and no invalid information has been presented in applying for the permit.

4) That wherever water and sewer lines are constructed with spacing of 10 feet or less, sanitary protection will be provided in accordance with OAC 252:656-5-4(c)(3).

5) That tests will be conducted as necessary to ensure that the construction of the sewer lines will prevent excessive infiltration and that the leakage will not exceed 10 gallons per inch of pipe diameter per mile per day.

6) That the Oklahoma Department of Environmental Quality ("DEQ") shall be kept informed of occurrences which may affect the eventual performance of the works or that will unduly delay the progress of the project.

7) That the permittee will take steps to assure that the connection of house services to the sewers is done in such a manner that the functioning of the sewers will not be impaired and that earth and ground water will be excluded from the sewers when the connection is completed.

8) That any deviations from approved plans or specifications affecting capacity, flow, or operation of units must be approved by DEQ before any such deviations are made in the construction of this project.

9) That any notations or changes recorded on the official set of plans and specifications in DEQ files shall be part of the plans as approved.

Robert Singletary
Executive Director

OKLAHOMA
Environmental
Quality

Kevin Stitt
Governor

December 12, 2025

RECEIVED
DEC 15 2025

Julie Casteen, City Manager
City of Coweta
P.O. Box 850
Coweta, Oklahoma 74429

Re: Permit No. SL000073250840
Lancaster Park - Phase II
Facility No. S-20410

Dear Ms. Casteen:

Enclosed is Permit No. SL000073250840 for the construction of 3,487 linear feet of eight (8) inch PVC sanitary sewer line, and all appurtenances to serve Lancaster Park - Phase II, Wagoner County, Oklahoma.

The project authorized by this permit should be constructed in accordance with the plans approved by the Department of Environmental Quality ("DEQ") on December 12, 2025. Any deviations from the approved plans and specifications affecting capacity, flow, or operation of units must be approved, in writing, by DEQ before changes are made.

Receipt of this permit should be noted in the minutes of the next regular meeting of the City of Coweta, after which it should be made a matter of permanent record.

Approved plans and specifications are available upon request.

Respectfully,

Dominic Cantore

Dominic Cantore, E.I.
Construction Permit Section
Water Quality Division

Enclosure

PERMIT No. SL000073250840
FACILITY No. S-20410

PERMIT TO CONSTRUCT

December 12, 2025

Pursuant to O.S. 27A 2-6-304, the City of Coweta is hereby granted this Tier I Permit to construct 3,487 linear feet of eight (8) inch PVC sanitary sewer line, and all appurtenances to serve th Lancaster Park - Phase II, located in SE 1/4 of section 26, T-18-N, R-15-E, Wagoner County, Oklahoma, in accordance with the plans approved December 12, 2025.

By acceptance of this permit, the permittee agrees to operate and maintain the facilities in accordance with the Oklahoma Administrative Code ("OAC") 252:606 rules and to comply with Title 59, Section 1101-1116 O.S. and the rules and regulations adopted thereunder regarding the requirements for certified operators.

This permit is issued subject to the following provisions and conditions.

1) That the recipient of the permit is responsible for ensuring that the project receives supervision and inspection by competent and qualified personnel.

2) That construction of all phases of the project will be started within one year of the date of approval or the phases not under construction will be resubmitted for approval as a new project.

3) That no significant information necessary for a proper evaluation of the project has been omitted and no invalid information has been presented in applying for the permit.

4) That wherever water and sewer lines are constructed with spacing of 10 feet or less, sanitary protection will be provided in accordance with OAC 252:656-5-4(c)(3).

5) That tests will be conducted as necessary to ensure that the construction of the sewer lines will prevent excessive infiltration and that the leakage will not exceed 10 gallons per inch of pipe diameter per mile per day.

6) That the Oklahoma Department of Environmental Quality ("DEQ") shall be kept informed of occurrences which may affect the eventual performance of the works or that will unduly delay the progress of the project.

7) That the permittee will take steps to assure that the connection of house services to the sewers is done in such a manner that the functioning of the sewers will not be impaired and that earth and ground water will be excluded from the sewers when the connection is completed.

8) That any deviations from approved plans or specifications affecting capacity, flow, or operation of units must be approved by DEQ before any such deviations are made in the construction of this project.

9) That any notations or changes recorded on the official set of plans and specifications in DEQ files shall be part of the plans as approved.

10) That the recipient of the permit is responsible for the continued operation and maintenance of these facilities in accordance with rules and regulations adopted by the Environmental Quality Board, and that DEQ will be notified in writing of any sale or transfer of ownership of these facilities.

11) The issuance of this permit does not relieve the responsible parties of any obligations or liabilities which the permittee may be under pursuant to prior enforcement action taken by DEQ.

12) That the permittee is required to inform the developer/builder that a DEQ Storm Water Construction Permit is required for a construction site that will disturb one (1) acre or more in accordance with OPDES, 27A O.S. 2-6-201 *et. seq.* For information or a copy of the GENERAL PERMIT (OKR10) FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES, Notice of Intent (NOI) form, Notice of Termination (NOT) form, or guidance on preparation of a Pollution Prevention Plan, contact the Storm Water Unit of the Water Quality Division at P.O. Box 1677, Oklahoma City, OK 73101-1677 or by phone at (405) 702-8100.

13) That all manholes shall be constructed in accordance with the standards established in OAC 252:656-5-3.

14) That when it is impossible to obtain proper horizontal and vertical separation as stipulated in OAC 252:656-5-4(c)(1) and OAC 252:656-5-4(c)(2), respectively, the sewer shall be designed and constructed equal to water pipe, and shall be pressure tested using the ASTM air test procedure with no detectable leakage prior to backfilling, in accordance with OAC 252:656-5-4(c)(3).

Failure to appeal the conditions of this permit in writing within 30 days from the date of issue will constitute acceptance of the permit and all conditions and provisions.

Travis Herrian, P.E., Engineering Manager
Construction Permit Section
Water Quality Division

Robert Singletary
Executive Director

OKLAHOMA
Environmental
Quality

Kevin Stitt
Governor

December 16, 2025

RECEIVED

DEC 18 2025

Naomi Hogue, Chairman
Coweta Public Works Authority
P.O. Box 850
Coweta, OK 74429

Re: General Permit No. OKLAA250022 - Approved
One-Time Land Application of Residuals
Coweta Public Works Authority Water Treatment Plant
Facility No. W-21506
OPDES Permit No. OK0045845

Dear Ms. Hogue,

The Oklahoma Department of Environmental Quality (DEQ), Water Quality Division (WQD) is enclosing the Authorization to operate in compliance with General Permit No. OKLAA2500022, for the land application of alum residuals from the Coweta Public Works Authority (Authority) Water Treatment Plant (WTP). The residuals will be removed from the WTP reservoir via floating dredge and trucked to a land application site. Some residuals may be directly pumped from the basin to neighboring fields for application. Residuals trucked offsite will be loaded into pull tanks for land application. The pull tanks will be equipped with toolbars used to subsurface inject/surface apply the biosolids to incorporate into the soil. The Authority's application for this authorization was submitted to DEQ on November 17, 2025.

This Authorization is approved for the land application of residuals to the following site in accordance with requirements of Oklahoma Administrative Code 252:606, as adopted and promulgated pursuant to the Environmental Code, 27A Oklahoma Statute:

Site 1: 329.21 acres located within the SW¼, NE¼ of Section 11, Township 17 South, Range 16 East of the Indian Meridian Wagoner County, Oklahoma

Site 2: 232.87 acres located within the NW¼, SE¼ of Section 12, Township 17 South, Range 16 East of the Indian Meridian Wagoner County, Oklahoma

Site 3: 17.94 acres located within the SE¼, SE¼ of Section 12, Township 17 South, Range 16 East of the Indian Meridian Wagoner County, Oklahoma

Site 4: 6.44 acres located within the NE¼, SE¼ of Section 11, Township 17 South, Range 16 East of the Indian Meridian Wagoner County, Oklahoma

The residuals operation authorized by this document should be maintained in accordance with the approved Residuals Management Plan (RMP) and the DEQ General Permit. DEQ must approve any deviation from the approved RMP or this Authorization in writing before changes can be made.

I am returning a copy of the signed Authorization for your records. Please feel free to contact me at 405-702-8125 if you have any questions or concerns.
Sincerely,

Emily Snodgrass, District Representative
Municipal Wastewater Enforcement Section
Water Quality Division
Oklahoma Department of Environmental Quality

Enclosure: As stated

ES/MM/lv CG/IS/SG

Cc: Edgar Barroso, WTP Operator, City of Coweta
Aaron Gruenewald, Managing Director, Hodges Farms and Dredging
Deanna Hibbard, Environmental Specialist, ECLS, Tulsa DEQ Office
Robin Stratton, ECLS, Regional Manager, DEQ

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY
AUTHORIZATION FOR ONE TIME LAND APPLICATION OF ALUM RESIDUALS UNDER GENERAL PERMIT NO. GP-OK65A
AUTHORIZATION NO. OKLAA250022

In compliance with Oklahoma Statute, 27A § 2-14-305 as amended, and the Rules of the Oklahoma Department of Environmental Quality (DEQ) promulgated thereunder, and in reliance on the certified statement and representation heretofore made in its application:

City of Coweta
310 South Broadway
Coweta, Oklahoma 74429
Facility No. W-21506

Is hereby authorized for a one-time land application of biosolids from the City of Coweta Wastewater Treatment Facility's lagoon cell #1 to the following sites:

Site 1: 329.21 acres located within the SW¼, NE¼ of Section 11, Township 17 South, Range 16 East of the Indian Meridian Wagoner County, Oklahoma

Site 2: 232.87 acres located within the NW¼, SE¼ of Section 12, Township 17 South, Range 16 East of the Indian Meridian Wagoner County, Oklahoma

Site 3: 17.94 acres located within the SE¼, SE¼ of Section 12, Township 17 South, Range 16 East of the Indian Meridian Wagoner County, Oklahoma

Site 4: 6.44 acres located within the NE¼, SE¼ of Section 11, Township 17 South, Range 16 East of the Indian Meridian Wagoner County, Oklahoma

whose site-specific and land application site conditions conform to and are in accordance with residuals characteristics, monitoring requirements and other conditions set forth in Part I of this Authorization.

Issuance of this Authorization in no way or in any respect affects the permittee's civil or criminal responsibilities regarding beneficial reuse of residuals, except with respect to the permittee's legal responsibility under the Environmental Code and Rules promulgated by the Board of Environmental Quality to obtain this permit.

This Authorization is non-transferable and is granted summarily by and at the discretion of the Executive Director in accordance with applicable DEQ Rules and provisions of the above-referenced Permit.

This is to certify that the proposed beneficial reuse of residuals set forth in this Authorization meets the requirements of the DEQ Rules, provided the permittee does not exceed the loading rates and/or metal concentrations set forth in this Authorization.

This Authorization shall become effective on December 16, 2025, and shall expire on midnight December, 16 2030 (five years).

Myles Mungle, P.E., Engineering Manager
Municipal Wastewater Enforcement Section
Water Quality Division
Oklahoma Department of Environmental Quality

PART I
SPECIAL AND STANDARD CONDITIONS

SECTION A. SPECIAL CONDITIONS

1. There shall be no runoff or discharge of residuals or water containing residuals from the land application site.
2. The commingling of residuals with any other type of residuals or wastewater for land application under this authorization is not allowed.
3. Special conditions and/or modification for specific land application sites will be included in the Authorization as necessary to protect the waters of the State.
4. When storage of residuals is necessary, prior to land application, the residuals must be stored in a manner to prevent pollution to the waters of the State.
5. The permittee is hereby given notice that this Authorization is in all respects subject to compliance with any and all applicable and relevant terms, conditions, provisions and requirements and any and all amendments of the laws of the State of Oklahoma and the Board of Environmental Quality's Rules. The absence of any express reference within this Authorization to any particular statutory requirement, rule(s) or standard(s) shall in no respect be deemed or construed to exempt or preclude the application of such requirement, rule(s) and standard(s) to this Authorization or the permittee. By approval, grant and issuance of this authorization, permittee acknowledges receipt of true, correct, and current copies of the Board of Environmental Quality's rules (as amended) provided, however, that permittee further acknowledges that any and all amendments thereto shall become part of this Authorization.

SECTION B. STANDARDS CONDITIONS

1. Duty to reapply: If the permittee wishes to continue an activity regulated by the Authorization after the expiration date of said Authorization, the permittee must reapply for and obtain a new Authorization. The application shall be submitted at least ninety (90) days before the expiration date of the Authorization. The Department may grant permission to submit an application out of time but not later than the authorization date.
2. Duty to provide information: The permittee shall furnish to the Department, within reasonable time, any information which the department may request to determine whether cause exists for modifying or revoking the Authorization, or to determine compliance with the Authorization.
3. Facilities operation: The permittee shall at all times maintain in good working order and operate as efficiently as possible all facilities and equipment used by the permittee to achieve compliance with the terms and conditions of the Authorization.
4. Right to entry: The permittee shall, at reasonable times, allow any representative of the Department, upon presentation of credentials to a responsible person:
   a. To enter upon the permittee's premises where residuals are being land applied or where any records are required to be kept under the terms and conditions of the permit,
   b. have access to and copy any records required to be kept under the terms and conditions of this Authorization; to inspect any equipment utilized in the land application of residuals; to take photographs; and to sample the residuals being land applied or to sample the soil at the land application site; and
   c. to enter upon the permittee's premises to examine and inspect any facilities and equipment covered under the terms of the permit.
5. Monitoring and Reporting: All monitoring and reporting shall be in accordance with Part I, Section A of the Authorization.
6. Noncompliance Notification: If, for any reason, the permittee does not comply with or is unable to comply with any term or condition of the permit, the permittee shall provide the Department with the following information, in writing, within ten (10) days of becoming aware of such condition:
   a. Description of the noncompliance and the cause; and

   b. the period of noncompliance, including exact dates and times; or, if not corrected the anticipated time the noncompliance is expected to continue, and steps being taken to reduce, eliminate and prevent recurrence of the noncompliance.

7. Storm water runoff: All property utilized for land application must be maintained to prevent the discharge of storm water runoff.

Robert Singletary
Executive Director

OKLAHOMA
Environmental
Quality

Kevin Stitt
Governor

December 23, 2025

Julie Casteen, City Manager
City of Coweta
P.O. Box 850
Coweta, Oklahoma 74429

Re: Permit No. SL000073250754
Lift Station Rehabilitation, E 141st St S and S 267th E Ave
Facility No. S-20410

Dear Ms. Casteen:

Enclosed is Permit No. SL000073250754 for the construction of one (1) 100 GPM lift station rehabilitation and all appurtenances to serve the Lift Station Rehabilitation, E 141st St S and S 267th E Ave, Wagoner County, Oklahoma.

The project authorized by this permit should be constructed in accordance with the plans approved by the Department of Environmental Quality ("DEQ") on December 23, 2025. Any deviations from the approved plans and specifications affecting capacity, flow, or operation of units must be approved, in writing, by DEQ before changes are made.

Receipt of this permit should be noted in the minutes of the next regular meeting of the City of Coweta, after which it should be made a matter of permanent record.

Approved plans and specifications are available upon request.

Respectfully,

Dominic Cantore

Dominic Cantore, E.I.
Construction Permit Section
Water Quality Division

Enclosure

PERMIT No. SL000073250754
FACILITY No. S-20410

PERMIT TO CONSTRUCT

December 23, 2025

Pursuant to O.S. 27A 2-6-304, the City of Coweta is hereby granted this Tier I Permit to construct one (1) 100 GPM lift station rehabilitation and all appurtenances to serve the Lift Station Rehabilitation, E 141st St S and S 267th E Ave, located in NW 1/4 and NE 1/4 of section 14, T-17-N, R-15-E, Wagoner County, Oklahoma, in accordance with the plans approved December 23, 2025.

By acceptance of this permit, the permittee agrees to operate and maintain the facilities in accordance with the Oklahoma Administrative Code ("OAC") 252:606 rules and to comply with Title 59, Section 1101-1116 O.S. and the rules and regulations adopted thereunder regarding the requirements for certified operators.

This permit is issued subject to the following provisions and conditions.

1) That the recipient of the permit is responsible for ensuring that the project receives supervision and inspection by competent and qualified personnel.

2) That construction of all phases of the project will be started within one year of the date of approval or the phases not under construction will be resubmitted for approval as a new project.

3) That no significant information necessary for a proper evaluation of the project has been omitted and no invalid information has been presented in applying for the permit.

4) That wherever water and sewer lines are constructed with spacing of 10 feet or less, sanitary protection will be provided in accordance with OAC 252:656-5-4(c)(3).

5) That tests will be conducted as necessary to ensure that the construction of the sewer lines will prevent excessive infiltration and that the leakage will not exceed 10 gallons per inch of pipe diameter per mile per day.

6) That the Oklahoma Department of Environmental Quality ("DEQ") shall be kept informed of occurrences which may affect the eventual performance of the works or that will unduly delay the progress of the project.

7) That the permittee will take steps to assure that the connection of house services to the sewers is done in such a manner that the functioning of the sewers will not be impaired and that earth and ground water will be excluded from the sewers when the connection is completed.

8) That any deviations from approved plans or specifications affecting capacity, flow, or operation of units must be approved by DEQ before any such deviations are made in the construction of this project.

9) That any notations or changes recorded on the official set of plans and specifications in DEQ files shall be part of the plans as approved.

10) That the recipient of the permit is responsible for the continued operation and maintenance of these facilities in accordance with rules and regulations adopted by the Environmental Quality Board, and that DEQ will be notified in writing of any sale or transfer of ownership of these facilities.

11) The issuance of this permit does not relieve the responsible parties of any obligations or liabilities which the permittee may be under pursuant to prior enforcement action taken by DEQ.

12) That the permittee is required to inform the developer/builder that a DEQ Storm Water Construction Permit is required for a construction site that will disturb one (1) acre or more in accordance with OPDES, 27A O.S. 2-6-201 *et. seq.* For information or a copy of the GENERAL PERMIT (OKR10) FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES, Notice of Intent (NOI) form, Notice of Termination (NOT) form, or guidance on preparation of a Pollution Prevention Plan, contact the Storm Water Unit of the Water Quality Division at P.O. Box 1677, Oklahoma City, OK 73101-1677 or by phone at (405) 702-8100.

13) That all manholes shall be constructed in accordance with the standards established in OAC 252:656-5-3.

14) That when it is impossible to obtain proper horizontal and vertical separation as stipulated in OAC 252:656-5-4(c)(1) and OAC 252:656-5-4(c)(2), respectively, the sewer shall be designed and constructed equal to water pipe, and shall be pressure tested using the ASTM air test procedure with no detectable leakage prior to backfilling, in accordance with OAC 252:656-5-4(c)(3).

Failure to appeal the conditions of this permit in writing within 30 days from the date of issue will constitute acceptance of the permit and all conditions and provisions.

Travis Herrian, P.E., Engineering Manager
Construction Permit Section
Water Quality Division

CITY OF COWETA

LIFT STATION REHAB

STATE OF OKLAHOMA
Department of Environmental Quality
APPROVED
December 23, 2025
Water Quality Division
Construction Permitting Section

LOCATED IN
SEC. 14, T-17-N, R-15-E
WAGONER COUNTY, OKLAHOMA

Permit Number: SL000073250754-R
Date Received: November 17 2025

INDEX OF SHEETS

1. TITLE SHEET
2. LOCATION MAP, PAY QUANTITIES AND GENERAL NOTES
3. KEY MAP
4. SITE PLAN
5. LIFT STATION DETAILS
6. ELECTRICAL SITE PLAN
7. ELECTRICAL DETAILS

WDB ENGINEERING P.L.L.C.

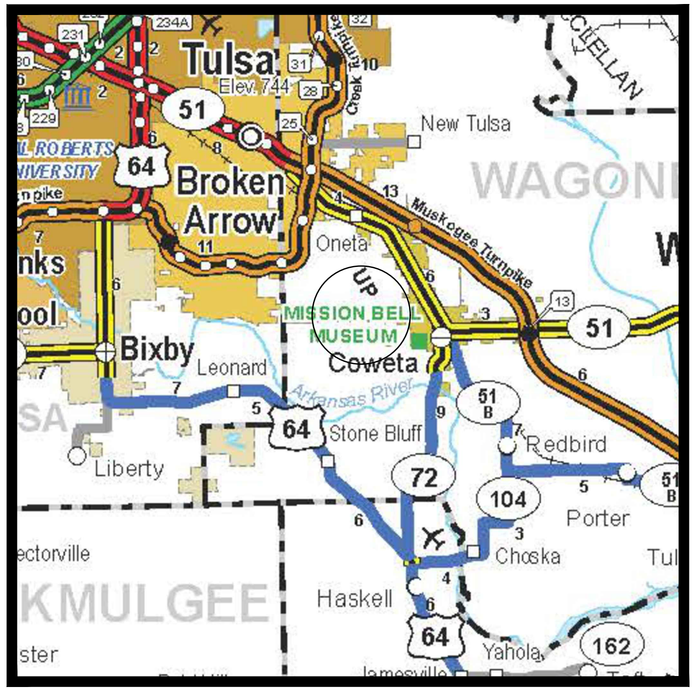
6330 S.E. 74th STREET
OKLAHOMA CITY, OK 73135
405-741-7090
FAX 405-741-7094

RECOMMENDED:
WDB ENGINEERING P.L.L.C.
CERTIFICATE OF AUTHORIZATION #3987
EXPIRES 6-30-27

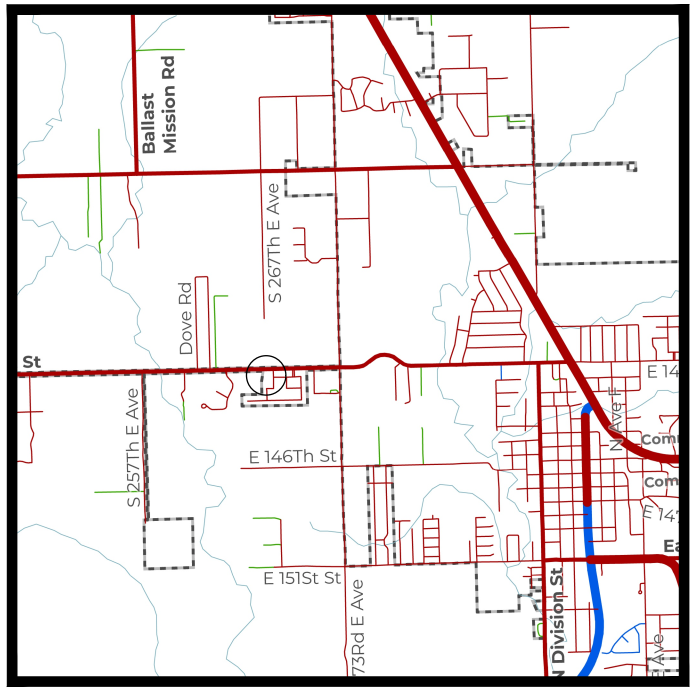
REGISTERED PROFESSIONAL ENGINEER
DAVID
BRUCE
WYATT
15398
OKLAHOMA

DATE: 8/11/25
DAV [illegible] ATT
REG. [illegible] NO. 15398

PLOTTED: Monday, August 11, 2025 09:35AM



VICINITY



PROJECT LOCATION

PROJECT IS LOCATED IN
SEC. 14, T–17–N, R–15–E
WAGONER COUNTY, OKLAHOMA

SUMMARY OF ESTIMATED QUANTITIES – BASE BID				
ITEM NO.	DESCRIPTION	UNIT	QUANTITIY	AS BUILT
1	LIFT STATION (COMPLETE)	L.S.	1	
2	7.25'X7.25' VALVE VAULT (COMPLETE)	L.S.	1	
3	ELECTRICAL (COMPLETE)	L.S.	1	
4	25KW GENERATOR & PAD	L.S.	1	
5	REMOVE STOCKADE FENCE	L.F.	22	
6	INSTALL STOCKADE FENCE	L.F.	28	
7	PIPE LEAKAGE TESTING	L.S.	1	
8	PIPE DEFLECTION TESTING	L.S.	1	

SUMMARY OF ESTIMATED QUANTITIES – ALTERNATE DEDUCT				
ITEM NO.	DESCRIPTION	UNIT	QUANTITIY	AS BUILT
9	25KW GENERATOR TO 25KW MOBILE GENERATOR	L.S.	1	
10	AUTOMATIC TRANSFER SWITCH TO MANUAL TRANSFER SWITCH	L.S.	1	

PAY QUANTITY NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL ESTIMATED QUANTITIES W/ ITEMS SHOWN IN THE PLAN SHEETS.
2. BID PROPOSALS SHALL INCLUDE THE COST OF MATERIALS AND LABOR FOR EACH PAY ITEM.
3. BID SHALL INCLUDE TEMPORARY BYPASS PUMPING REQUIRED TO ACCOMPLISH PROJECT CONSTRUCTION.

GENERAL CONSTRUCTION NOTES

1. ALL WORK NOT CLASSIFIED AS A CONTRACT "PAY ITEM", SHALL BE CONSIDERED INCIDENTAL AND THE COST THEREOF AND INCLUDED IN ITEMS CLASSIFIED FOR PAYMENT.
2. BEFORE ANY SIDEWALK OR DRIVE IS CUT, THE RESIDENT ON PROPERTY AFFECTED SHALL BE NOTIFIED BY THE CONTRACTOR. NO DRIVE OR SIDEWALK SHALL BE LEFT UNCOVERED OVERNIGHT.
3. THE CLEAN-UP OF RIGHT-OF-WAY SHALL NOT BE DELAYED UNTIL FINAL ESTIMATE. THE CLEAN-UP WORK ON SECTIONS OF COMPLETED LINE SHALL BE BROUGHT UP TO DATE AT LEAST EVERY 10 WORKING DAYS. IF CLEAN UP GETS BEHIND TIME, PRODUCTION SHALL BE SUSPENDED TO GIVE MORE MEN AND EQUIPMENT ATTENTION TO CLEAN UP UNTIL IT IS DONE. ALL RUBBISH AND DISCARDED MATERIALS SHALL BE REMOVED FROM THE SITE AND ADJACENT WILL NOT BE CONSIDERED AS HAVING BEEN DISPOSED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL UTILITIES EITHER PUBLIC OR PRIVATE. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE OWNER TO DETERMINE THEIR EXACT LOCATION BEFORE CONSTRUCTION BEGINS.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ALL PARTIES AFFECTED BEFORE ANY WATER LINE OR SEWER LINE IS TAKEN OUT OF SERVICE.
6. ALL CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
7. THE CONTRACTOR SHALL VERIFY THE DEPTH OF THE EXISTING UTILITIES AND/OR WATER LINES BEFORE STARTING ANY EXCAVATION BEGINS.
8. THE LOCATION OF OTHER UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE OF ALL UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT. CALL 1-800-840-5032 48 HOURS PRIOR TO ANY EXCAVATION.
9. FILL MATERIAL AND SAND BACKFILL SHALL BE COMPACTED IN LIFTS NOT TO EXCEED 12" TO 95% STANDARD PROCTOR DENSITY.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL REGULATIONS.
11. ANY CONSTRUCTION PROCEDURES NOT COVERED IN PLANS AND SPECIFICATIONS, WILL BE EXECUTED IN ACCORDANCE WITH PROPER CONSTRUCTION TECHNIQUES AND SHALL BE APPROVED BY THE ENGINEER.
12. THE OKLAHOMA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION, SHALL APPLY TO THIS PROJECT.
13. IF DITCHES SUBSIDE LATER, THE CONTRACTOR SHALL REFILL DITCHES AS SOON AS WEATHER PERMITS, AND SHALL NOT LET DITCHES WITH SUBSIDENCE EXIST DURING CONSTRUCTION OR THEREAFTER.
14. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE FINISHED TO A SMOOTH UNIFORM SURFACE PERMITTING DRAINAGE AND SLOPED IN SUCH CONDITION THAT ALL AREAS MAY BE MOWED WITH ROTARY TYPE MOWING EQUIPMENT.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FENCES DISTURBED DURING CONSTRUCTION.
16. SHOP DRAWINGS FOR ALL MATERIALS INCLUDING VALVES, PIPE, FITTINGS, ETC. USED ON THIS PROJECT SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL BEFORE CONSTRUCTION BEGINS.
17. ALL PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS. SAND BEDDING AND BACKFILL IN AREAS SUBJECT TO VEHICULAR TRAFFIC IS CLASSIFIED AS A PAY ITEM.
18. TOPSOIL SHALL BE PLACED ON ALL DISTURBED AREAS NOT COVERED BY OTHER SURFACING. TOPSOIL SHALL BE AN ACCEPTABLE LOAMY SOIL AND SHALL BE USED ONLY AS DIRECTED BY THE ENGINEER.
19. BERMUDA SPRIGS SHALL BE PLACED ON ALL DISTURBED AREAS NOT COVERED BY OTHER MATERIAL ONLY AS DIRECTED BY THE ENGINEER.
20. BEFORE ANY SIDEWALK OR DRIVE IS CUT, THE RESIDENT ON PROPERTY AFFECTED SHALL BE NOTIFIED BY THE CONTRACTOR. NO DRIVE OR SIDEWALK SHALL BE LEFT UNCOVERED OVERNIGHT.
21. THE CONTRACTOR WILL BE ALLOWED TO SHIFT THE ALIGNMENT OF ANY LINE UP TO TW0 (2) FEET BY DEFLECTION AT JOINTS WITH APPROVAL OF THE INSPECTOR, HOWEVER, ANY FITTINGS REQUIRED MUST BE APPROVED BY THE ENGINEER.
22. SANITARY SEWER PIPE LEAKAGE TESTS SHALL BE PERFORMED BY CONTRACTOR IN ACCORDANCE WITH THE OKLAHOMA STATE DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS OAC 252:656-5-5(b).
23. SANITARY SEWER DEFLECTION TESTS SHALL BE PERFORMED BY CONTRACTOR IN ACCORDANCE WITH THE OKLAHOMA STATE DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS OAC 252:656-5-5(a).
24. THE CONTRACTOR SHALL VERIFY THE DEPTH OF THE EXISTING UTILITIES AND/OR SEWER LINES BEFORE STARTING TRENCH EXCAVATION TO ELIMINATE THE NEED FOR FITTINGS AND ADJUST THE GRADES IF NECESSARY.
25. THE LOCATION OF OTHER UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE OF ALL UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT. CALL 1-800-522-6543 48 HOURS PRIOR TO ANY EXCAVATION.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NPDES PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITES AS WELL AS ALL MATERIALS REQUIRED TO BE IN COMPLIANCE WITH SAID PERMIT. MATERIALS INCLUDE BALE BARRIERS, SILT FENCE, AND BERMUDA SPRIGGING AND ARE INCLUDED IN LUMP SUM OF EROSION CONTROL IN PAY QUANTITIES.

BEFORE YOU DIG..
CALL OKIE
1-800-522-6543

WDB ENGINEERING PLLC
6330 S.E. 74TH STREET
OKC, OK 73135 PH: 405-741-7090
CERTIFICATE OF AUTHORIZATION: #3987 EXP: 6-30-2027

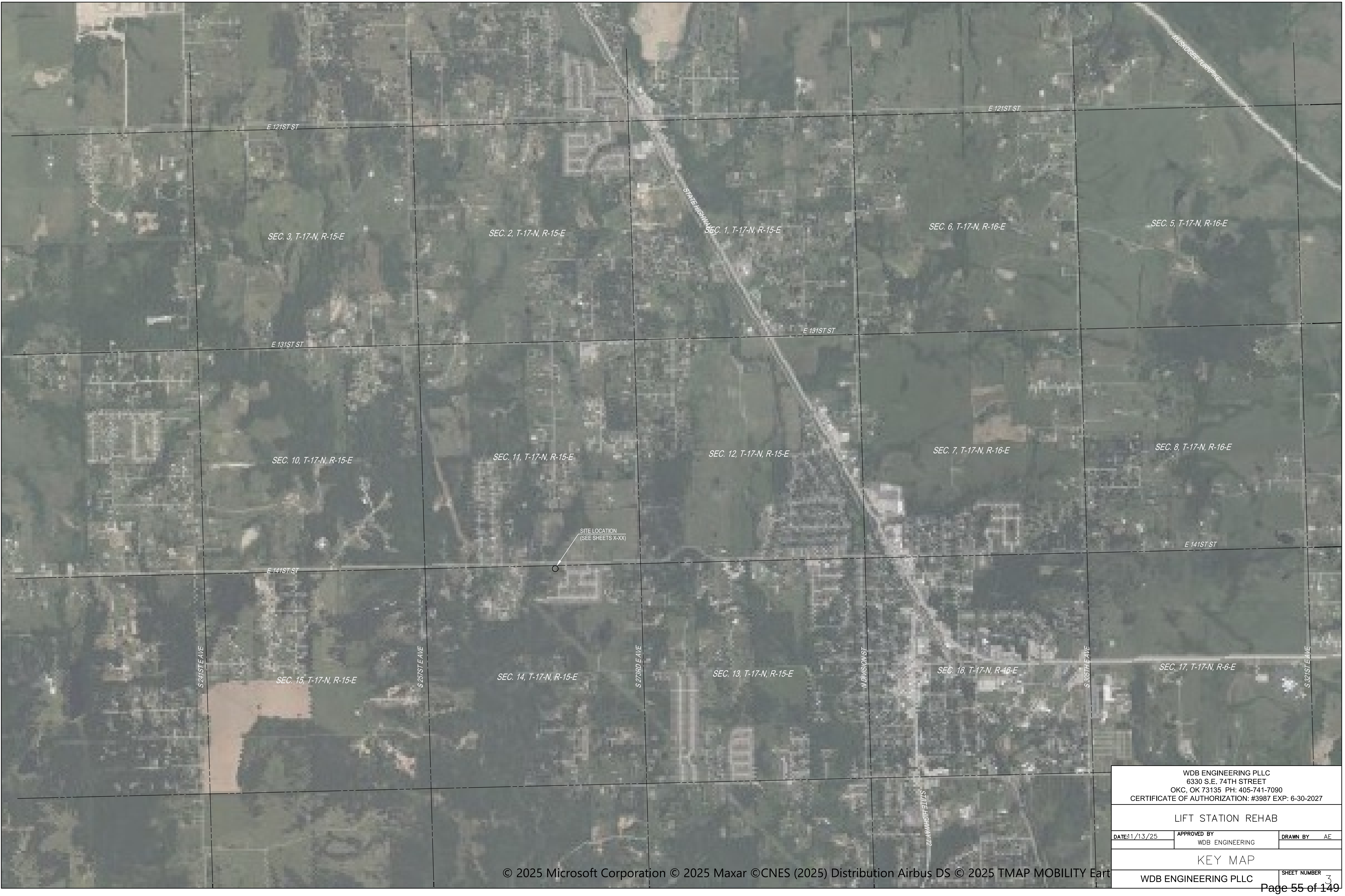
LIFT STATION REHAB

DATE: 11/13/25
APPROVED BY WDB ENGINEERING
DRAWN BY AE

PAY QUANTITIES & NOTES

WDB ENGINEERING PLLC
SHEET NUMBER 2

PLOTTED: Thursday, November 13, 2025 05:52PM


E 121ST ST
E 121ST ST
MUSKOGEE TURNPIKE
STATE HIGHWAY 51
SEC. 3, T-17-N, R-15-E
SEC. 2, T-17-N, R-15-E
SEC. 1, T-17-N, R-15-E
SEC. 6, T-17-N, R-16-E
SEC. 5, T-17-N, R-16-E
E 131ST ST
E 131ST ST
SEC. 10, T-17-N, R-15-E
SEC. 11, T-17-N, R-15-E
SEC. 12, T-17-N, R-15-E
SEC. 7, T-17-N, R-16-E
SEC. 8, T-17-N, R-16-E
SITE LOCATION
(SEE SHEETS X-XX)
E 141ST ST
E 141ST ST
S 241ST E AVE
S 257ST E AVE
S 273RD E AVE
N DIVISION ST
S 305TH E AVE
S 321ST E AVE
SEC. 15, T-17-N, R-15-E
SEC. 14, T-17-N, R-15-E
SEC. 13, T-17-N, R-15-E
SEC. 18, T-17-N, R-16-E
SEC. 17, T-17-N, R-6-E
STATE HIGHWAY 72

© 2025 Microsoft Corporation © 2025 Maxar ©CNES (2025) Distribution Airbus DS © 2025 TMAP MOBILITY Eart

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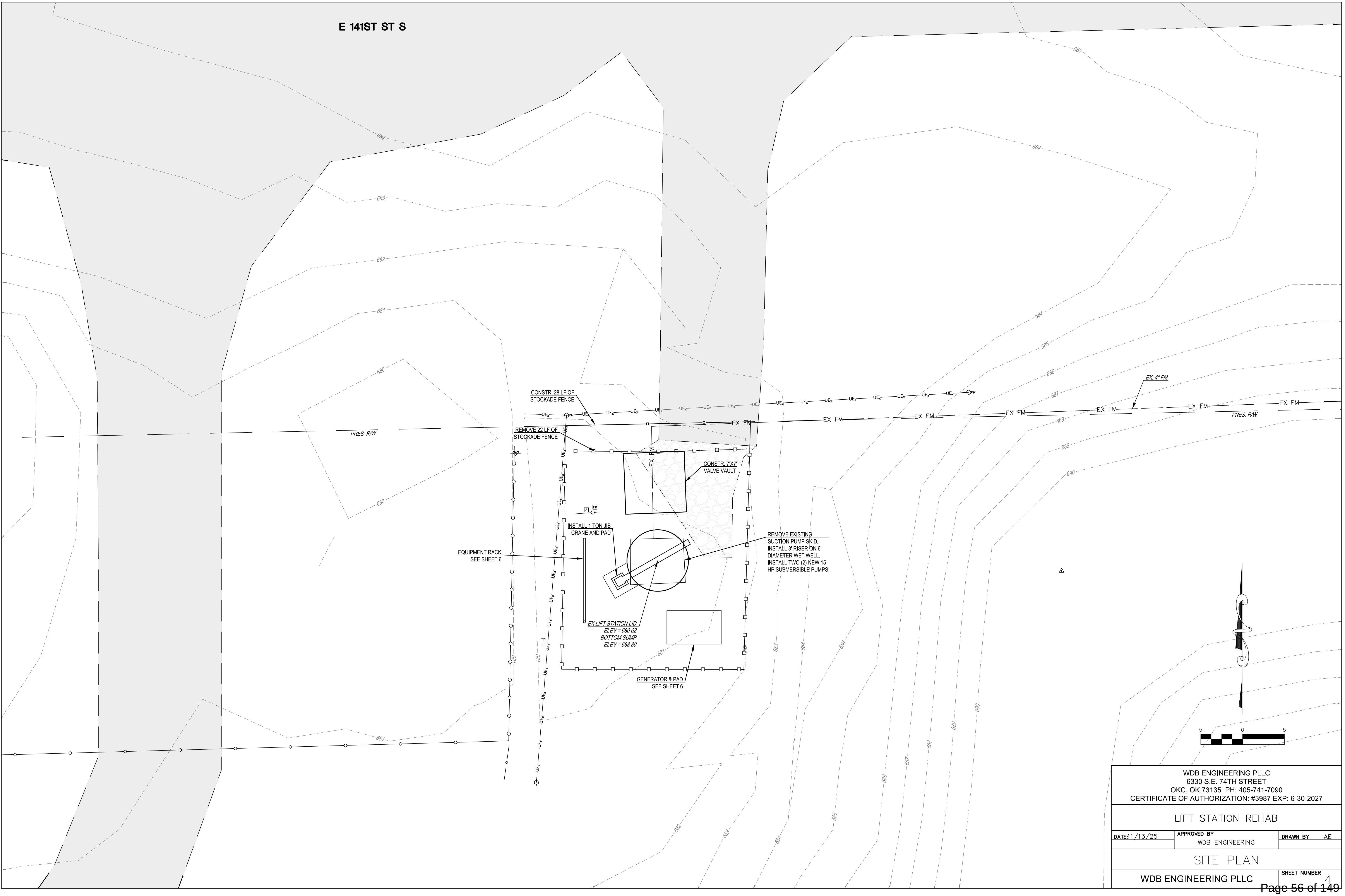
WDB ENGINEERING PLLC
6330 S.E. 74TH STREET
OKC, OK 73135 PH: 405-741-7090
CERTIFICATE OF AUTHORIZATION: #3987 EXP: 6-30-2027

LIFT STATION REHAB

DATE: 11/13/25	**APPROVED BY** WDB ENGINEERING	**DRAWN BY** AE

KEY MAP

WDB ENGINEERING PLLC	**SHEET NUMBER** 3


E 141ST ST S
CONSTR. 28 LF OF STOCKADE FENCE
REMOVE 22 LF OF STOCKADE FENCE
PRES. R/W
EX 4" FM
EX FM
UEx
PP
GAS
CONSTR. 7'X7' VALVE VAULT
INSTALL 1 TON JIB CRANE AND PAD
EQUIPMENT RACK SEE SHEET 6
REMOVE EXISTING SUCTION PUMP SKID. INSTALL 3' RISER ON 6' DIAMETER WET WELL. INSTALL TWO (2) NEW 15 HP SUBMERSIBLE PUMPS.
EX LIFT STATION LID ELEV = 680.62 BOTTOM SUMP ELEV = 668.80
GENERATOR & PAD SEE SHEET 6
P
EM
680
681
682
683
684
685
686
687
688
689
690
5
0
5

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LIFT STATION REHAB

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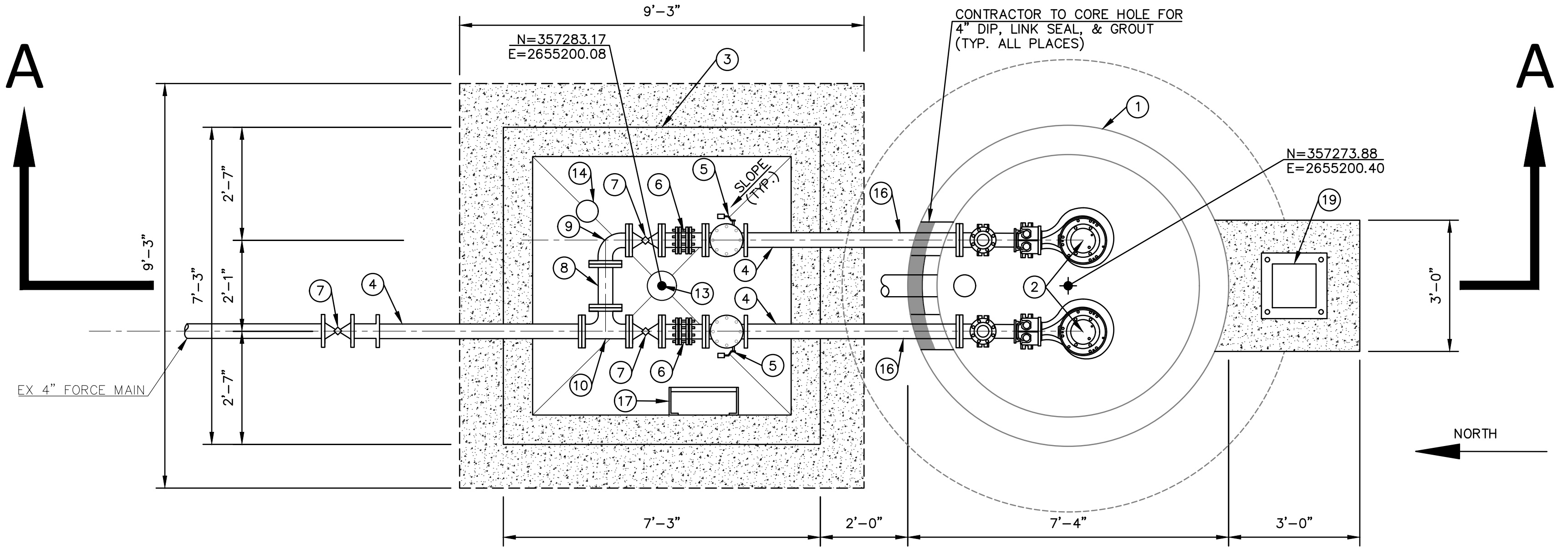
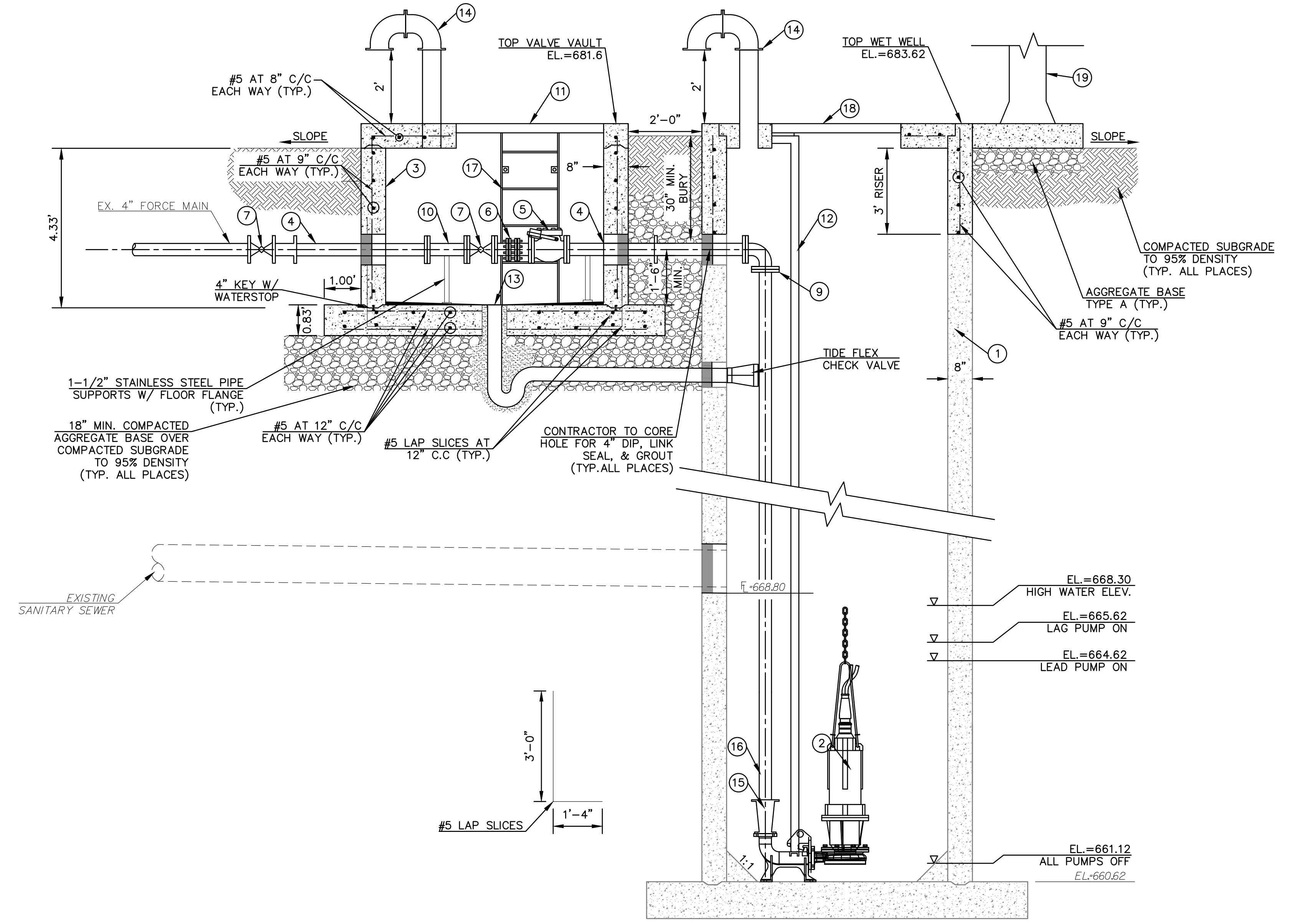
SITE PLAN

WDB ENGINEERING PLLC
SHEET NUMBER 4


A
A
9'-3"
N=357283.17
E=2655200.08
CONTRACTOR TO CORE HOLE FOR
4" DIP, LINK SEAL, & GROUT
(TYP. ALL PLACES)
N=357273.88
E=2655200.40
SLOPE (TYP.)
9'-3"
2'-7"
7'-3"
2'-1"
2'-7"
3'-0"
EX 4" FORCE MAIN
NORTH
7'-3"
2'-0"
7'-4"
3'-0"
1
2
3
4
5
6
7
8
9
10
13
14
16
17
19

LIFT STATION PLAN


14
TOP VALVE VAULT
EL.=681.6
#5 AT 8" C/C
EACH WAY (TYP.)
2'
11
2'-0"
TOP WET WELL
EL.=683.62
18
19
SLOPE
#5 AT 9" C/C
EACH WAY (TYP.)
3
17
8"
30" MIN. BURY
3' RISER
EX. 4" FORCE MAIN
7
4
10
7
6
5
4
12
4.33'
1.00'
4" KEY W/
WATERSTOP
13
0.83'
1'-6" MIN.
9
COMPACTED SUBGRADE
TO 95% DENSITY
(TYP. ALL PLACES)
AGGREGATE BASE
TYPE A (TYP.)
#5 AT 9" C/C
EACH WAY (TYP.)
TIDE FLEX
CHECK VALVE
1
8"
1-1/2" STAINLESS STEEL PIPE
SUPPORTS W/ FLOOR FLANGE
(TYP.)
18" MIN. COMPACTED
AGGREGATE BASE OVER
COMPACTED SUBGRADE
TO 95% DENSITY
(TYP. ALL PLACES)
#5 AT 12" C/C
EACH WAY (TYP.)
#5 LAP SLICES AT
12" C.C (TYP.)
CONTRACTOR TO CORE
HOLE FOR 4" DIP, LINK
SEAL, & GROUT
(TYP.ALL PLACES)
EXISTING
SANITARY SEWER
℄-668.80
EL.=668.30
HIGH WATER ELEV.
EL.=665.62
LAG PUMP ON
EL.=664.62
LEAD PUMP ON
3'-0"
16
15
2
#5 LAP SLICES
1'-4"
1:1
EL.=661.12
ALL PUMPS OFF
EL.=660.62

SECTION A-A

KEYED NOTES:
1. 6' I.D. WET WELL TO REMAIN
2. SUBMERSIBLE PUMP (TYP.)
3. CONCRETE VALVE VAULT
4. 4" WALL PIPE (FLG X MJ)
5. 4" CHECK VALVE
6. 4" DISMANTLING JOINT (RJ)
7. 4" PLUG VALVE
8. 4" SPOOL
9. 4"X 90° BEND (FLG)
10. 4"X4" TEE (FLG)
11. ALUMINUM ACCESS DOOR SERIES SR2 HINGE OPPOSITE WITH SAFETY GRATING AS MANUFACTURED BY HALLIDAY PRODUCTS OR APPROVED EQUAL
12. 2" STAINLESS STEEL GUIDES
13. 4" DIP DRAIN AND P-TRAP W/ 4" TIDE FLEX CHECK VALVE SERIES TF-2 AT 2% MINIMUM SLOPE
14. 2" VENT PIPE INSIDE W/ STAINLESS STEEL INSECT SCREEN
15. 4"X2" REDUCER (FLG)
16. 4" DIP PIPE
17. 18" WIDE ALUMINUM ACCESS LADDER WITH SAFETY EXTENSION AND NON-SKID RUNGS AT 12" O.C., TO BE ANCHORED TO VAULT AND HATCH COVER
18. ALUMINUM ACCESS DOOR SERIES SR2 HINGE OPPOSITE WITH SAFETY GRATING AS MANUFACTURED BY HALLIDAY PRODUCTS OR APPROVED EQUAL
19. 1 TON JIB CRANE (SHOWN OUT OF PLACE)

PUMP NOTES:
1. SUBMERSIBLE PUMPS SHALL BE VAUGHAN 15 HP, 240V, THREE PHASE 100 GPM AT 105' TDH
2. PUMP SHALL BE IN ACCORDANCE WITH OAC 252:656-7-1(b)(3) AND SHALL BE CAPABLE OF PASSING A 3-INCH SPHERE.

NOTES:
1. CONTRACTOR SHALL VERIFY HATCH ACCESS DOOR DIMENSIONS WITH SELECTED EQUIPMENT PRIOR TO CONSTRUCTION. CONCRETE OPENING DIMENSIONS SHALL BE VERIFIED WITH SELECTED PUMP MANUFACTURER BEFORE CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THAT SELECTED PUMPS CAN BE INSTALLED AND REMOVED THROUGH CONCRETE OPENING AT WET WELL PRIOR TO CONSTRUCTION.
3. ALL HARDWARE INSIDE THE WET WELL SHALL BE 316 STAINLESS STEEL INCLUDING PUMP GUIDE RAILS, BOLTS, LIFTING CHAINS, ETC. UNLESS OTHERWISE NOTED.
4. PIPE FITTINGS AND VALVES OUTSIDE OF STRUCTURES SHALL BE MECHANICAL JOINT TYPE WITH RESTRAINT.
5. PIPE FITTINGS AND VALVES INSIDE WET WELL AND VALVE VAULT SHALL BE FLANGED TYPE.
6. ALL WET WELL AND VALVE VAULT PIPE/CONDUIT PENETRATIONS SHALL BE WATERTIGHT USING LINKSEAL AND GROUT
7. WATER STOPS SHALL BE USED AT ALL CONSTRUCTION JOINTS AND SHALL BE RATED AT 1.5 TIMES THE POTENTIAL HEAD AT EACH JOINT.
8. ALL ASSOCIATED ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH NEC, INCLUDING ARTICLE 500 HAZARDOUS LOCATIONS AND CLEARANCES.

2 1 0 2

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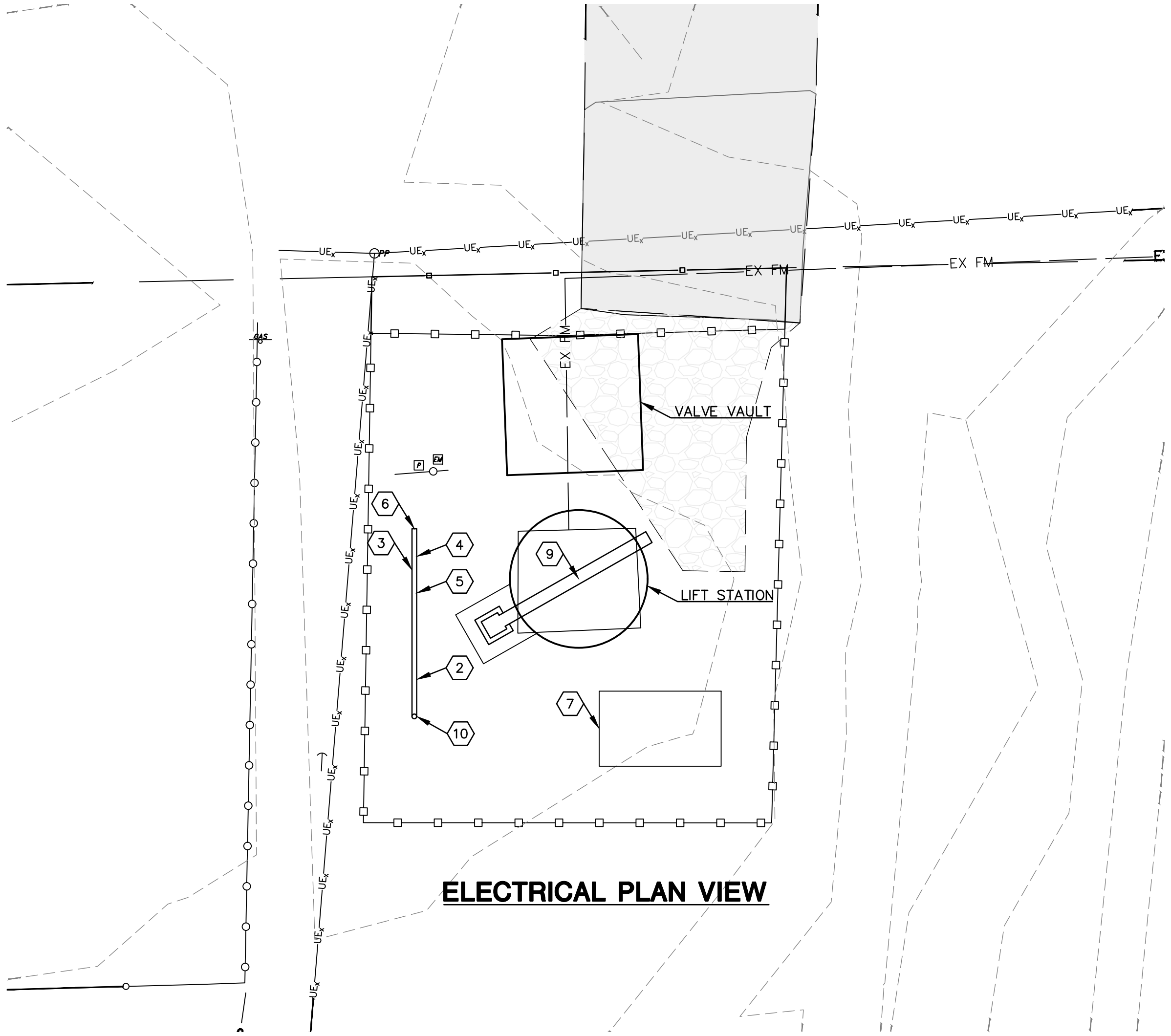
LIFT STATION REHAB

DATE: 11/13/25	APPROVED BY WDB ENGINEERING	DRAWN BY AE

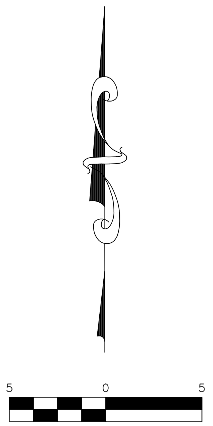
LIFT STATION DETAIL

WDB ENGINEERING PLLC
SHEET NUMBER 5

PLOTTED: Thursday, November 13, 2025 05:52PM


UE
EX FM
VALVE VAULT
LIFT STATION
1
2
3
4
5
6
7
9
10

ELECTRICAL PLAN VIEW



ELECTRICAL SITE PLAN KEYED NOTES:

1. NEW OVERHEAD 120/240V, 3-PHASE, 4-WIRE SERVICE LATERAL. ALL DIRECT UTILITY COSTS TO BE PAID BY CITY AND NOT INCLUDED IN BID. INSTALL NEW ELECTRIC SERVICE WITH RISER, METER, AND METER DISCONNECT SWITCH AS REQUIRED.
2. NEW SERVICE RATED, 3 POLE, NEMA 3R AUTOMATIC TRANSFER SWITCH, 100 AMP, 120/240-VOLT, 3-PHASE, 4-WIRE, SAME MFGR AS APPROVED GENSET.
3. NEW 120/240V PANEL BOARD "DP".
4. NEW TELEMETRY ELECTRIC CONTROL AND SCADA PANEL, SEE DETAILS.
5. NEW PUMP CONTROL PANEL AS SPECIFIED, INSTALL PER DETAILS..
6. NEW EQUIPMENT RACK. RACK SHALL CONTAIN NEW DISCONNECTS, METER, SPD, ATS, RECEPTACLE, 120/240V PANEL BOARD, POWER ZONE, TELEMETRY PANEL, AND PUMP CONTROLS, SEE DETAILS ON SHEET 7.
7. GENERAC #RG025 25KW GENSET, 120/240-VOLT, 3-PHASE, 4-WIRE, NATURAL GAS, WITH WEATHERPROOF ENCLOSURE AND CRITICAL SILENCER MOUNTED ON NEW CONCRETE PAD PER DETAILS.
8. PROVIDE NATURAL GAS SERVICE LINE AND METER WITH TRACER WIRE UNDERGROUND TO GENERATOR AS REQUIRED, INCLUDING DIRT LEG AND CUT OFF VALVE AT GENSET, COORDINATE WITH UTILITY.
9. TWO (2) NEW 15 HP, 240V, THREE PHASE SUBMERSIBLE PUMPS AND WP J-BOXES, SEE CIVIL DRAWINGS.
10. 150W LED POLE MOUNTED FLOODLIGHT, CONFIRM POLE HEIGHT WITH OWNER. NOMINAL 15'.

NOTES:

1. ALL CONDUCTORS SHALL BE COPPER. ALL CONDUITS ABOVE GRADE SHALL BE GALVANIZED RIGID STEEL OR IMC. SCH 40 PVC CONDUIT MAY BE USED BELOW GRADE.
2. CONTRACTOR SHALL PROVIDE EQUIPMENT RACKS FOR ALL EQUIPMENT AS DETAILED ON DRAWINGS AND APPROVED BY ENGINEER.
3. GENSET AND ATS SHALL BE BY A COMMON MANUFACTURER AND WARRANTIED TOGETHER.
4. IN EMERGENCY OPERATION, ONLY ONE PUMP SHALL START AT A TIME. CONTRACTOR TO PROVIDE A MEANS FOR AUTOMATIC AND MANUAL START UP AND LOAD TRANSFER.

FEEDER SCHEDULE:

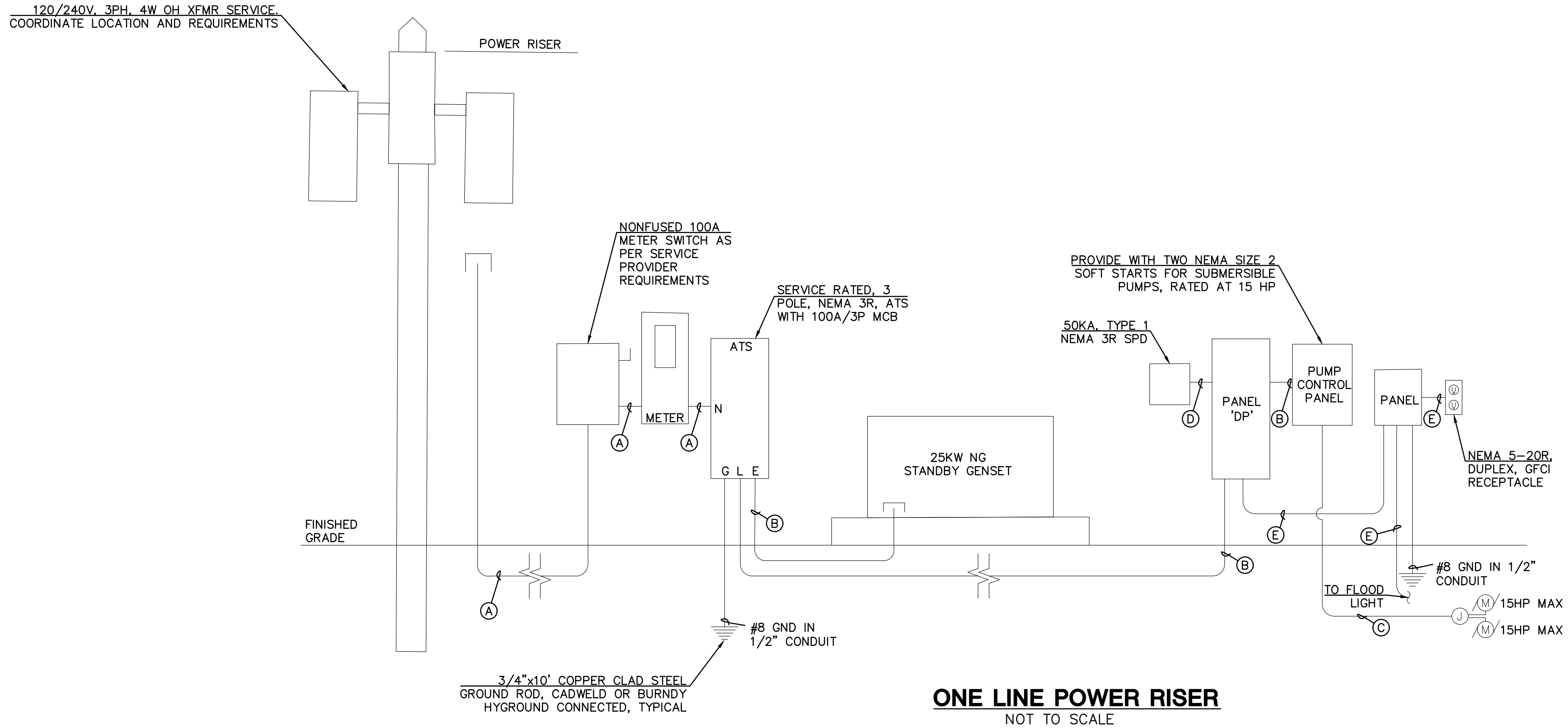
Ⓐ 3 #6, #6 N, IN 1.25" CONDUIT

Ⓑ 3 #6, #6 N, AND #6 GROUND IN 1.25" CONDUIT

Ⓒ 3 #6 AND #6 GROUND, IN 3/4" CONDUIT (PER SUBMERSIBLE MOTOR MANUFACTURER)

Ⓓ 3 #8 AND #8 GROUND IN 1" CONDUIT

Ⓔ 2 #10 AND #10 N IN 1/2" CONDUIT


120/240V, 3PH, 4W OH XFMR SERVICE. COORDINATE LOCATION AND REQUIREMENTS
POWER RISER
NONFUSED 100A METER SWITCH AS PER SERVICE PROVIDER REQUIREMENTS
METER
N
SERVICE RATED, 3 POLE, NEMA 3R, ATS WITH 100A/3P MCB
ATS
G L E
25KW NG STANDBY GENSET
50KA, TYPE 1 NEMA 3R SPD
PANEL 'DP'
PROVIDE WITH TWO NEMA SIZE 2 SOFT STARTS FOR SUBMERSIBLE PUMPS, RATED AT 15 HP
PUMP CONTROL PANEL
PANEL
NEMA 5-20R, DUPLEX, GFCI RECEPTACLE
FINISHED GRADE
#8 GND IN 1/2" CONDUIT
TO FLOOD LIGHT
J
M
15HP MAX
M
15HP MAX
#8 GND IN 1/2" CONDUIT
3/4"x10' COPPER CLAD STEEL GROUND ROD, CADWELD OR BURNDY HYGROUND CONNECTED, TYPICAL
A
A
A
B
B
B
C
D
E
E
E

ONE LINE POWER RISER

NOT TO SCALE

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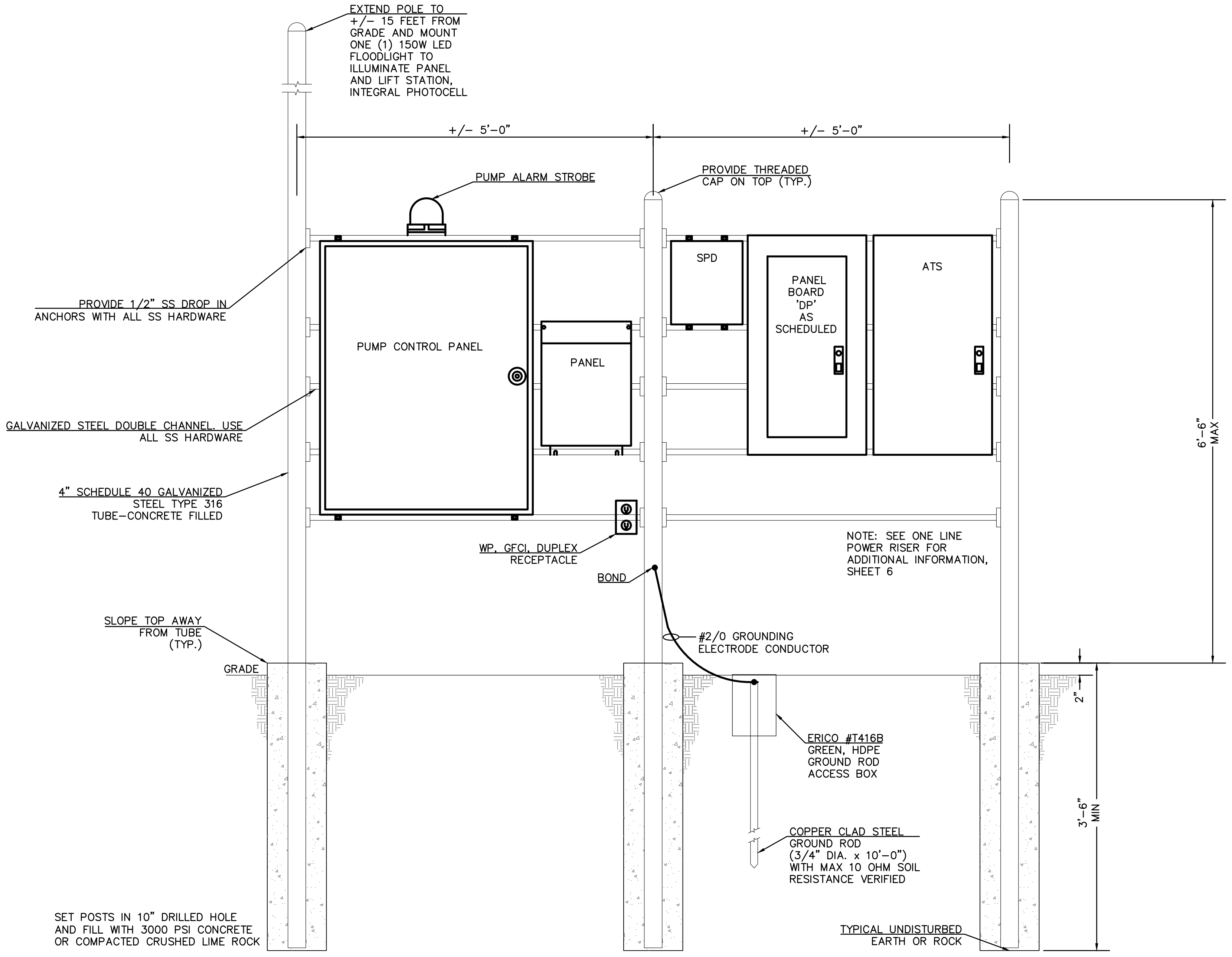
LIFT STATION REHAB

DATE: 11/13/25	APPROVED BY WDB ENGINEERING	DRAWN BY AE

ELECTRICAL SITE PLAN

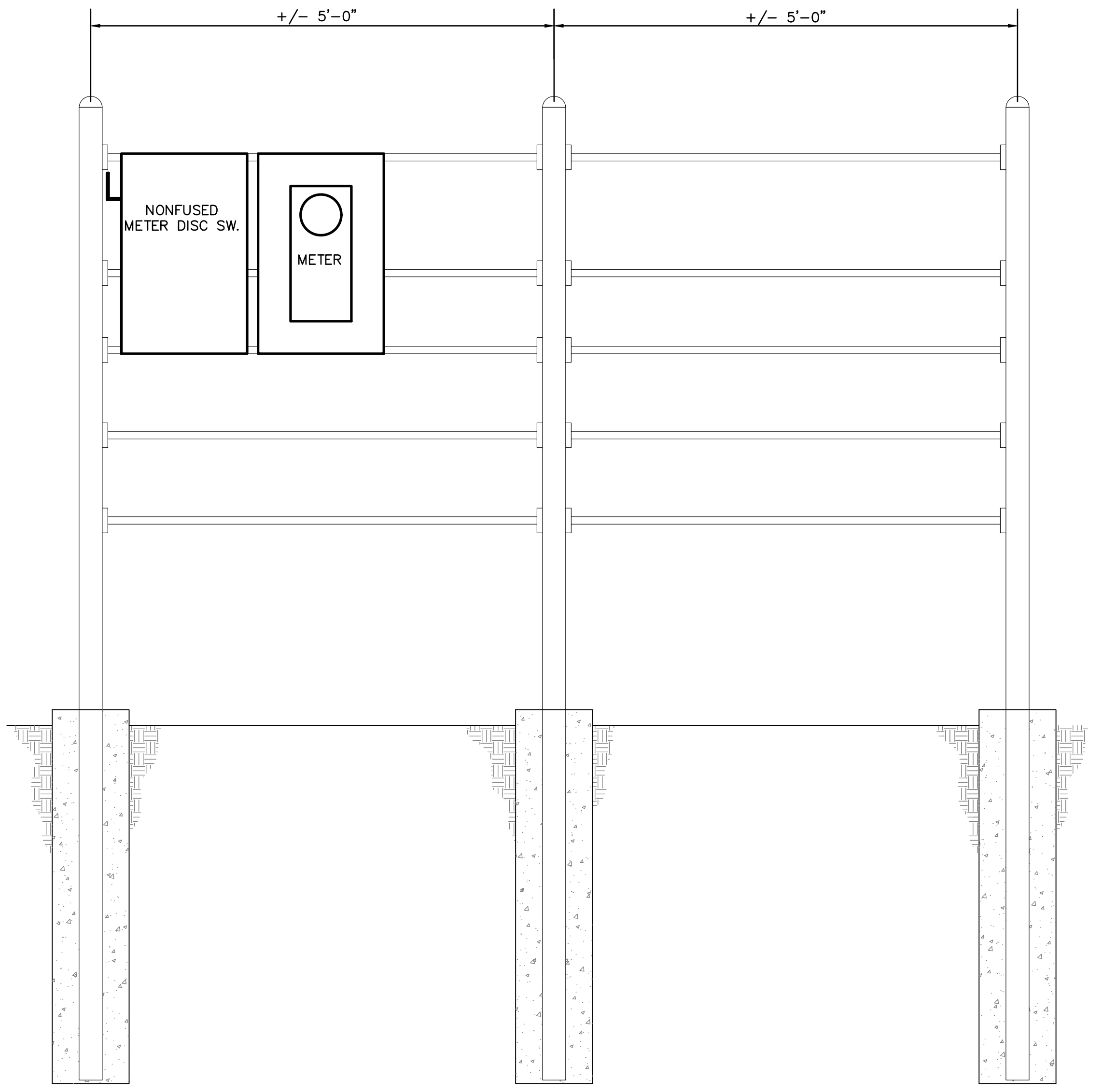
WDB ENGINEERING PLLC	SHEET NUMBER 6

PLOTTED: Thursday, November 13, 2025 05:52PM


EXTEND POLE TO +/- 15 FEET FROM GRADE AND MOUNT ONE (1) 150W LED FLOODLIGHT TO ILLUMINATE PANEL AND LIFT STATION, INTEGRAL PHOTOCELL
+/- 5'-0"
+/- 5'-0"
PUMP ALARM STROBE
PROVIDE THREADED CAP ON TOP (TYP.)
PROVIDE 1/2" SS DROP IN ANCHORS WITH ALL SS HARDWARE
PUMP CONTROL PANEL
PANEL
SPD
PANEL BOARD 'DP' AS SCHEDULED
ATS
GALVANIZED STEEL DOUBLE CHANNEL. USE ALL SS HARDWARE
4" SCHEDULE 40 GALVANIZED STEEL TYPE 316 TUBE-CONCRETE FILLED
6'-6" MAX
WP, GFCI, DUPLEX RECEPTACLE
NOTE: SEE ONE LINE POWER RISER FOR ADDITIONAL INFORMATION, SHEET 6
BOND
SLOPE TOP AWAY FROM TUBE (TYP.)
#2/0 GROUNDING ELECTRODE CONDUCTOR
GRADE
2"
ERICO #T416B GREEN, HDPE GROUND ROD ACCESS BOX
3'-6" MIN
COPPER CLAD STEEL GROUND ROD (3/4" DIA. x 10'-0") WITH MAX 10 OHM SOIL RESISTANCE VERIFIED
SET POSTS IN 10" DRILLED HOLE AND FILL WITH 3000 PSI CONCRETE OR COMPACTED CRUSHED LIME ROCK
TYPICAL UNDISTURBED EARTH OR ROCK

DETAIL 1 - FRONT
ELECTRICAL EQUIPMENT SUPPORT STRUCTURE

NOT TO SCALE


+/- 5'-0"
+/- 5'-0"
NONFUSED METER DISC SW.
METER

DETAIL 2 - BACK
ELECTRICAL EQUIPMENT SUPPORT STRUCTURE

NOT TO SCALE

NOTES:

1. ALL EQUIPMENT ON THIS RACK SHALL BE NEMA 3R AND ALL WIRING SHALL BE NEMA 3 SEALED. USE HOT DIPPED GALVANIZED SPRAY. ALL CUTS, AND EXPOSING THREADS TOUCHED UP WITH COLD GALVANIZING SPRAY. ALL CONDUIT SUPPORTING HARDWARE SHALL BE STAINLESS STEEL. DO NOT USE ANY PLATED HARDWARE. MAXIMUM RACK WIDTH IS 10' PROVIDE MINIMUM THREE LENGTHS OF STRUT BETWEEN POSTS, MORE IF NECESSARY FOR MOUNTING. LAYOUT EQUIPMENT SO THERE IS A MINIMUM OF 4" BETWEEN EACH. SUBMIT SCALED SHOP DRAWINGS FOR APPROVAL BY ENGINEER.

PLOTTED: Thursday, November 13, 2025 05:52PM

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LIFT STATION REHAB

DATE: 11/13/25	APPROVED BY WDB ENGINEERING	DRAWN BY AE

ELECTRICAL DETAILS

WDB ENGINEERING PLLC

SHEET NUMBER 7

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

Memorandum

To:	Honorable Mayor and City Council
From:	Julie Casteen, City Manager
Re:	**RESOLUTION 2026-03 REGARDING BUDGET AMENDMENTS FOR THE LIBRARY FUND**
Date:	January 5, 2026

BACKGROUND

The City has received state aid from the Oklahoma Department of Libraries that was not appropriated in the original budget for FY2025-2026. Julia Stephens, Library Director, requests that the funds be appropriated for books and program supplies.

STAFF RECOMMENDATION

Staff recommends the adoption of Resolution 2026-03.

ATTACHMENTS

1. 260105-Supplementals Reso 2026-03-Library Fund
2. FY26 Library State Aid

CITY OF COWETA, OKLAHOMA

RESOLUTION 2026-03

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 $14,940 IN THE LIBRARY FUND FROM STATE AID RECEIVED FROM THE OKLAHOMA DEPARTMENT OF LIBRARIES FOR BOOKS AND PROGRAM SUPPLIES.

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 THERFORE BE IT RESOLVED by the City Council of the City of Coweta that the following supplemental appropriations be made in the Library Fund:

ACCOUNT NUMBER	DESCRIPTION	AMOUNT	REASON FOR EXPENDITURE	FUNDING SOURCE	FUND BALANCE AMOUNT
05-5218-080	Library Books	$10,940	Library Books	Library State	$10,940
05-5226.080	Program Supplies	4,000	Program Supplies	Aid	4,000
	Total Library Fund	$14,940			$14,940

This Resolution is approved in an open meeting by the City Council of the City of Coweta on this 5th day of January 2026.

Naomi Hogue, Mayor

Approved as to form:

Patrick Boulden, City Attorney

ATTEST:

Marcy Kilgore, City Clerk

AGREEMENT

For

2025 State Aid Recipients

WHEREAS, the State of Oklahoma and the Oklahoma Department of Libraries wish to improve library service in the State.

THEREFORE, in consideration of the mutual covenants contained herein and as set forth in the Oklahoma Administrative Code Title 405, Chapter 25;

The Department will distribute funds as per approved formula. State aid funds are dependent on the Oklahoma Department of Libraries having sufficient funds to pay awards. In case of revenue failures, payments to libraries will be reduced uniformly.

All funds shall be administered according to 11 O.S. § 17-207 (2011), which states, "Any monies received or expended by a municipality must be accounted for by fund and account."

In accepting state aid funds, the undersigned representative of a public library or system agrees that said library or system meets the standards as adopted by the Oklahoma Department of Libraries Board on April 1, 1999, amended in 2017, 2019 and 2022. Said library or system agrees to adhere to the adopted standards and to notify the Department if such standards cannot be maintained. Said library or system agrees to apply state aid funds for the improvement of public library services. All funds will be expended or obligated on or before July 31, 2026.

Coweta Public Library

Julie Casteen
Authorized Representative

Julia Stephens
Library Director

Julie Casteen, City Manager
Print Name and Title

Dec. 17, 2025
Date

12/18/2025
Date

OMES FORM 3
(Revised 12/2012)

STATE OF OKLAHOMA
Notarized Claim Voucher And Disbursements of Payroll Withholdings

AGENCY BUSINESS UNIT	43000

FOR AGENCY USE: MOE 196 A
PO: 4309003603
VID: 56471 Location: 3

CLAIM OF:
City of Coweta
Coweta Public Library

Address:
PO Box 850
Coweta OK 74429

OBJECT ACCOUNT	AMOUNT	OBJECT ACCOUNT	AMOUNT
555110	$ 14,940.00		

TOTAL AMOUNT $ 14,940.00

OMES-AUDITED BY:

FOR

$14,940.00

AGAINST

Agency, Bd.,
Comm., Dept.: OK Dept of Libraries

ASSIGNMENT

I hereby assign this claim to

and authorize the State Treasurer to issue a warrant in payment to said assignee.

Claimant Signature

Date

DATE	ITEM	QUANTITY	ARTICLE	UNIT PRICE	AMOUNT CLAIMED	OBJECT ACCOUNT
12/17/2025			State Aid Grant for SFY25 reporting year (100% of grant) Budget Ref.: 26 Department: 2000001 CFDA:		$ 14,940.00	555110

Notary Public State of Oklahoma
Amanda Forum
My Commission # 25000618
Expires 1/17/2029

THIS SECTION IS NOT REQUIRED FOR WITHHOLDING PAYMENTS-EXCEPT FOR WITHHOLDING REFUNDS

TOTAL AMOUNT APPROVED $14,940.00

The undersigned contractor, vendor, individual, or duly sworn agent, of lawful age, upon oath says that this claim is true and correct. Affiant further states that the work, services, or materials as shown by this claim have been completed or supplied in accordance with the plans, specifications, orders, requests, and all other terms of the contract. Affiant also states that any refunds represented by this payment are due. (NOTE: Claimant signature only for payroll withholding refunds)

Julie Casteen
Claimant

State of Oklahoma County of Wagoner

Subscribed and sworn before me on December 18, 2025

My Commission expires 1/17/2029

Notary Public (or Clerk or Judge) Amanda Forum

Department Supervisor's Approval Signature
(If required)

Date

Agency, Bd.,
or Div. Use

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

Presentation

To: Honorable Mayor and City Council

Re: **REQUEST BY S. ALLEN PRATHER TO ADDRESS THE CITY COUNCIL ABOUT THE NUMEROUS REASONS THE EMPLOYMENT OF JULIE CASTEEN WITH THE CITY OF COWETA SHOULD BE IMMEDIATELY TERMINATED**

Date: January 5, 2026

INFORMATION

Project Atlas - City of Coweta Website

ATTACHMENTS

1. 251201-S. Allen Prather- City Manager- Julie Casteen- Employment
2. Maps
3. 250303-Casteen CM Contract
4. PSA - Hopping
5. PSA - CIDA

CITY OF Coweta

AGENDA REQUEST FORM

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

Date of Request: 01 DEC '25 Meeting Date: 05 JAN '25

Name of Requestor: S. ALLEN PRATHER

Name of Business, if applicable N/A

Agenda Item Request For: (Please check one)

☒ Action Item Request ☒ Discussion ☐ Report

☐ Other (specify)

CITY CLERK'S OFFICE
RECEIVED
DEC 01 2025
CITY OF COWETA CITY CLERK
WAGONER COUNTY
STATE OF OKLAHOMA

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

APPLICANT OF THIS REQUEST INTENDS TO MENTION, TALK ABOUT, AND EXPLAIN THE NUMEROUS REASONS EMPLOYMENT OF JULIE CASTEEN WITH CITY OF COWETA SHOULD BE IMMEDIATELY TERMINATED.

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

Signature

01 DEC '25
Date

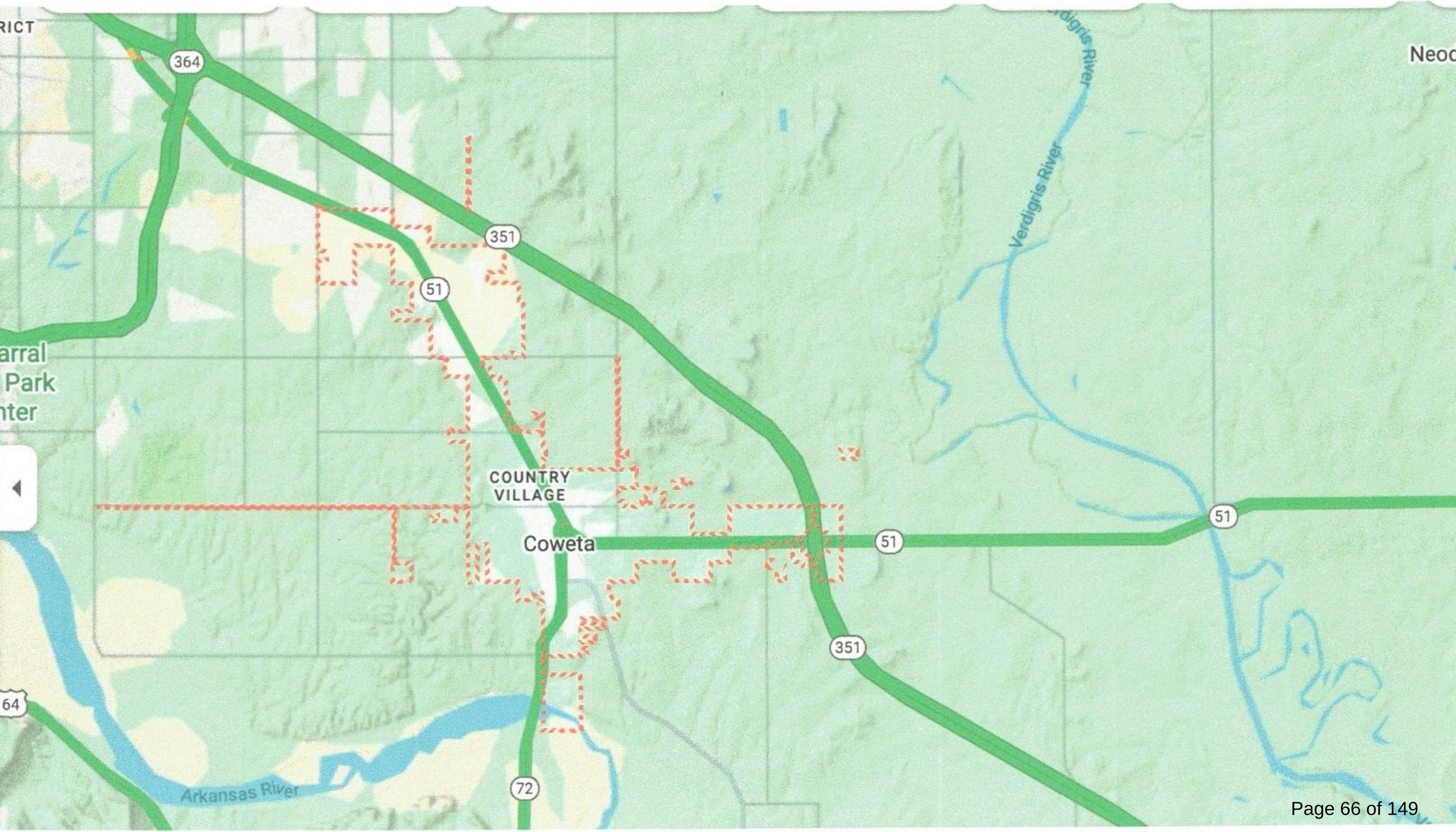
16406 S. HWY 72
Physical Address

JACKIPRATHER@CLEANAIRACTION.COM
Email address

COWETA, OK 74429
City, State, Zip Code

918-770-5090
Telephone Number

Revised 8/5/2024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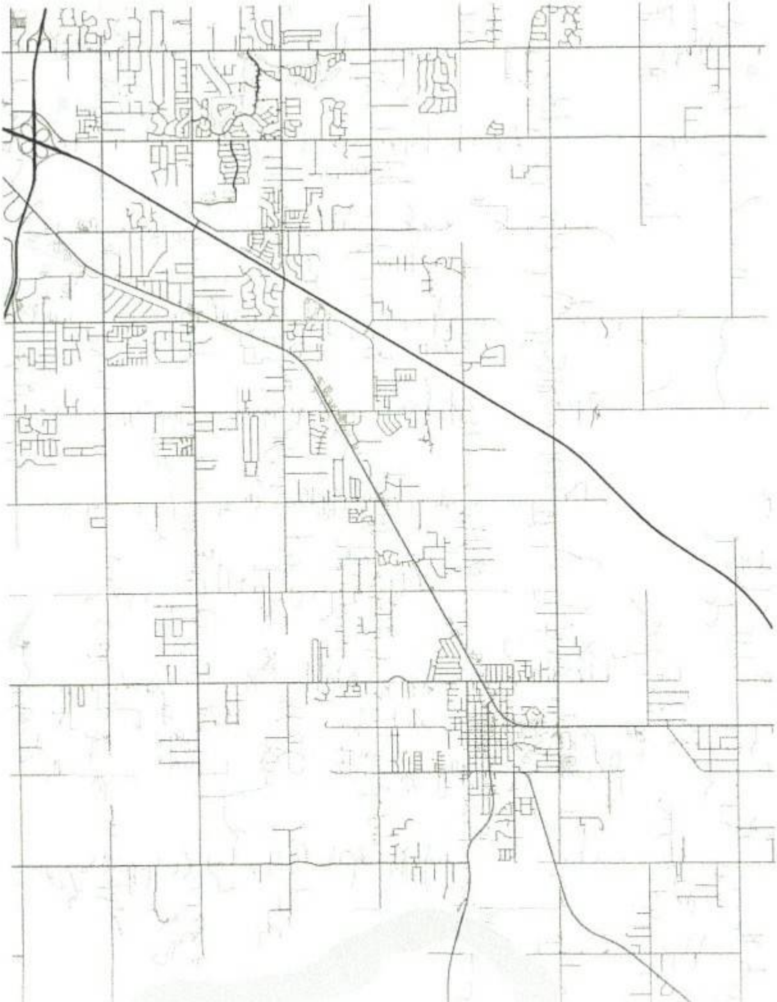

COWETA

OKLAHOMA | UNITED STATES

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2025 AMENDED EMPLOYMENT AGREEMENT

THIS AGREEMENT is made and entered on this 3rd day of March 2025, by and between the **City of Coweta, Oklahoma**, a municipal corporation, the **Coweta Public Works Authority**, a public trust (CPWA), and the **Coweta Industrial Development Authority**, a public trust (CIDA), hereinafter collectively called "Employer", and **Julie Casteen**, hereinafter called "Employee".

WHEREAS, it is the desire of the Employer to:

1. Secure and retain the services of Employee and to provide inducement for Employee to remain in such employment;

2. To make possible full work productivity by assuring Employee's morale and peace of mind with respect to future security; and

3. To provide a just means for terminating Employee's services, if deemed necessary by Employer.

WHEREAS, Employee desires to secure employment as City Manager of the City of Coweta, Oklahoma, and as Trust Manager of both public trusts referenced above (CPWA and CIDA).

NOW THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

SECTION 1: DUTIES

The City of Coweta, Oklahoma, CPWA and CIDA (the "Trusts" sometimes hereinafter) hereby agree to employ Julie Casteen as City Manager of said City, and as Manager of said Trusts, to perform the functions and duties specified in the Code of Ordinances and applicable Oklahoma State Statutes and to perform other legally permissible and proper duties and functions as the City Council and Boards of Trustees of the Trusts shall from time-to-time delegate, direct, and assign. The employment provided for in this Agreement shall be the Employee's sole employment. Recognizing that certain outside consulting or teaching opportunities provide indirect benefits to the Employer and the community, the Employee may accept limited teaching, consulting or other compensated opportunities as long as such activities do not interfere with or cause a conflict of interest with Employee's responsibilities and such activities are approved by Employer in advance.

SECTION 2: TERM

1. This Agreement shall remain in effect until **June 30th, 2027**, at which time a new Agreement, for a two (2) year term, with the same terms and conditions, shall be included on the agendas of the City Council and Trusts for routine approval at least ninety (90) days prior to June 30th, 2026. The failure to obtain routine approval of a new Agreement, for the following two (2) year term, shall constitute a non-renewal and Employee, at Employee's sole discretion, may elect to treat the non-renewal as a termination which will activate the severance benefits portion of this Agreement, benefitting Employee.

2. The Employer agrees that at all times that this Agreement is in effect, there will be sufficient funds budgeted and appropriated to pay all salary and benefits Employee may be entitled to receive should this contract be fully performed, either by continued employment or termination. By approval of this agreement, City staff is authorized to make any and all necessary budget allocations or amendments during the term of this Agreement without need for further approval by Employer.

3. Should Employer fail to appropriate funds in an amount sufficient to satisfy its financial obligations hereunder, said failure shall operate as a termination, activating the severance provisions in this Agreement, benefitting Employee.

SECTION 3: BASE SALARY, HEALTH INSURANCE AND OTHER BENEFITS

1. The Employer agrees to pay Employee, for employee's services rendered pursuant hereto, an annual base salary of **ONE HUNDRED FORTY THOUSAND DOLLARS ($140,00.00)** for the effective term of this Agreement, except as adjusted by Employer, and for each year thereafter except as modified as provided herein. Said annual base salary shall be paid on a bi-weekly basis, in accordance with the regular payroll schedule of Employer. The Employer agrees that Employee's salary shall be reviewed on an annual basis, with an appropriate salary adjustment provided, as approved by the Employer, based upon the Employee's performance, if sufficient funds are available to adjust Employee's salary.

2. Employer agrees to enroll Employee in the Oklahoma Municipal Retirement Fund (OkMRF) Customized Manager Option retirement plan ("CMO Plan") and make all the appropriate employer contributions on Employee's compensation at the rate of the highest matching contribution made for any other employee of the Employer, on the Employee's behalf and for her sole benefit.

3. The Employer agrees to provide for comprehensive medical/health, vision, and dental insurance benefits for the Employee and her dependents equal to that which is

provided to all other non-collective bargaining unit employees of the Employer at no cost to the Employee.

4. The Employer shall pay the amount of premium due for term life insurance in the amount of $50,000.00. The Employee shall have the right to name the beneficiary of the life insurance policy.

5. The Employer agrees to pay Employee the sum of SEVEN HUNDRED FIFTY DOLLARS (750.00) monthly as a vehicle allowance, payable each month in the first pay period of each month in accordance with the regular payroll schedule of Employer. Employer agrees to pay all applicable standard payroll taxes and other payroll deductions normally incurred by both the employer and the employee for such auto allowance. Car allowance will not be paid during any severance period. If Employee is required to travel outside a thirty (30) mile radius of the municipal limits of the City of Coweta, Oklahoma, in furtherance of her job duties, and utilizing her personal vehicle, the Employee shall be compensated, in the form of a mileage reimbursement, at the maximum rate which is allowed by the Internal Revenue Service for mileage deductions on Federal income tax returns. Employer and employee acknowledge that even though a vehicle allowance is paid pursuant to this contract, Employee is authorized to drive any City or Trust vehicle or equipment, for business related activity, since the intent of this provision is to authorize such usage while recognizing that there will be times in which public safety, emergencies, or other work-related reasons justify the use of a City or Trust vehicle. Further, the payment of a vehicle allowance is not intended to preclude the use of a City or Trust vehicle in any instance, but instead is to compensate for personal use of the Employee's vehicle for many work-related activities.

6. Employee shall accrue vacation, sick leave, and paid time off ('PTO') in accordance with other non-collective bargaining unit employees of the Employer plus and addition five (5) workdays pursuant to the personnel and benefit policies of Employer.

7. Employee is entitled to carry over all unused vacation leave, to a maximum accrual of 240 hours, except in the event that the Employee's employment is terminated, either voluntarily or involuntarily, the Employee shall be compensated for all accrued vacation leave. Employee shall be required to use at least one week of annual vacation leave each calendar year or forfeit that amount without compensation.

8. It is expected that the Employee will typically work during normal City Hall office hours. However, it is recognized that the Employee must devote a great deal of time outside those normal office hours on business for the Employer. Accordingly, and to that end, Employee may establish her own work schedule, subject to reasonable direction by Employer. Employee is not eligible for overtime or paid compensatory hours and must utilize sick leave, PTO or vacation leave when absent from the office for more than four contiguous hours during established business hours for non-City related business.

9. The Employer shall provide Employee with the use of a laptop computer, necessary software and applications, and a ONE HUNDRED DOLLAR ($100.00) monthly allowance to cover the cost of a cell phone required for the Employee to perform the job and to maintain communication with the City Council and City staff.

10. Employee is automatically entitled to any other standard benefits available to noncollective bargaining unit employees of the Employer as may now exist or be made available during the term of this Agreement. In addition, Employee may receive longevity pay and educational incentive pay, if sufficient funds are appropriated for such payments to all eligible employees.

SECTION 4: PROFESSIONAL DEVELOPMENT, DUES AND EXPENSES

1. During regular full-time employment, the Employer agrees to budget and pay the professional dues for the Employee's or City's membership in the International City/County Management Association, the Oklahoma Municipal League, and the City Management Association of Oklahoma. Employer further agrees to pay the professional dues for the Employee's membership in other municipal-related organizations in which the Employer deems Employee's membership to be in the Employer's interest.

2. The Employer agrees to budget and to pay the actual and necessary travel and subsistence expenses of Employee for professional and official travel meetings and occasions adequate to continue the professional development of Employee and to adequately pursue necessary official and other functions for the Employer. These functions may include, but are not limited to, the annual conference of the Oklahoma Municipal League, International City/County Management Association, and City Management Association of Oklahoma, National League of Cities, and other governmental groups of which Employee or City is a member.

3. Employer encourages Employee to be actively involved in community activities, to attend civic functions, and belong to established civic organizations. In furtherance of that objective, the Employer agrees to budget and pay for membership and association dues associated with participation in said community and civic organizations.

4. Employer agrees to pay for tuition, registration fees, and travel and subsistence expenses of Employee for short courses, institutes, and seminars related to City and Trust management that are necessary for the Employee's professional development and for the good of the Employer.

5. The Employer agrees to reimburse all reasonable and necessary business-related expenses incurred by Employee.

Payment of the expenses set forth in this Section 4 is subject to annual appropriations and applicable Employer expense policies. City staff is authorized to disburse such moneys upon receipt of duly executed expense or petty cash vouchers, receipts, statements or personal affidavits, submitted in accordance with the Employer's policies relating thereto.

SECTION 5: ACCESS TO CITY FACILITIES, PROGRAMS AND EVENTS FOR ASSESSMENT PURPOSES

The Employer recognizes it is in the public interest to encourage Employee to regularly use City facilities and participate in City programs and events in order to be able to assess their quality, and for that purpose, authorizes Employee access to said City facilities, programs and events at no expense to Employee.

SECTION 6: PERFORMANCE GOALS

The Employer and Employee agree, at least once annually, that they shall meet and discuss the performance of the Employee and goals and objectives for the City and the Trusts.

SECTION 7: TERMINATION

1. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Employer to terminate the services of Employee at any time, for any reason or no reason, subject only to the provisions of the Code of Ordinances and as set forth in this Agreement. However, in recognition of the need for the City to maintain stability in the operations of government, and in recognition of the professional responsibilities placed upon the City/Trust Manager, and in consideration of creating the best possible working environment for the organization, the parties agree that the following procedure should be established concerning those situations that could arise in which termination of employment is to be considered. The parties agree that prior to the initiation of any termination proceeding:

   a. Any Councilmember (for purposes of this Section 7, "Councilmember" shall include the office as a Trustee of the CPWA and CIDA) who desires to include an agenda item to discuss the termination of Employee shall, fourteen days prior to doing so, advise the Employee of the basis for termination, in writing, and provide Employee not less than twenty (20) business days to provide a written response.

   b. If the written response does not resolve the dispute to the satisfaction of the Councilmember, the Mayor (or Vice-Mayor if the Mayor is requesting termination of Employee), Employee and Councilmember shall meet to attempt to resolve the dispute.

c. If upon meeting, the dispute is not resolved, the possible termination of Employee may be included on a City Council agenda.

d. These procedures shall not apply to any allegation of criminal conduct and shall not apply to any other review of performance in which Employer desires to evaluate, review, or discuss the job performance of the Employee.

e. Employer agrees that to ensure adequate opportunity for the Employee to establish a good working relationship with newly elected officials, the Employee shall not be terminated without cause within One Hundred Twenty (120) days of the swearing in of any newly elected or appointed official or officials.

2. The failure of the parties to agree to a new agreement shall constitute a termination of this Agreement and shall, at the option of the Employee, constitute a termination of employment without cause, allowing those benefits, including severance pay, applicable to termination without cause to be paid to Employee.

3. Pursuant to Oklahoma law, the Employer reserves the right to terminate Employee at any time, for any reason or for no specific reason. Employer agrees that, in the event Employee is terminated, severance pay shall be allowed Employee pursuant to this Agreement, unless Employee is terminated for just cause, with "just cause" being defined as the conviction of a felony, an act of corruption or a crime involving moral turpitude. The parties further agree that just cause shall not include any matter which concerns a discretionary management decision or action by Employee, in good faith, while performing her duties as City Manager or Trust Manager. In the event that Employee is terminated as City Manager, such termination shall include termination as Trust Manager of CPWA and CIDA. If terminated for "just cause", Employee shall not be entitled to severance pay and benefits set forth below in Section 8.

4. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Employee to resign, at any time, from her position with the Employer. In the event Employee voluntarily resigns employee's position as City Manager during the term of this Agreement, then Employee shall give Employer thirty days' notice in advance, unless the parties otherwise agree. It is further agreed that Employee is not entitled to the severance pay and benefits in SECTION 8 below if Employee voluntarily resigns her position as City Manager, such voluntary resignation shall include the retirement of Employee. A resignation as City Manager will be deemed to include resignation as Manager of the Trusts.

SECTION 8: SEVERANCE PAY

1. In the event of termination of Employee's employment by Employer without just cause (as defined below), severance pay shall be allowed Employee, pursuant to the policy set forth below. Severance pay shall be paid as follows:

   a. Severance pay shall be paid in an amount equal to six (6) months' salary, (one-half of Employee's annual salary) based on the Employee's current salary rate at the time of termination, said severance to begin immediately after the last day worked. All severance payments shall be reduced by any earnings, wages or salary of Employee during the severance period.

   b. Severance pay shall include those standard benefits, including all accumulated leave accrued at the time of termination; said benefits, including all insurance coverages to continue for the entire severance period, except for sick leave, vacation leave, and any other leave or paid time off, which shall not accrue during the severance period. In the event that equivalent benefits, including, but not limited to, medical/health insurance, vision, dental and life insurance benefits (or any of them) are available from an employer of Employee during the period of severance, then Employer may terminate the insurance coverages of Employee and Employee's dependents, upon notice to Employee, effective as of the date of coverage at a new employer. Employee shall notify Employer in advance of the date that equivalent benefits are available.

   c. Severance pay shall be paid in bi-weekly installments in accordance with the regular payroll schedule of Employer, commencing with the next regular payday of Employer.

   d. Employee shall not be entitled to payment for any benefits or expenses that are related to the purpose of Employee's duties as City/Trust Manager, such as vehicle allowance, cell phone stipend, etc., during the severance period.

2. In the event the Employer, at any time during the employment term, reduces the salary or other financial benefits of Employee in a greater percentage than an applicable across-the-board reduction for all other employees, or in the event the Employer refuses, following written notice, to comply with any other provisions benefiting Employee herein, or the Employee resigns or retires following a suggestion by the Employer, sitting as a

body and passed and approved by motion in a scheduled regular or special meeting of the City Council that employee resign or retire, respectively, then in that event, Employee may, at Employee's sole option, be deemed to be terminated within the meaning and context of the severance pay provision contained in this Agreement.

SECTION 9: RESPONSIBILITIES AFTER TERMINATION

The parties agree that following termination of Employee's employment, certain responsibilities to Employer may continue to exist, such as, assistance with transition to a new administration, completion of work in progress and pending litigation. The parties agree that during the period of time for which severance benefits are being paid, Employee shall assist with such pending matters to such extent as needed and requested by City, not to exceed twenty (20) hours per month at mutually agreeable times, without additional compensation and with reimbursement of actual, necessary expenses. The parties further agree that if additional services are needed during a time period in which no severance pay is being paid, Employee shall be compensated at either employee's last base salary (calculated hourly) during employment with Employer, or Employee's base salary existing at the time services are requested (calculated and paid hourly), at Employee's sole option, with reimbursement of actual, necessary expenses.

SECTION 10: INDEMNIFICATION AND SAVINGS CLAUSE

1. To the fullest extent, as allowed by Oklahoma law, Employer shall defend, save harmless and indemnify Employee against any tort, professional liability claim or demand or other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of Employee's duties. Employer will compromise and settle any such claim or suit and pay the amount of any settlement or judgment rendered thereon.

2. If any provision, or any portion thereof, contained in this Employment Agreement is held unconstitutional, invalid or unenforceable, the remainder of this Employment Agreement, or portion thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect.

3. This Agreement shall be governed by the laws of the State of Oklahoma. The venue for any dispute arising out of this Agreement shall be the District Court of Wagoner County, Oklahoma, the situs of Employer.

IN WITNESS WHEREOF, the City of Coweta, Oklahoma, and/or the Trusts have appropriated funds to satisfy the terms and conditions of this Agreement, the City Council and Boards of Trustees of the Trusts approve such Agreement and authorizes the Mayor of the City and Coweta and Chair of the Trusts to execute said Agreement and attested to by the City Clerk, and the Employee has signed and executed this Agreement, which becomes effective commencing the 3rd day of March, 2025.

APPROVED BY EMPLOYER:

CITY OF COWETA, OKLAHOMA
COWETA PUBLIC WORKS AUTHORITY
COWETA INDUSTRIAL DEVELOPMENT AUTHORITY

By: ______________________________ Date: 3/5/2025
Naomi Hogue, Mayor and Chair

ATTEST:

(SEAL)

M. Kilgore
Marcy Kilgore, City Clerk

ATTEST: (SEAL)

M. Kilgore
CPWA Secretary

(SEAL)

ATTEST:

____
CIDA Secretary

Approved as to form:

Patrick T Boulden
Patrick T. Boulden, City/Trust Attorney

APPROVED BY EMPLOYEE:

Julie Casteen

Julie Casteen

Date: 3/5/2025

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) ss:
COUNTY OF WAGONER)

The above and foregoing instrument was acknowledged before me on this 5th day of March, 2025, by Julie Casteen.

Amanda F

Notary Public

Notary Public State of Oklahoma
Amanda Forum
My Commission # 25000618
Expires 1/17/2029

2025-3789 B: 3055 P: 0175
03/25/2025 12:40:29 PM Pgs: 4
Fee: $24.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

UNOFFICIAL

This instrument prepared by,
and after recording, return to:

Stuart A. Graiwer, Esq.
Gibson, Dunn & Crutcher LLP
2029 Century Park East, Suite 4000
Los Angeles, California 90067
Attention: Stuart A. Graiwer, Esq.

MEMORANDUM OF PURCHASE AND SALE AGREEMENT

THIS MEMORANDUM OF PURCHASE AND SALE AGREEMENT (“**Memorandum**”) is entered into as of March 25th, 2025, by and between WESLEY ELWOOD HOPPING, JR., WESLEY ELWOOD HOPPING III and KELLY JOE HOPPING, as Co-Trustees of THE WESLEY ELWOOD HOPPING REVOCABLE FAMILY TRUST, u/t/a dated February 28, 2000 (“**Seller**”), having an address at 1202 SE 15th Street, Wagoner, Oklahoma 74467, and QUARTZ MOUNTAIN PROPERTIES, LLC, a Delaware limited liability company, registered to do business in Oklahoma (“**Buyer**”), having an address of 300 N. LaSalle Street, Suite 1500, Chicago, Illinois 60654, who hereby agree as follows:

1. Buyer and Seller have entered into that certain Purchase and Sale Agreement, dated as of January 18, 2025 (the “**PSA**”), for the sale and purchase of certain real property located in the County of Wagoner, State of Oklahoma, as more fully described in **Exhibit A** attached hereto and incorporated herein by this reference (the “**Real Property**”), together with certain Improvements and personal property thereon, if any, and with respect thereto, all as more particularly described in, and pursuant to the terms of, the PSA.

2. This Memorandum shall be recorded among land records of Wagoner County, Oklahoma (the “**Land Records**”) and is intended to provide record and constructive notice of the PSA to all persons and entities. This Memorandum does not describe or refer to all of the terms or conditions contained in the PSA, nor is this Memorandum intended to modify, amend or vary any of the terms or conditions set forth in the PSA. Nothing set forth herein shall be deemed to enlarge, detract from, or otherwise affect the rights, privileges, duties and obligations of Seller and Buyer under the PSA. This Memorandum has been prepared solely for the purpose of recordation and in no way modifies any provision of the PSA. In the event any provision of this Memorandum is inconsistent with any provision of the PSA, the PSA shall prevail.

3. This Memorandum shall expire and terminate on the first to occur of (i) the date upon which Buyer acquires fee ownership of the Real Property, (ii) the date on which the PSA is terminated pursuant to the terms of the PSA, or (iii) the date on which a release of this Memorandum executed by Buyer and Seller is recorded among the Land Records.

GF #403719

4. This Memorandum may be signed in counterparts, each of which shall be deemed to be an original.

IN WITNESS WHEREOF, Buyer and Seller have executed this Memorandum as of the date first above written.

SELLER:

Wesley Elwood Hopping Jr.
By: Wesley Elwood Hopping, Jr., Co-Trustee

Kelly Joe Hopping
By: Kelly Joe Hopping, Co-Trustee

Wesley Elwood Hopping III
By: Wesley Elwood Hopping, III, Co-Trustee

STATE OF OKLAHOMA §
§
COUNTY OF WAGONER §

The foregoing instrument was acknowledged before me on March 7, 2025, by Wesley Elwood Hopping, Jr., Kelly Joe Hopping and Wesley Elwood Hopping, III, as Co-Trustee of The Wesley Elwood Hopping Revocable Family Trust, u/t/a dated February 28, 2000.

Patricia Roberts
Notary Public - State of Oklahoma

PATRICIA ROBERTS
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES JUN. 03, 2028
COMMISSION # 00008323

UNOFFICIAL

2025-3789 B: 3055 P: 0177
03/25/2025 12:40:29 PM Pgs: 4
Fee: $24.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

UNOFFICIAL

BUYER:

QUARTZ MOUNTAIN PROPERTIES, LLC, a
Delaware limited liability company

By: ________________________
Name: Matthew Weisberg
Title: Vice President and Authorized Signatory

STATE OF ILLINOIS §
§
COUNTY OF COOK §

The foregoing instrument was acknowledged before me on March 12 2025, by Matthew Weisberg, the Vice President and Authorized Signatory of QUARTZ MOUNTAIN PROPERTIES, LLC, a Delaware limited liability company, on behalf of such entity.

Courtney J Briggs
Notary Public - State of Illinois

OFFICIAL SEAL
COURTNEY J BRIGGS
Notary Public, State of Illinois
Commission No. 823502
My Commission Expires
July 21, 2027

UNOFFICIAL

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

TRACT A:

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

TRACT B:

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.

2024-17525 B: 3030 P: 0370
12/13/2024 02:38:53 PM Pgs: 4
Fee: $24.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

This instrument prepared by,
and after recording, return to:

Stuart A. Graiwer, Esq.
Gibson, Dunn & Crutcher LLP
2029 Century Park East, Suite 4000
Los Angeles, California 90067
Attention: Stuart A. Graiwer, Esq.

404780

MEMORANDUM OF PURCHASE AND SALE AGREEMENT

THIS MEMORANDUM OF PURCHASE AND SALE AGREEMENT (this "**Memorandum**") is entered into as of December 13, 2024, by and between the Coweta Industrial Development Authority an Oklahoma public trust created pursuant to Title 60 Oklahoma Statutes, Sections 176 *et seq.* ("**Seller**"), having an address of 310 South Broadway, Post Office Box 850, Coweta, Oklahoma 74429, and QUARTZ MOUNTAIN PROPERTIES, LLC, a Delaware limited liability company, or its successors or assigns ("**Buyer**"), having an address of 300 N. LaSalle Street, Suite 1500, Chicago, Illinois 60654, who hereby agree as follows:

1. Buyer and Seller have entered into that certain Purchase and Sale Agreement, dated as of October 7, 2024 (the "**PSA**"), for the sale and purchase of certain real property located in the County of Wagoner, State of Oklahoma, as more fully described in **Exhibit A** attached hereto and incorporated herein by this reference (the "**Real Property**"), together with certain Improvements and personal property thereon, if any, and with respect thereto, all as more particularly described in, and pursuant to the terms of, the PSA.

2. This Memorandum shall be recorded among land records of Wagoner County, Oklahoma (the "**Land Records**") and is intended to provide record and constructive notice of the PSA to all persons and entities. This Memorandum does not describe or refer to all of the terms or conditions contained in the PSA, nor is this Memorandum intended to modify, amend or vary any of the terms or conditions set forth in the PSA. Nothing set forth herein shall be deemed to enlarge, detract from, or otherwise affect the rights, privileges, duties and obligations of Seller and Buyer under the PSA. This Memorandum has been prepared solely for the purpose of recordation and in no way modifies any provision of the PSA. In the event any provision of this Memorandum is inconsistent with any provision of the PSA, the PSA shall prevail.

3. This Memorandum shall expire and terminate on the first to occur of (i) the date upon which Buyer acquires fee ownership of the Property, (ii) the date on which the PSA is terminated pursuant to the terms of the PSA, or (iii) the date on which a release of this Memorandum executed by Buyer and Seller is recorded among the Land Records.

4. This Memorandum may be signed in counterparts, each of which shall be deemed to be an original.

[Signatures Follow on Next Page]

UNOFFICIAL

IN WITNESS WHEREOF, Buyer and Seller have executed this Memorandum as of the date first above written.

SELLER:

COWETA INDUSTRIAL DEVELOPMENT AUTHORITY
an Oklahoma public trust created pursuant to Title 60 Oklahoma Statutes, Sections 176 *et seq*.

By: Julie Casteen
Name: Julie Casteen
Title: Trust Manager of the Coweta Industrial Development Authority

STATE OF OKLAHOMA §
§
COUNTY OF WAGONER §

The foregoing instrument was acknowledged before me on 7th day of October, 2024, by Julie Casteen, the Trust Manager of the Coweta Industrial Development Authority, an Oklahoma public trust created pursuant to Title 60 Oklahoma Statutes, Sections 176 *et seq*, having the City of Coweta, Oklahoma as its Beneficiary.

MARCY KILGORE
NOTARY PUBLIC
WAGONER COUNTY
STATE OF OKLAHOMA
COMMISSION NO. 13003005
EXPIRES 05-28-2025

Marcy Kilgore
Notary Public – State of Oklahoma

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK; SIGNATURE PAGES CONTINUE ON NEXT PAGE]

UNOFFICIAL

BUYER:

QUARTZ MOUNTAIN PROPERTIES, LLC, a
Delaware limited liability company

By:_____________________________
Name: Matthew Weisberg
Title: Vice President

STATE OF ILLINOIS §
§
COUNTY OF COOK §

The foregoing instrument was acknowledged before me on November 25, 2024, by Matthew Weisberg, the Vice President of QUARTZ MOUNTAIN PROPERTIES, LLC, a Delaware limited liability company, on behalf of such entity.

Courtney J Briggs
Notary Public - State of Illinois

OFFICIAL SEAL
COURTNEY J BRIGGS
Notary Public, State of Illinois
Commission No. 823502
My Commission Expires
July 21, 2027

UNOFFICIAL

2024-17525 B: 3030 P: 0373
12/13/2024 02:38:53 PM Pgs: 4
Fee: $24.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Approximately 40.05 acres of real property located at East 164th Street (Parcel# 730017809) except an undivided one-half interest in and to the oil, gas and other minerals, situated in the City of Coweta, County of Wagoner, State of Oklahoma, to-wit:

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

UNOFFICIAL

CITY OF Coweta

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

Memorandum

To: Honorable Mayor and City Council

From: Julie Casteen, City Manager
Re: **AGREEMENT WITH THE CENTER FOR ECONOMIC DEVELOPMENT LAW**
Date: January 5, 2026

BACKGROUND

Project Atlas is a proposed data center development that represents a significant economic opportunity for the City of Coweta. If Project Atlas is approved, the City will initiate the creation of a Tax Increment District (TID) as a financing mechanism to support the project.

The complexity of TID financing and the associated development agreement requires specialized legal expertise. The Center for Economic Development Law (CEDL), based in Oklahoma City, is recognized statewide for its experience in municipal economic development, tax increment financing, and public-private partnership agreements.

The development agreement will outline responsibilities for infrastructure improvements, financing terms, and performance obligations tied to the TID. CEDL will provide legal guidance on structuring the Development Agreement to ensure compliance with Oklahoma statutes governing Tax Increment Financing while protecting the City's financial and legal interests in negotiations.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

1. Coweta CEDL Engagement Letter (E 11-20-25)
2. CEDL Firm Brochure

CENTER FOR ECONOMIC
DEVELOPMENT LAW

James Dan Batchelor
Emily K. Pomeroy
Lisa M. Harden
Jeff Sabin

301 North Harvey, Suite 200
Oklahoma City, OK 73102
www.econlaw.com
405 232 4606

November 20, 2025

Julie Casteen
City Manager
City of Coweta
310 S. Broadway
PO Box 850
Coweta, OK 74429

Via email only: jcasteen@cityofcoweta-ok.gov

Re: Professional Service Agreement for Legal Services, Advice and Consultation to the City of Coweta ("City")

Dear Ms. Casteen:

For your consideration, we are pleased to provide this proposed agreement for professional services for the engagement of our firm, the Center for Economic Development Law ("Firm"), which would become effective upon approval by the City through its appropriately authorized agents, pursuant to which the Firm agrees to provide legal services, consultation, and advice to the City. We appreciate the opportunity to be of service to the City, and we provide this letter to confirm our understandings regarding our engagement.

1. **Scope of Engagement.** The Firm will provide the City with legal advice, consultation, and representation on a continuing basis, as may be requested by you, on behalf of the City, to assist with Project Atlas and such economic development and community development matters that may be requested by or on behalf of the City from time to time ("Engagement"). During the course of the Engagement, we will, of course, work closely with you, your staff members, City agents, and any other representatives that you might designate. All services will be provided subject to the direction and coordination of your office. Upon request, supplemental detailed written scopes of work for specific matters may be negotiated and incorporated into this Engagement.

2. **Personnel.** Jeff Sabin will be primarily responsible for the Engagement and will be available for such consultation and assistance as the City might request. In order to provide quality legal services in an efficient and economical manner, other team members from our Firm might be utilized as needed from time to time.

3. **Conflicts.** Our conflicts review has revealed several engagements in which some existing client matters may be adverse or adjacent to the City, including the Firm's representation of the Tulsa Authority for Economic Opportunity, the Tulsa Airports Improvements Trust, City of Tulsa-Rogers County Port Authority, the Indian Nation Council of Governments, and several other

municipalities within the Tulsa metropolitan area. While we do not see any current representation nor anticipate accepting future representation adverse to the City's interests, due to the complex nature of our Firm's practice, unforeseen conflicts might arise. If such an actual conflict does arise, we reserve the right to request that you and such other client waive potential conflicts of interest in writing and let us implement appropriate screening or other procedures to ensure that none of the services provided in connection any matters pursuant to this Engagement present any adverse representation situations.

4. **Compensation and Billing.** The Firm's legal fees are computed on the basis of the time expended by the Firm's personnel. The applicable hourly rates, as well as any agreed discounts or billing accommodations, are set forth in the attached Schedule of Professional Fees, which shall remain in effect through December 31, 2026, after which the Firm's rates may be adjusted with 30 days' advance written notice. Invoices for services rendered will be submitted on a monthly basis indicating the date and description of the work, the professional performing the work, and an itemization of any out-of-pocket reimbursable expenses. Payment of invoices is due within thirty (30) days of receipt. We will provide such additional supporting documentation as may be requested. Total billing for the Engagement shall not exceed $50,000 without your advanced written approval.

5. **Termination.** Either the City or the Firm may terminate the Engagement at any time and for any reason by giving written notice of termination to the other party. In the event of termination, the City agrees to pay any outstanding fees and expenses incurred to the date of termination and our Firm agrees to cooperate in all ways reasonably requested in the transfer of pending matters to successor legal counsel. All files generated by our Firm are the property of the Firm; however, on payment of the Firm's outstanding fees and expenses and the expenses of reproduction, copies of our files relating to the Engagement will be delivered as the City might request.

6. **Records and File Retention.** It is the Firm's current policy not to retain hard copies of any documents or files relating to a matter other than for certain original documents such as wills, trusts and specific closing documents. Upon the City's written request, we will return records previously provided by the City and other documents relating to the Engagement; otherwise, they will be scanned and maintained electronically while the hard copies will be destroyed upon scanning and/or conclusion of the matter. The City may wish to maintain its own files for reference or make a written request to us for your file at the conclusion of a matter.

7. **No Guarantee of Success.** It is impossible to provide any promise or guarantee about the outcome of a matter that may arise during the Engagement. Nothing in this engagement letter or any statements by our staff or our attorneys constitutes a promise or guarantee. Any comments about the outcome of this matter are expressions of opinion only.

8. **Entire Agreement**. This engagement letter, the attached schedule, and any potential future written supplemental scopes of work that may be incorporated into this Engagement contain the entire agreement between the City and our Firm.

We will be pleased to address any questions or comments you might have concerning the Engagement. We look forward to working with the City.

By our signature below, we agree to this Engagement. If the City approves, please indicate the City's acceptance in the space provided and return a copy to our office.

Very truly yours,

CENTER FOR ECONOMIC DEVELOPMENT LAW

Jeff Sabin
for the Firm

ACCEPTED this _____ day of _______________, 2025.

CITY OF COWETA, OKLAHOMA

By: ____________________________________
Name: ________________________
Title: ________________________

CENTER FOR ECONOMIC DEVELOPMENT LAW
SCHEDULE OF PROFESSIONAL FEES

ATTORNEYS:

Dan Batchelor	$350.00
Emily K. Pomeroy	$350.00
Lisa M. Harden	$350.00
Jeff Sabin	$350.00

OTHER LEGAL AND DEVELOPMENT PROFESSIONALS:

Senior Legal Assistant	$ 100.00
Law Clerk/Legal Intern	$ 95.00
Legal Assistant	$ 55.00
Administrative Assistant	$ 55.00

Reimbursement of actual and reasonable expenses.

CENTER FOR ECONOMIC DEVELOPMENT LAW
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OKLAHOMA CITY, OKLAHOMA 73102-3421
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The Center for Economic Development Law represents cities, towns, counties, public trusts, and other local public entities in Oklahoma on a range of development activities. The firm also represents non-profit organizations and development entities in structuring public-private partnerships to facilitate development, operation, or management of special projects, places, and activities.

The firm offers extensive legal services in the creation of legal and financial strategies for economic and community development projects. Specializing in the representation of government entities, the firm has developed a depth of knowledge and understanding of the legal, political, and policy frameworks that shape development in Oklahoma. The firm has served as development counsel to over forty Oklahoma municipalities and is widely recognized as the state leader in innovative, reliable public strategies and structures for public and private development.

Much of the firm’s work involves the creation of tax increment financing (TIF) districts through the preparation of project plans, assistance with public hearings, determination of district boundaries, and negotiation of budgets, revenue sharing, and development agreements. The firm has extensive experience representing public clients in master planning activities, public contracting, and interlocal agreements, creating development authorities, public trusts, and other public entities, and has expertise in general municipal law, real estate transactions, environmental issues, land use and zoning, and a variety of litigation, including eminent domain and taxpayer claims.

The attorneys at the Center for Economic Development Law have devoted their careers to working on public-sector legal issues and on projects involving coordination among public entities, as well as between the public and private sectors. The legal team is augmented by full-time legal assistants and support staff.

CENTER FOR ECONOMIC DEVELOPMENT LAW
ATTORNEY BIOGRAPHIES

DAN BATCHELOR brings fifty years of experience to the creation of legal and financial strategies that enable communities to execute development projects, especially those involving both the private and public sectors.

As general counsel of the Oklahoma City Urban Renewal Authority since 1966, Dan has provided legal guidance for more than $5 billion in the development and expansion of downtown Oklahoma City and the Oklahoma Health Center. He has been instrumental in developing legal and financial strategies for development of the Presbyterian Health Foundation Research Park (now the OU Research Park).

His expertise has enabled him to assist communities throughout Oklahoma in creating financing strategies for economic development projects of all types and sizes. Dan was a primary architect of the tax increment financing provisions of Oklahoma's 1992 Local Development Act. He has served as development counsel for the Oklahoma City Downtown/MAPS Economic Development Project; the Oklahoma Health Center Economic Development Project; the Devon Energy Project; the University North Park Project; the Dell Business Center Project; the Durant-Cardinal Economic Development Project; and the Oklahoma Regional Innovation District Project. Earlier, he worked on redevelopment projects for the central business districts of Green Bay and Stevens Point, Wisconsin.

His education and related credits include: a BS degree with honors, Southeastern Oklahoma State University, 1958; University of Oklahoma College of Law, 1961; President of the American Law Student Association (designated Outstanding Officer for the years 1956-61); Board of Editors, Oklahoma Law Review; Order of the Coif; Outstanding Graduating Law Student of 196l; named Law Graduate of the Year 1961 by the Phi Delta Phi International Legal Fraternity; and member of Oklahoma's national moot court team which won first place in the region and second place in the nation in both 1959 and 1960.

Dan currently serves as a Director of FNB Financial Services, Inc., the holding company for The First Texoma National Bank in Durant and Sherman, Texas; and board member of A Chance to Change Foundation, a private, non-profit service organization.

LESLIE V. BATCHELOR is president of the firm and manages a wide variety of development, financing, and public law matters. She is nationally recognized for her expertise in public-private partnerships, tax increment financing techniques, and other redevelopment strategies. Representative projects include the restoration and reopening of the historic Skirvin Hotel, creation of the Dell Business Center on a former brownfield along the Oklahoma River, formulation of Oklahoma City's Core to Shore Urban Renewal Plan, creation of the Tulsa International Airport Economic Development Project Plan, and the Tulsa Downtown Area Economic Development Project Plan.

Leslie serves as the City Attorney for the City of The Village, Associate General Counsel to the Oklahoma City Urban Renewal Authority, as General Counsel to the Oklahoma City Housing Authority, and as development counsel to several local municipalities and authorities. Leslie is also an experienced litigator, representing public entities in claims arising from financing and development activities, and litigating claims involving land use and eminent domain.

Prior to founding the Center for Economic Development Law with her father, Dan Batchelor, Leslie served in the United States Department of Justice as Deputy Associate Attorney General, Counsel to Attorney General Janet Reno, and Counselor to the Assistant Attorney General for the Civil Division.

Before joining the Justice Department, Leslie was an associate at McAfee & Taft, where she concentrated on civil litigation. She served as a law clerk to the Honorable William J. Holloway, Jr., of the United States Court of Appeals for the Tenth Circuit. Leslie received her undergraduate degree magna cum laude from Brown University and her Master's and law degrees from the University of Virginia, where she was an instructor in philosophy and a teaching assistant in legal research and writing.

Born and raised in Oklahoma City, Leslie is a long-time community volunteer and has served in leadership roles in a number of professional and community organizations, including Chair of the Urban Land Institute Oklahoma, and president of Historical Preservation, Inc., the Oklahoma County Bar Foundation, Oklahoma City Housing Services Redevelopment Corporation (Positively Paseo!), Wilson Arts, Inc., and the Ralph Ellison Foundation. She also serves on the Board of Directors for NBC Oklahoma, on the Executive Board of i2E, and the Board of Visitors for the Honors College at the University of Oklahoma. She is married to Scott E. Williams, a federal prosecutor, and is the mother of twin girls.

EMILY K. POMEROY is a partner in the firm and serves as development counsel to cities and other public entities across the state of Oklahoma, assisting them in the strategic, procedural, and financing aspects of their redevelopment endeavors. Her transactional practice focuses on the adoption and implementation of public-private redevelopment projects. Her litigation practice consists of representing public entities with the power of eminent domain in land acquisition for urban renewal projects and defending clients when issues arise from redevelopment projects.

As legal counsel to the Oklahoma City Urban Renewal Authority, Emily assisted in the real estate transactions and financing authorizations for the development of the Devon Energy World Headquarters, including the establishment of a tax increment financing district, which funded the Project 180 infrastructure improvements in downtown Oklahoma City. Emily led the effort to establish the Midwest City Urban Renewal Authority and served as legal counsel to the City of Midwest City in their efforts to redevelop and revitalize the City’s original downtown area. Emily also served as development counsel to the City of Norman for Norman’s development of Norman University North Park, a project that includes a large retail center, public park, and property dedicated to attracting companies creating quality employment opportunities.

Emily joined the firm in 2003 after receiving her Juris Doctorate from the University of Oklahoma College of Law. She received her undergraduate degree from Bucknell University in Lewisburg, Pennsylvania. She serves as a board member for the Plaza District Association, Historical Preservation, Inc., and Wilson Arts, Inc., and is a member of the Oklahoma County Bar Association, the Urban Land Institute, and Phi Beta Kappa of Oklahoma City, for which she formerly served as President of the Board. Emily was born in Oklahoma City and attended Casady School. She and her husband live in a historic neighborhood near downtown with their twins.

LISA M. HARDEN is a partner in the firm as a real estate and business transaction attorney who has extensive experience in a broad range of business, real estate, commercial, and development transactions. Lisa provides legal services and representation to public and private entities in all aspects of real estate, construction, and development projects, as well as in organizational, operational, contractual, and strategic matters.

Lisa works with local municipalities, instrumentalities, and public trusts in economic development projects. Representative clients include the Oklahoma City Urban Renewal Authority, the Oklahoma City Redevelopment Authority, the City of The Village, The Village Public Works Authority, the City of Edmond, the Edmond Economic Development Authority, the City of Lawton, the Lawton Economic Development Authority, the City of Stillwater, and the Stillwater Economic Development Authority.

Prior to joining the firm as a partner in 2012, Lisa spent 7 years of her career as General Counsel to the owner and developer of a local 600-acre master planned community of golf, residential, and commercial activity, where she provided legal advice and representation on all business, development, organizational, operational, contractual, financial, and employment matters. Before 2005, Lisa was an associate at another local law firm where her transactional work included representation of clients in all phases of commercial real estate and business transactions.

Lisa earned her Juris Doctorate, cum laude, from the Oklahoma City University School of Law, and her degree of Bachelor of Arts in Letters from the University of Oklahoma. Lisa is a member of the Oklahoma Bar Association and the Oklahoma County Bar Association. She has served for many years as a volunteer on the Board of Admissions for the Oklahoma School of Science and Mathematics, has been a volunteer for Oklahoma Lawyers for Children, and has previously served on the Board of Trustees for Ballet Oklahoma.

JEFF SABIN is a partner in the firm and advises clients on zoning and land use, community development program compliance, municipal law, and general real estate and economic development issues. He works with public and private sector clients to guide projects through community and governmental approval processes, and assists clients in assessing the impacts of redevelopment projects and proposals.

Jeff has significant experience interpreting municipal land use regulations and guiding clients through community development planning efforts. Relevant experience includes the drafting and adoption of numerous development-related ordinances, including general land use codes and focused overlay and form-based zoning districts. Recent projects include helping the City of Oklahoma City meet new statutory requirements for assessing the economic impacts of its recent amendments to the Downtown/MAPS Economic Development Project Plan and adoption of the Core to Shore Economic Development Project Plan. Jeff also serves as the Assistant City Attorney for The City of The Village.

Prior to joining the firm as a law clerk in 2012, Jeff worked as a city planner in the Austin, Texas metropolitan area. Jeff received his Juris Doctorate from Oklahoma City University School of Law, and his bachelor's degree from the University of Oklahoma. While in law school, Jeff was a Dean's Scholar, received the Excellence in Real Property Law Award from the Oklahoma City Real Property Lawyers Association, and the Technical Editing Award from the Oklahoma City University Law Review. Jeff is a member of the Oklahoma Bar Association, American Bar Association, the American Planning Association, the Congress for the New Urbanism, and the Urban Land Institute.

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

Memorandum

To: Honorable Mayor and City Council

From: Julie Casteen, City Manager

Re: **RESOLUTION 2025-45 REGARDING BUDGET AMENDMENTS (TABLED FROM DECEMBER 1, 2025 CITY COUNCIL MEETING)**

Date: January 5, 2026

BACKGROUND

The City is currently negotiating with a developer on the creation of a potential Tax Increment District, a process that requires specialized legal expertise not anticipated in the Fiscal Year 2026 budget. To address this need, a proposed budget amendment allocates $50,000 to Legal Services within the City Attorney's Department, funded through the use of the unrestricted Fund Balance.

STAFF RECOMMENDATION

Staff recommends the adoption of Resolution 2025-45.

ATTACHMENTS

1. 260105-Supplementals Reso 2025-45-Legal Services

CITY OF COWETA, OKLAHOMA

RESOLUTION 2025-45

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 $50,000 IN THE GENERAL FUND FROM UNENCUMBERED FUND BALANCE FOR LEGAL SERVICES.

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 THERFORE BE IT RESOLVED by the City Council of the City of Coweta that the following supplemental appropriations be made in the General Fund:

ACCOUNT NUMBER	DESCRIPTION	AMOUNT	REASON FOR EXPENDITURE	FUNDING SOURCE	FUND BALANCE AMOUNT
01-5319-005	Legal Services	$50,000	Legal services related to Tax Increment District	Unencumbered Fund Balance	$50,000
	Total General Fund	$50,000			$50,000

This Resolution is approved in an open meeting by the City Council of the City of Coweta on this 5th day of January 2026.

Naomi Hogue, Mayor

Approved as to form:

Patrick Boulden, City Attorney

ATTEST:

Marcy Kilgore, City Clerk

CITY OF Coweta

P.O. BOX 850
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Memorandum

To: Honorable Mayor and City Council

From: Julie Casteen, City Manager
Re: **ORDINANCE 912 - CONCEALED CARRY AUTHORIZATION FOR ELECTED OFFICIALS AND MUNICIPAL JUDGES**
Date: January 5, 2026

BACKGROUND

During last year’s legislative session, House Bill 1095, titled the “Municipal Carry Act” was adopted and approved by Governor Stitt, effective November 1, 2025. This Act was sponsored by State Senator Christi Gillespie from Broken Arrow and State Representative Derrick Hildebrant, of Catoosa to bring parity between municipal and county governments by allowing city councils to authorize certain elected officials and judges to carry concealed firearms in municipal buildings within their jurisdiction. Prior to this enactment, 21 O.S. Section 1277 authorized county elected officials to carry a concealed firearm while acting in the performance of their duties within their county courthouse, but there was no similar provision authorizing municipal elected officials to do the same.

Under the Municipal Carry Act city councils may now authorize their elected officials and municipal judges to carry a concealed firearm when acting in the performance of their official duties within municipal buildings that are within their jurisdiction.

This ordinance authorizes any elected official of the City who possesses a valid handgun license issued pursuant to the Oklahoma Self-Defense Act, to carry a concealed handgun for the purpose of self-defense when acting in the performance of their official duties within municipal buildings that are owned or leased by the City of Coweta, within the Coweta city limits. It also authorizes Coweta’s municipal judges who possess a valid handgun license to carry a concealed firearm while in the performance of their official duties in their courtroom and court is in session. (Similar ordinances have already been adopted by the cities of Broken Arrow and Miami.)

STAFF RECOMMENDATION

Staff recommends the adoption of this ordinance, including separate approval of its emergency clause.

ATTACHMENTS

1. 20260105 7-2-5 Concealed Carry Authorization Ordinance 912 Final
2. HB1095

CITY OF COWETA, OKLAHOMA

ORDINANCE NUMBER 912

AN ORDINANCE OF THE CITY OF COWETA, OKLAHOMA; AMENDING COWETA CITY CODE TITLE 7, "OFFENSES AND CRIMES", CHAPTER 7-9, "WEAPONS CONTROL"; ADDING A NEW SECTION 7-2-5 TITLED "CONCEALED CARRY AUTHORIZATIONS"; AUTHORIZING CITY ELECTED OFFICIALS AND MUNICIPAL JUDGES TO CARRY A CONCEALED FIREARM IN CERTAIN CIRCUMSTANCES AND LOCATIONS; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

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

Section 1. Coweta City Code Title 7, "Offenses and Crimes", Chapter 7-9, "Weapons Control", be and the same is now amended by adding a new Section 7-2-5", titled "Concealed Carry Authorizations" to read as follows:

"7-2-5 Concealed Carry Authorizations

Pursuant to the Oklahoma Self-Defense Act, 21 O.S. Subsection 1277.A.2, it shall be unlawful for any person, including a person in possession of a valid handgun license issued pursuant to the provisions of the Oklahoma Self-Defense Act, to carry any concealed or unconcealed firearm into any building or office space which is owned or leased by the City of Coweta and used for the purpose of conducting business with the public, except as otherwise provided in the Oklahoma Self-Defense Act and the following authorizations:

A. *Authorization for Municipal Elected Officials to Carry Concealed Firearms*. As authorized pursuant to and consistent with 21 O.S. Section 1277, any elected official of the City who possesses a valid handgun license issued pursuant to the provisions of the Oklahoma Self-Defense Act, may carry a concealed handgun for the purpose of self-defense when acting in the performance of their official duties within municipal buildings that are owned or leased by the City of Coweta, within the Coweta city limits, except any police department, courtroom while court is in session, prison, jail, detention facility, or any facility used to process, hold, or house arrested persons, prisoners, or persons alleged delinquent or adjudicated delinquent, except as provided in 57 O.S. Section 21. Nothing in this subsection shall be construed to conflict with state law or to authorize the carrying of firearms in locations prohibited by federal or state statute.

B. *Authorization for Municipal Judges to Carry Concealed Firearms*. Pursuant to 21 O.S. Section 1277 any municipal judge, who is in possession of a valid handgun license issued pursuant to the provisions of the Oklahoma Self-Defense Act, is authorized to carry concealed firearms for the purpose of self-defense while in the performance of their official duties and acting within the course and scope of their employment within the courthouse and courtroom of the City of Coweta. In addition, any municipal judge completing a handgun qualification course for court officials developed by the Council on Law Enforcement Education and Training (CLEET) and issued an identification card by CLEET pursuant to 20 O.S. Section 20-129 may carry a firearm on their person anywhere in the state to use only for their personal protection.

C. *Interpretation of this Section 7-2-5*. This section shall be interpreted in a manner consistent with the authority granted under 21 O.S. Section 1277, which permits municipalities to authorize the carrying of concealed firearms by municipal judges and elected officials in certain circumstances and locations. Nothing in this section shall be construed to conflict with state law or to authorize the carrying of firearms in locations prohibited by federal or state statute.

D. *Limitations and Conditions*. The authorizations prescribed in this section shall apply only to individuals who are currently serving as a municipal judge or an elected official of the City, who holds a valid and current Oklahoma Concealed Carry License, or municipal judges licensed pursuant to 20 O.S. Section 20-129."

Section 2. SEVERABILITY CLAUSE. If any section, sentence, clause, or phrase of this ordinance or any part of it is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part of it.

Section 3. EMERGENCY CLAUSE. That an emergency is now declared to exist for the preservation of the public peace, health, and safety and, more particularly, to authorize City elected officials and municipal judges an opportunity to provide for their own personal protection and self-defense. Because of this emergency this ordinance shall take effect immediately from and after its passage and approval.

ADOPTED by the Coweta City Council with the Emergency Clause voted upon and approved separately, on this 5th day of January 2026.

____
Naomi Hogue, Mayor

ATTEST:

____
Marcy Kilgore, City Clerk

APPROVED:

____
Patrick T. Boulden, City Attorney

An Act

ENROLLED HOUSE
BILL NO. 1095

By: Hildebrant, Adams, Woolley,
and Townley of the House

and

Gillespie, Prieto, and
Woods of the Senate

An Act relating to firearms; creating the Municipal Carry Act; amending 21 O.S. 2021, Section 1277, which relates to the unlawful carry of firearms; modifying scope and providing an exception to certain prohibited act; clarifying scope of lawful carry for certain individuals; authorizing the carry of firearms by judges, elected officials, and designated employees of a municipality under certain circumstances; providing restrictions; providing construing provision; updating statutory language and references; providing for noncodification; and providing an effective date.

SUBJECT: Firearms

BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

SECTION 1. NEW LAW A new section of law not to be codified in the Oklahoma Statutes reads as follows:

This act shall be known and may be cited as the "Municipal Carry Act".

SECTION 2. AMENDATORY 21 O.S. 2021, Section 1277, is amended to read as follows:

Section 1277.

UNLAWFUL CARRY IN CERTAIN PLACES

A. It shall be unlawful for any person, including a person in possession of a valid handgun license issued pursuant to the provisions of the Oklahoma Self-Defense Act, to carry any concealed or unconcealed firearm into any of the following places:

1. Any ~~structure,~~ building~~,~~ or office space which is owned or leased by a city, town, county, or state ~~or federal~~ governmental authority for the purpose of conducting business with the public. However, the governing body of a city or town may authorize the concealed carry of handguns into any building or office space that is owned or leased by a city or town, except those places listed in paragraph 2 of this subsection;

2. Any courthouse, courtroom, prison, jail, detention facility, or any facility used to process, hold, or house arrested persons, prisoners, or persons alleged delinquent or adjudicated delinquent, except as provided in Section 21 of Title 57 of the Oklahoma Statutes;

3. Any public or private elementary or public or private secondary school, except as provided in subsections C and D of this section;

4. Any publicly owned or operated sports arena or venue during a professional sporting event, unless allowed by the event holder;

5. Any place where gambling is authorized by law, unless allowed by the property owner;

6. Any other place specifically prohibited by law; and

7. Any property set aside by a county, city, town, public trust with a county, city, or town as a beneficiary, or state governmental authority for an event that is secured with ~~minimum-security~~ minimum security provisions. For purposes of this paragraph, a ~~minimum-security~~ minimum security provision consists of a location that is secured utilizing the following:

    a. a metallic-style security fence that is at least eight (8) feet in height that encompasses the property and is secured in such a way as to deter unauthorized entry,

b. controlled access points staffed by a uniformed, commissioned peace officer, and

c. a metal detector whereby persons walk or otherwise travel with their property through or by the metal detector.

B. It shall be lawful for a person to carry a concealed or unconcealed firearm on the following properties:

1. Any property set aside for the use or parking of any vehicle, whether attended or unattended, by a city, town, county, or state ~~or federal~~ governmental authority;

2. Any property set aside for the use or parking of any vehicle, whether attended or unattended, which is open to the public, or by any entity engaged in gambling authorized by law;

3. Any property adjacent to a ~~structure,~~ building or office space in which concealed or unconcealed weapons are prohibited by the provisions of this section;

4. Any property designated by a city, town, county, or state governmental authority as a park, recreational area, wildlife refuge, wildlife management area, or fairgrounds; provided, nothing in this paragraph shall be construed to authorize any entry by a person in possession of a concealed or unconcealed firearm into any ~~structure,~~ building, office space, or event which is specifically prohibited by the provisions of subsection A of this section;

5. Any property set aside by a public or private elementary or secondary school for the use or parking of any vehicle, whether attended or unattended; provided, however, the firearm shall be stored and hidden from view in a locked motor vehicle when the motor vehicle is left unattended on school property; and

6. Any public property set aside temporarily by a county, city, town, public trust with a county, city, or town as a beneficiary, or state governmental authority for the holder of an event permit that is without ~~minimum-security~~ minimum security provisions, as such term is defined in paragraph 7 of subsection A of this section; provided, the carry of firearms within ~~said~~ the permitted event area shall be limited to concealed carry of a handgun unless otherwise authorized by the holder of the event permit.

Nothing contained in any provision of this subsection or subsection C of this section shall be construed to authorize or allow any person in control of any place described in subsection A of this section to establish any policy or rule that has the effect of prohibiting any person in lawful possession of a handgun license or otherwise in lawful possession of a firearm from carrying or possessing the firearm on the property described in this subsection.

C. A concealed or unconcealed weapon may be carried onto private school property or in any school bus or vehicle used by any private school for transportation of students or teachers by a person who is licensed pursuant to the Oklahoma Self-Defense Act, provided a policy has been adopted by the governing entity of the private school that authorizes the carrying and possession of a weapon on private school property or in any school bus or vehicle used by a private school. Except for acts of gross negligence or willful or wanton misconduct, a governing entity of a private school that adopts a policy which authorizes the possession of a weapon on private school property, a school bus, or a vehicle used by the private school shall not be subject to liability for any injuries arising from the adoption of the policy. The provisions of this subsection shall not apply to claims pursuant to the Administrative Workers' Compensation Act.

D. Notwithstanding paragraph 3 of subsection A of this section, a board of education of a school district may adopt a policy pursuant to Section 5-149.2 of Title 70 of the Oklahoma Statutes to authorize the carrying of a handgun onto school property by school personnel specifically designated by the board of education, provided such personnel either:

1. Possess a valid armed security guard license as provided for in ~~Section 1750.1 et seq. of Title 59 of the Oklahoma Statutes~~ the Oklahoma Security Guard and Private Investigator Act; or

2. Hold a valid reserve peace officer certification as provided for in Section 3311 of Title 70 of the Oklahoma Statutes.

Nothing in this subsection shall be construed to restrict authority granted elsewhere in law to carry firearms.

E. Notwithstanding the provisions of subsection A of this section, on any property designated as a municipal zoo or park of any size that is owned, leased, operated, or managed by:

1. A public trust created pursuant to the provisions of Section 176 of Title 60 of the Oklahoma Statutes; or

2. A nonprofit entity,

an individual shall be allowed to carry a concealed handgun but not openly carry a handgun on the property.

F. Any person violating the provisions of paragraph 2 or 3 of subsection A of this section shall, upon conviction, be guilty of a misdemeanor punishable by a fine not to exceed Two Hundred Fifty Dollars ($250.00). A person violating any other provision of subsection A of this section may be denied entrance onto the property or removed from the property. If the person refuses to leave the property and a peace officer is summoned, the person may be issued a citation for an amount not to exceed Two Hundred Fifty Dollars ($250.00).

G. No person in possession of a valid handgun license issued pursuant to the provisions of the Oklahoma Self-Defense Act or who is carrying or in possession of a firearm as otherwise permitted by law or who is carrying or in possession of a machete, blackjack, loaded cane, hand chain, or metal knuckles shall be authorized to carry the firearm, machete, blackjack, loaded cane, hand chain, or metal knuckles into or upon any college, university, or technology center school property, except as provided in this subsection. For purposes of this subsection, the following property shall not be construed to be college, university, or technology center school property:

1. Any property set aside for the use or parking of any motor vehicle, whether attended or unattended, provided the firearm, machete, blackjack, loaded cane, hand chain, or metal knuckles are carried or stored as required by law and the firearm, machete, blackjack, loaded cane, hand chain, or metal knuckles are not removed from the motor vehicle without the prior consent of the college or university president or technology center school administrator while the vehicle is on any college, university, or technology center school property;

2. Any property authorized for possession or use of firearms, machetes, blackjacks, loaded canes, hand chains, or metal knuckles by college, university, or technology center school policy; and

3. Any property authorized by the written consent of the college or university president or technology center school administrator, provided the written consent is carried with the firearm, machete, blackjack, loaded cane, hand chain, or metal knuckles and the valid handgun license while on college, university, or technology center school property.

The college, university, or technology center school may notify the Oklahoma State Bureau of Investigation within ten (10) days of a violation of any provision of this subsection by a licensee. Upon receipt of a written notification of violation, the Bureau shall give a reasonable notice to the licensee and hold a hearing. At the hearing, upon a determination that the licensee has violated any provision of this subsection, the licensee may be subject to an administrative fine of Two Hundred Fifty Dollars ($250.00) and may have the handgun license suspended for three (3) months.

Nothing contained in any provision of this subsection shall be construed to authorize or allow any college, university, or technology center school to establish any policy or rule that has the effect of prohibiting any person in lawful possession of a handgun license or any person in lawful possession of a firearm, machete, blackjack, loaded cane, hand chain, or metal knuckles from possession of a firearm, machete, blackjack, loaded cane, hand chain, or metal knuckles in places described in paragraphs 1, 2, and 3 of this subsection. Nothing contained in any provision of this subsection shall be construed to limit the authority of any college, university, or technology center school in this state from taking administrative action against any student for any violation of any provision of this subsection.

H. The provisions of this section shall not apply to the following:

1. Any peace officer or any person authorized by law to carry a firearm in the course of employment;

2. ~~District judges~~ Any district judge, associate district ~~judges and~~ judge, or special district ~~judges~~ judge, who ~~are~~ is in possession of a valid handgun license issued pursuant to the provisions of the Oklahoma Self-Defense Act and whose ~~names appear~~ name appears on a list maintained by the Administrative Director of the Courts, when acting in the course and scope of employment within the courthouses of ~~this state~~ the county that falls within the

jurisdiction of the district judge, associate district judge, or special district judge;

3. ~~Private investigators~~ Any private investigator with a firearms authorization when acting in the course and scope of employment;

4. ~~Elected officials~~ Any elected official of a county, who ~~are~~ is in possession of a valid handgun license issued pursuant to the provisions of the Oklahoma Self-Defense Act, may carry a concealed handgun when acting in the performance of his or her duties within the courthouses of the county in which he or she was elected. The provisions of this paragraph shall not allow the elected county official to carry the handgun into a courtroom;

5. The sheriff of any county may authorize certain employees of the county, who possess a valid handgun license issued pursuant to the provisions of the Oklahoma Self-Defense Act, to carry a concealed handgun when acting in the course and scope of employment within the courthouse in the county in which the person is employed. Nothing in the Oklahoma Self-Defense Act shall prohibit the sheriff from requiring additional instruction or training before granting authorization to carry a concealed handgun within the courthouse. The provisions of this paragraph and of paragraph 6 of this subsection shall not allow the county employee to carry the handgun into a courtroom, sheriff's office, adult or juvenile jail, or any other prisoner detention area; ~~and~~

6. The board of county commissioners of any county may authorize certain employees of the county, who possess a valid handgun license issued pursuant to the provisions of the Oklahoma Self-Defense Act, to carry a concealed handgun when acting in the course and scope of employment on county annex facilities or grounds surrounding the county courthouse that fall within the jurisdiction of the county employees; and

7. Any municipal judge, who is in possession of a valid handgun license issued pursuant to the provisions of the Oklahoma Self-Defense Act, when acting in the course and scope of employment within the courthouses of the municipality that are within the jurisdiction of the municipal judge.

I. 1. Any elected official of a municipality or any municipal employee approved by the governing body of a municipality, who possesses a valid handgun license issued pursuant to the provisions of the Oklahoma Self-Defense Act, may carry a concealed handgun when acting in the performance of his or her official duties within municipal buildings that are within the jurisdiction of the elected official or municipal employee.

2. For purposes of this subsection, a firearm may not be present inside a firearm-prohibited location, which shall include:

a. any building or office space on municipally owned or leased property designated as a firearm-prohibited location by the municipality, municipal trust, or municipal authority, and

b. any police department, courthouse, courtroom, prison, jail, detention facility, or any facility used to process, hold, or house arrested persons, prisoners, or persons alleged delinquent or adjudicated delinquent.

3. Nothing in this subsection shall be construed to require an elected official or designated employee of the municipality to carry a firearm as a condition of employment or service with the municipality.

J. For the purposes of this section, "motor vehicle" means any automobile, truck, minivan, ~~sports~~ sport utility vehicle, or motorcycle, as defined in Section 1-135 of Title 47 of the Oklahoma Statutes, equipped with a locked accessory container within or affixed to the motorcycle.

SECTION 3. This act shall become effective November 1, 2025.

Passed the House of Representatives the 14th day of May, 2025.

Presiding Officer of the House of Representatives

Passed the Senate the 6th day of May, 2025.

Presiding Officer of the Senate

OFFICE OF THE GOVERNOR

Received by the Office of the Governor this 15th day of May, 2025, at 2:16 o'clock P. M.

By:

Approved by the Governor of the State of Oklahoma this 28 day of May, 2025, at 10:24 o'clock A. M.

Governor of the State of Oklahoma

OFFICE OF THE SECRETARY OF STATE

Received by the Office of the Secretary of State this 21st day of May, 2025, at 11:55 o'clock A. M.

By:

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

Memorandum

To: Honorable Mayor and City Council

From: Jessica Zwirtz, Community Development Director
Re: **RESOLUTION 2026-02 ACCEPTING 273RD EAST AVENUE ROADWAY IMPROVEMENTS**
Date: January 5, 2026

BACKGROUND

Roland Coweta Tract has completed the construction of the 273rd road expansion with related infrastructure. Cowan Group Engineering has provided their final inspection report and letter recommending acceptance of 273rd and related infrastructure. The required 2-year 100% maintenance bonds have been provided.

STAFF RECOMMENDATION

Staff, in accordance with the recommendation from the Cowan Group Engineering firm, and the developer having met all requirements as established by the Subdivision Regulations, recommends acceptance of the public improvements as shown on Roland Coweta Tract.

ATTACHMENTS

1. 260105 CC Resolution 25-02
2. 21133_Record Drawing Final
3. Performance and Maintenance Bonds
4. Deed of Dedication
5. Roland Tract Final Inspection

RESOLUTION 2026-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA ACCEPTING AS DEDICATED PUBLIC IMPROVEMENTS CERTAIN ROADS AND RELATED INFRASTRUCTURE AS SHOWN ON THE CONSTRUCTION PLANS FOR ROLAND COWETA TRACT LOCATED IN SECTION 35, TOWNSHIP 18 NORTH, RANGE 15 EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.

WHEREAS, certain public improvements required by the City of Coweta's Subdivision Regulations have been constructed to serve The Roland Coweta Tract, 273rd roadway improvements within the City of Coweta, Oklahoma; and

WHEREAS, the design and construction of those on-site public improvements meet the requirements of the City of Coweta's Subdivision Regulations; and

WHEREAS, the City has received the two-year maintenance bonds required by the City of Coweta's Subdivision Regulations related to those on-site public improvements; and

WHEREAS, the Subdivision Regulations require that all public improvements be formally accepted by the Coweta City Council by resolution or ordinance.

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

Section 1. The roads and related infrastructure improvements within existing, dedicated right-of-way, in The Roland Coweta Tract, 273rd roadway improvements are formally accepted by the City of Coweta as public infrastructure.

THIS RESOLUTION IS APPROVED IN OPEN MEETING BY THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA ON THIS 5TH DAY OF JANUARY 2026

____
Naomi Hogue, Mayor

ATTEST:

____
Marcy Kilgore, City Clerk

APPROVED:

____
Patrick Boulden, City Attorney

Benchmark 1 ⌖

BRASS CAP LOCATED APPROX. 762' SOUTH AND 482' EAST OF NORTH CORNER OF PROPERTY NEXT TO EXISTING BOX CULVERT
(372349.49N, 2654731.65E)

ELEVATION = 683.60 (NAVD 88)

Benchmark 2 ⌖

TOP RIM SANITARY SEWER MANHOLE LOCATED APPROX. 221' SOUTH AND 100' EAST OF THE SOUTHEAST PROPERTY LINE CORNER.
(369004.80N, 2656575.14E)

ELEVATION = 661.40 (NAVD 88)

Record Drawing Set
Utility Construction Plans

PUD No. PUD-02 AMENDMENT

TIMBER RIDGE

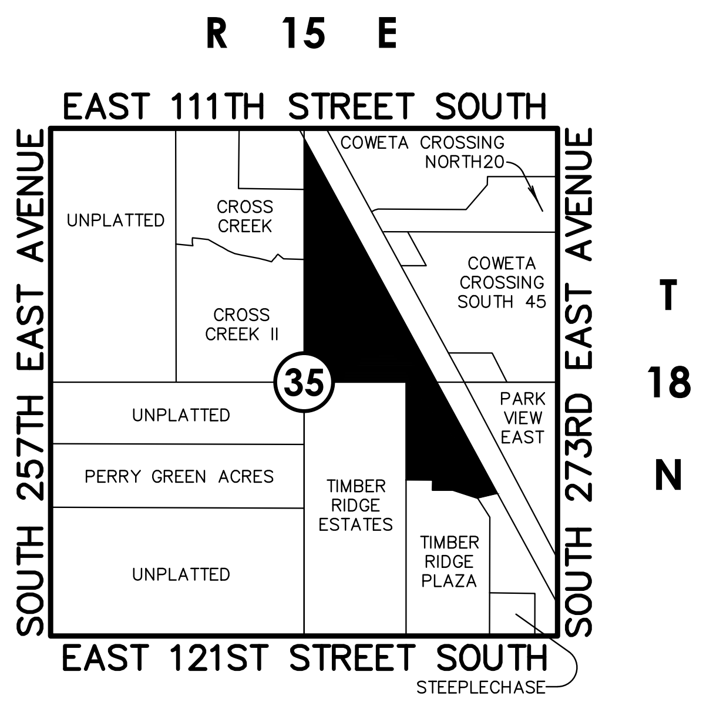
PART OF THE EAST HALF (E/2) OF SECTION THIRTY-FIVE (35)
TOWNSHIP SEVENTEEN (18) NORTH, RANGE TWELVE (15) EAST OF THE INDIAN MERIDIAN
LOCATED WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

THESE ABBREVIATED RECORD DRAWINGS REFLECT FIELD NOTES, MEASUREMENTS AND SURVEY DATA RELATED TO THE STORM DRAINS, SANITARY SEWER AND WATER MAINS THAT ARE SUBJECT TO PUBLIC MAINTENANCE. THIS INFORMATION HAS BEEN PREPARED IN ACCORDANCE WITH CITY REQUIREMENTS AS OF OUR LAST FIELD VISIT ON NOVEMBER 21, 2025.

ALL OTHER INFORMATION DEPICTED ON THESE RECORD DRAWINGS IS BASED ON ORIGINAL DESIGN INTENT AND DOES NOT REPRESENT THE EXTENT TO WHICH THE PLANS WERE FOLLOWED. DEVIATIONS, REVISIONS OR OMISSIONS UNDERTAKEN BY THE OWNER AND CONTRACTOR ARE UNKNOWN.

DAN E. TANNER, P.E.
CA # 2661 EXPIRES - 6/30/2027

11.24.2025



Location Map
Scale: 1"= 2000'
NORTH

NORTH
0 80 160 240
Scale: 1"= 160'
Tanner Consulting

Dan Edwin Tanner
13090
11.24.2025

Tanner Consulting LLC
CIVIL ENGINEERING | LAND SURVEYING
LANDSCAPE ARCHITECTURE | PLANNING

5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
OFFICE: 918.745.9929
www.tannerbaitshop.com

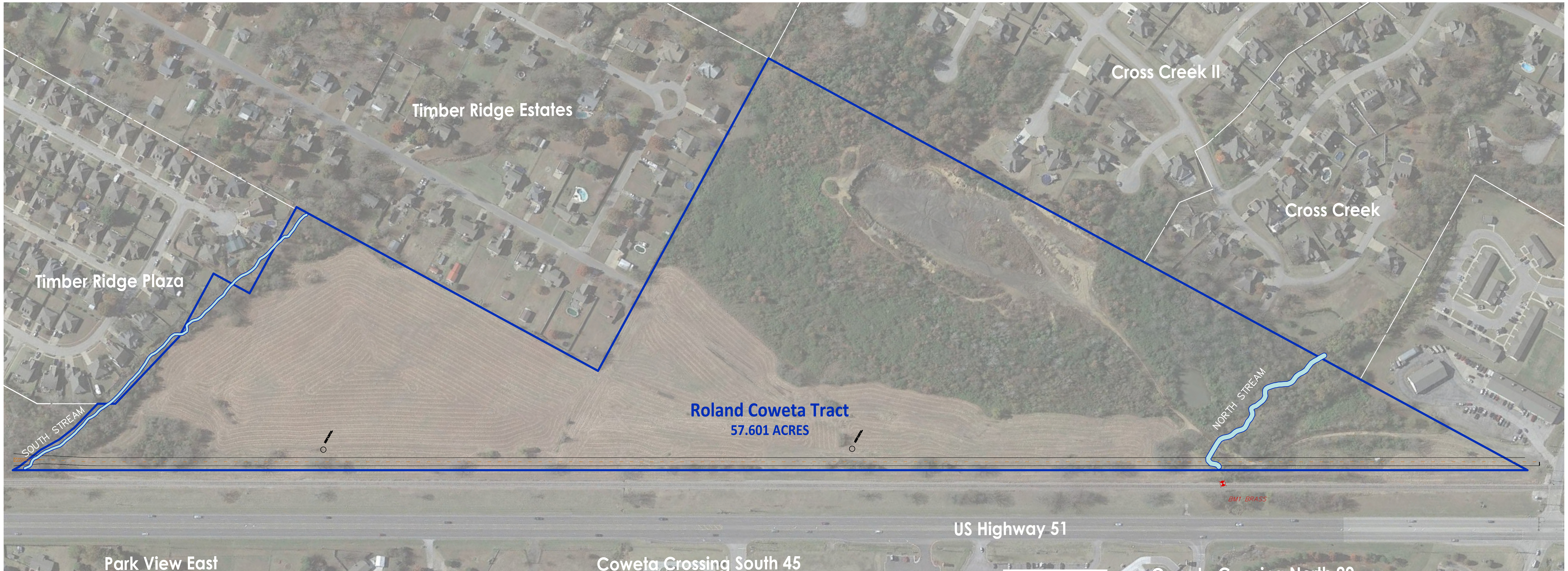
CERTIFICATE OF AUTHORIZATION NO.
OK CA 2661 EXP. 6/30/2027

BEFORE YOU DIG
1-800-522-OKIE
CALL OKIE

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TANNER CONSULTING, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION AND CONSENT. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF TANNER CONSULTING ARE UNAUTHORIZED, AND SHALL RELIEVE TANNER CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

MILESTONE	DATE
PLOT DATE: 12/01/25	

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF COWETA STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION).



Contact List

TANNER CONSULTING, LLC
KEVIN NORTON
5323 SOUTH LEWIS AVE
TULSA, OK 74105
PHONE: (918) 745-9929

CITY OF COWETA
WES RICHTER
310 SOUTH BROADWAY
COWETA, OK 74429
PHONE: (918) 486-2189

AEP/PSO
STEVE WILLIAMS
5224 EAST 15TH STREET
TULSA, OK 74112
PHONE: (918) 599-6509

OKLAHOMA NATURAL GAS
KYMBERLY CUDE
5848 EAST 15TH STREET
TULSA, OK 74112
PHONE: (918) 831-8251

COX COMMUNICATIONS
CHRIS LONG
11811 EAST 51ST STREET
TULSA, OK 74145
PHONE: (918) 286-4665

WINDSTREAM
JOHNNIE PATTON
1814 WEST TACOMA STREET
BROKEN ARROW, OK 74012
PHONE: (918) 451-3463

WAGONER COUNTY RWD#5
SEAN GARRISON
15078 S. 305TH EAST
AVENUE.
COWETA, OK 74429
PHONE: (918) 486-5458

General Notes

1.1 TOPOGRAPHIC INFORMATION SHOWN HEREIN WAS PROVIDED BY TANNER CONSULTING, LLC. AND AERIAL GIS PHOTOGRAPHY.

1.2 VERTICAL INFORMATION IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). HORIZONTAL INFORMATION IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) (1993), OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE 3501, U.S. SURVEY FEET.

1.3 WHEREVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN THE CITY OF COWETA, OKLAHOMA UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE.

1.4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISION OF BONDS AND INSURANCE AS REQUIRED.

1.5 THE CONTRACTOR SHALL NOTIFY THE ENGINEERING AND CONSTRUCTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.

1.6 RIGHT-OF-WAY PERMIT IS REQUIRED FOR ALL WORK IN CITY OF COWETA RIGHT-OF-WAY. PLEASE CALL 918-486-0189 FOR PERMIT INFORMATION.

1.7 EARTHWORK MUST BEGIN PRIOR TO FEBRUARY 20TH 2025 PER CITY OF COWETA EARTH CHANGE PERMIT.

1.8 AQUATIC RESOURCE PROTECTION PLAN MUST BE FOLLOWED. PRIOR TO CONSTRUCTION, ORANGE SAFETY FENCING WITH T-POSTS AND OFF-LIMITS SIGNS MUST BE INSTALLED AT BOTH CREEK CROSSINGS, AS IDENTIFIED IN THE PROJECT PLANS. ALL AQUATIC AREAS SHALL BE PROTECTED WITH ORANGE SAFETY FENCING AND EROSION CONTROL MEASURES AND MAINTAINED THROUGHOUT CONSTRUCTION UNTIL PERMANENT VEGETATION IS ESTABLISHED IN DISTURBED AREAS.

1.9 ALL TREES WITHIN THE STREAM-THREAD LIMIT OF DISTURBANCE AREAS OF BOTH CREEKS SHALL BE CLEARED BEFORE MARCH 15TH 2025.

Full Set Index

SHEET NUMBER - NAME

C1 - COVER SHEET
C2 - SITE PLAN & PAVING SECTION
C3 - STREET PLAN & PROFILE STA 0+00 TO 12+00
C4 - STREET PLAN & PROFILE STA 12+00 TO 23+00
C5 - STREET PLAN & PROFILE STA 23+00 TO 35+00
C6 - STREET PLAN & PROFILE STA 35+00 TO 45+40
C7 - STREAM GRADING DETAIL
C8 - NORTH STREAM GRADING DETAIL
C9 - INTERSECTION GRADING DETAIL
C10 - EROSION CONTROL DETAILS
C11 - EXISTING DRAINAGE AREAS
C12 - PROPOSED DRAINAGE AREAS
C13 - STORM LINE A & B PLAN AND PROFILE
C14 - STORM LINE C PLAN AND PROFILE
C15 - STORM ALIGNMENT DETAILS
C15A - HEADWALL DETAILS
C15B - HEADWALL DETAILS
C16 - SANITARY SEWER PLAN & PROFILE
C17 - SANITARY SEWER NOTES & DETAILS
C18 - SANITARY SEWER DETAILS
C19 - WATERLINE PLAN & PROFILE A TO D
C20 - WATERLINE PLAN & PROFILE E TO I
C21 - WATERLINE PLAN & PROFILE J TO P
C22 - WATERLINE DETAILS
S01 - STRIPING & SIGNAGE PLAN 1
S02 - STRIPING & SIGNAGE PLAN 2
S03 - STRIPING & SIGNAGE PLAN 3
S04 - STRIPING & SIGNAGE PLAN 4

ENGINEER:
Tanner Consulting, LLC
Contact: Kevin Norton
5323 South Lewis Avenue
Tulsa, OK 74105
Phone: (918) 745-9929

OWNER:
Roland Investments LTD
Contact: Phil Roland
PO Box 660
Coweta, Oklahoma 74429
Phone: (918) 671-7010

Timber Ridge
S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

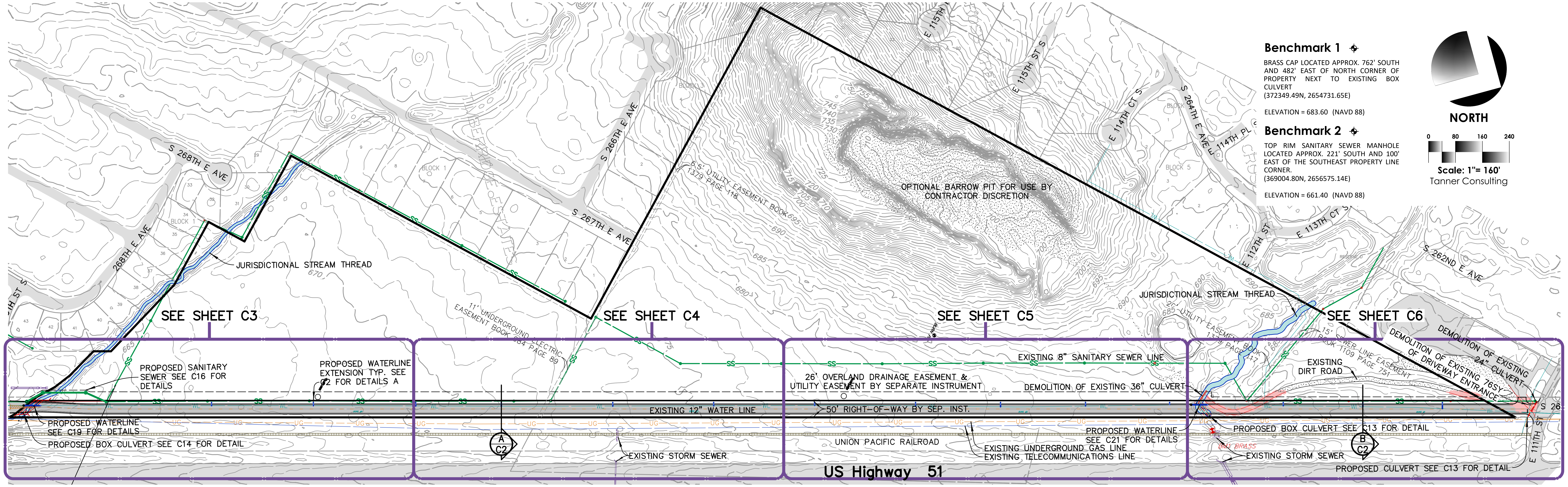
PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) 1"=160'
(V)

Cover Sheet

C1

P:\2021\21133\Civil\Sheets\21133cdcv.dwg, C1, 12/1/2025 8:01:00 AM, AWEBB, 1:1, Tanner Consulting, LLC, OK CA 2661 Exp 6/30/2027


SEE SHEET C3
SEE SHEET C4
SEE SHEET C5
SEE SHEET C6
S 268TH E AVE
268TH E AVE
S 267TH E AVE
S 266TH E AVE
E 115TH ST S
E 114TH CT S
S 264TH E AVE
E 114TH PL
E 112TH ST
E 113TH CT S
S 262ND E AVE
E 111TH ST
JURISDICTIONAL STREAM THREAD
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11' UNDERGROUND ELECTRIC EASEMENT BOOK 1364 PAGE 89
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PROPOSED WATERLINE EXTENSION TYP. SEE C2 FOR DETAILS A
PROPOSED WATERLINE SEE C19 FOR DETAILS
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EXISTING STORM SEWER
26' OVERLAND DRAINAGE EASEMENT & UTILITY EASEMENT BY SEPARATE INSTRUMENT
EXISTING 8" SANITARY SEWER LINE
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50' RIGHT-OF-WAY BY SEP. INST.
UNION PACIFIC RAILROAD
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EXISTING TELECOMMUNICATIONS LINE
US Highway 51
EXISTING DIRT ROAD
DEMOLITION OF EXISTING DRIVEWAY ENTRANCE
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PROPOSED CULVERT SEE C13 FOR DETAIL
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B C2
S 26

Benchmark 1 ⌖

BRASS CAP LOCATED APPROX. 762' SOUTH AND 482' EAST OF NORTH CORNER OF PROPERTY NEXT TO EXISTING BOX CULVERT
(372349.49N, 2654731.65E)

ELEVATION = 683.60 (NAVD 88)

Benchmark 2 ⌖

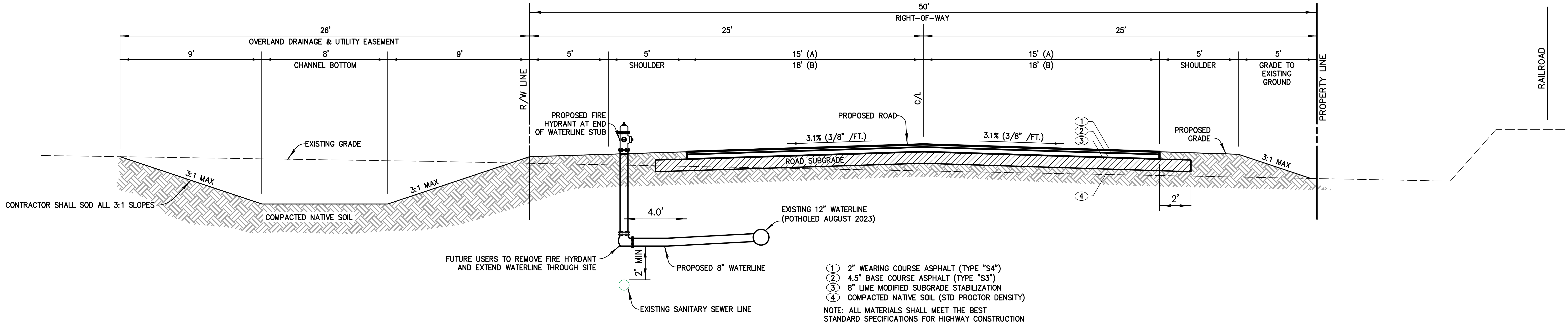
TOP RIM SANITARY SEWER MANHOLE LOCATED APPROX. 221' SOUTH AND 100' EAST OF THE SOUTHEAST PROPERTY LINE CORNER.
(369004.80N, 2656575.14E)

ELEVATION = 661.40 (NAVD 88)

NORTH

0 80 160 240

Scale: 1"= 160'
Tanner Consulting

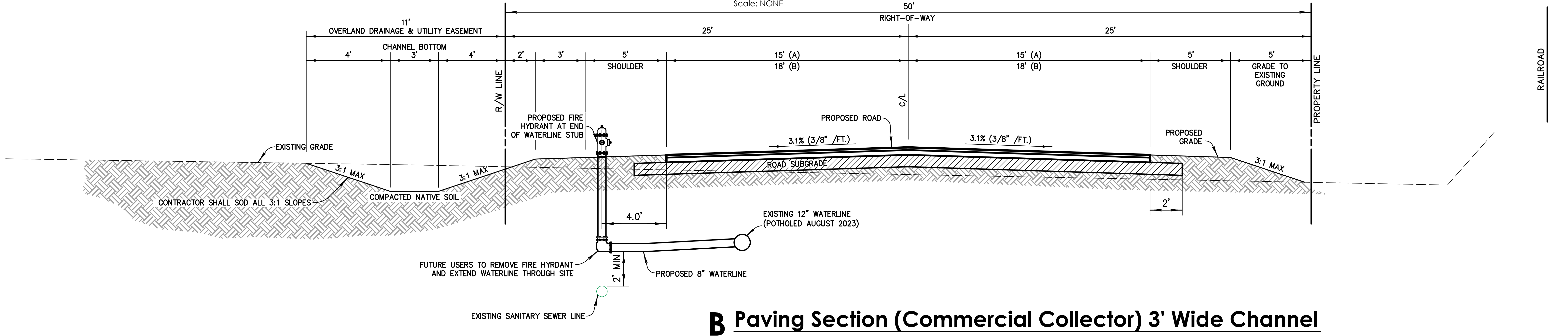

50'
RIGHT-OF-WAY
26'
OVERLAND DRAINAGE & UTILITY EASEMENT
25'
25'
9'
8'
9'
CHANNEL BOTTOM
5'
5'
SHOULDER
15' (A)
18' (B)
15' (A)
18' (B)
5'
SHOULDER
5'
GRADE TO EXISTING GROUND
R/W LINE
C/L
PROPERTY LINE
RAILROAD
PROPOSED FIRE HYDRANT AT END OF WATERLINE STUB
PROPOSED ROAD
3.1% (3/8" /FT.)
3.1% (3/8" /FT.)
PROPOSED GRADE
EXISTING GRADE
ROAD SUBGRADE
3:1 MAX
3:1 MAX
3:1 MAX
CONTRACTOR SHALL SOD ALL 3:1 SLOPES
COMPACTED NATIVE SOIL
4.0'
2'
2' MIN
EXISTING 12" WATERLINE (POTHOLED AUGUST 2023)
FUTURE USERS TO REMOVE FIRE HYDRANT AND EXTEND WATERLINE THROUGH SITE
PROPOSED 8" WATERLINE
EXISTING SANITARY SEWER LINE
1
2
3
4

① 2" WEARING COURSE ASPHALT (TYPE "S4")
② 4.5" BASE COURSE ASPHALT (TYPE "S3")
③ 8" LIME MODIFIED SUBGRADE STABILIZATION
④ COMPACTED NATIVE SOIL (STD PROCTOR DENSITY)

NOTE: ALL MATERIALS SHALL MEET THE BEST STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION

A Paving Section (Commercial Collector) 8' Wide Channel

Scale: NONE


50'
RIGHT-OF-WAY
11'
OVERLAND DRAINAGE & UTILITY EASEMENT
CHANNEL BOTTOM
25'
25'
4'
3'
4'
2'
3'
5'
SHOULDER
15' (A)
18' (B)
15' (A)
18' (B)
5'
SHOULDER
5'
GRADE TO EXISTING GROUND
R/W LINE
C/L
PROPERTY LINE
RAILROAD
PROPOSED FIRE HYDRANT AT END OF WATERLINE STUB
PROPOSED ROAD
3.1% (3/8" /FT.)
3.1% (3/8" /FT.)
PROPOSED GRADE
EXISTING GRADE
ROAD SUBGRADE
3:1 MAX
3:1 MAX
3:1 MAX
CONTRACTOR SHALL SOD ALL 3:1 SLOPES
COMPACTED NATIVE SOIL
4.0'
2'
2' MIN
EXISTING 12" WATERLINE (POTHOLED AUGUST 2023)
FUTURE USERS TO REMOVE FIRE HYDRANT AND EXTEND WATERLINE THROUGH SITE
PROPOSED 8" WATERLINE
EXISTING SANITARY SEWER LINE

B Paving Section (Commercial Collector) 3' Wide Channel

Scale: NONE

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DAN E. TANNER, P.E.
CA # 2661 EXPIRES - 6/30/2027

11.24.2025

Dan Edwin Tanner
13090
11.24.2025

Tanner Consulting LLC
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MILESTONE	DATE
PLOT DATE: 12/01/25	

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Timber Ridge
S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

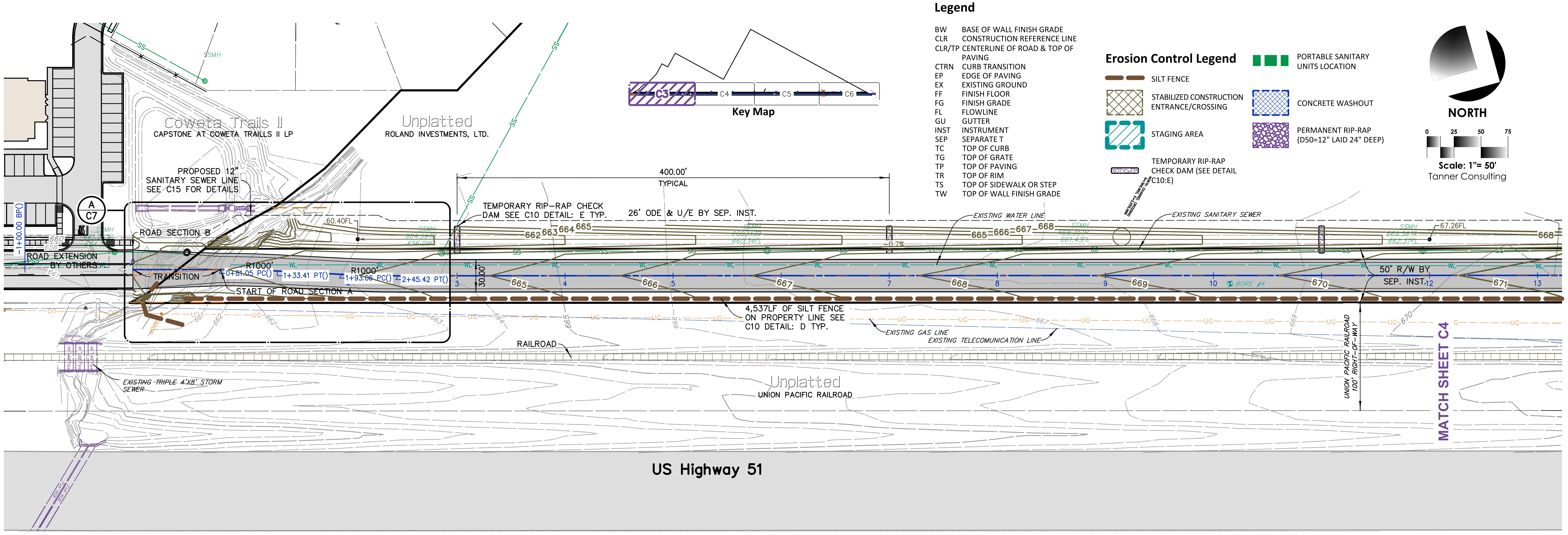
PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) 1"=160'
(V) N/A

Site Plan & Paving Section

C2

P:\2021\21133\CIVIL\SHEETS\21133SDEX.DWG, C2, 12/1/2025 8:03:30 AM, AWEBB, 1:1, TANNER CONSULTING, LLC, OK CA 2661 EXP 6/30/2027


Cowetta Trails II
CAPSTONE AT COWETA TRAILLS II LP
Unplatted
ROLAND INVESTMENTS, LTD.
SSMH
SS
PROPOSED 12" SANITARY SEWER LINE SEE C15 FOR DETAILS
A
C7
ROAD SECTION B
ROAD EXTENSION BY OTHERS
TRANSITION
-1+00.00 BP()
0+81.05 PC()
1+33.41 PT()
R1000'
R1000'
1+93.06 PC()
2+45.42 PT()
START OF ROAD SECTION A
60.40FL
400.00' TYPICAL
TEMPORARY RIP-RAP CHECK DAM SEE C10 DETAIL: E TYP.
26' ODE & U/E BY SEP. INST.
EXISTING WATER LINE
EXISTING SANITARY SEWER
NORTH CHANNEL CROSSING N=369,992, E=2,655,986
SSMH 668.35TR 661.43FL
SSMH 669.58TR 662.37FL
67.26FL
0.7%
30.00'
662 663 664 665 666 667 668 669 670 671
3 4 5 6 7 8 9 10 12 13
BORE #4
50' R/W BY SEP. INST.
4,537LF OF SILT FENCE ON PROPERTY LINE SEE C10 DETAIL: D TYP.
EXISTING GAS LINE
EXISTING TELECOMMUNICATION LINE
RAILROAD
EXISTING TRIPLE 4'X8' STORM SEWER
Unplatted
UNION PACIFIC RAILROAD
UNION PACIFIC RAILROAD 100' RIGHT-OF-WAY
MATCH SHEET C4
US Highway 51
Key Map
C3 C4 C5 C6
NORTH
0 25 50 75
Scale: 1"= 50'
Tanner Consulting

Legend

BW	BASE OF WALL FINISH GRADE
CLR	CONSTRUCTION REFERENCE LINE
CLR/TP	CENTERLINE OF ROAD & TOP OF PAVING
CTRN	CURB TRANSITION
EP	EDGE OF PAVING
EX	EXISTING GROUND
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
GU	GUTTER
INST	INSTRUMENT
SEP	SEPARATE T
TC	TOP OF CURB
TG	TOP OF GRATE
TP	TOP OF PAVING
TR	TOP OF RIM
TS	TOP OF SIDEWALK OR STEP
TW	TOP OF WALL FINISH GRADE

Erosion Control Legend

▬ ▬	SILT FENCE
▨	STABILIZED CONSTRUCTION ENTRANCE/CROSSING
▨	STAGING AREA
▬	TEMPORARY RIP-RAP CHECK DAM (SEE DETAIL C10:E)
■ ■ ■	PORTABLE SANITARY UNITS LOCATION
▨	CONCRETE WASHOUT
▨	PERMANENT RIP-RAP (D50=12" LAID 24" DEEP)

THESE ABBREVIATED RECORD DRAWINGS REFLECT FIELD NOTES, MEASUREMENTS AND SURVEY DATA RELATED TO THE STORM DRAINS, SANITARY SEWER AND WATER MAINS THAT ARE SUBJECT TO PUBLIC MAINTENANCE. THIS INFORMATION HAS BEEN PREPARED IN ACCORDANCE WITH CITY REQUIREMENTS AS OF OUR LAST FIELD VISIT ON NOVEMBER 21, 2025.

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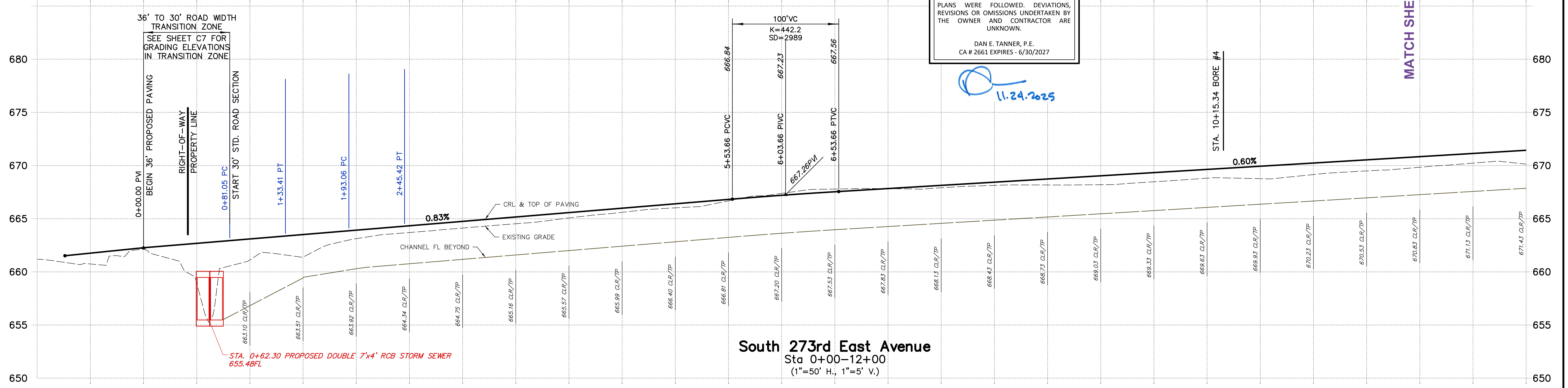
DAN E. TANNER, P.E.
CA # 2661 EXPIRES - 6/30/2027

11.24.2025



South 273rd East Avenue
Sta 0+00–12+00
(1"=50' H., 1"=5' V.)

Dan Edwin Tanner
13090
11.24.2025

Tanner Consulting LLC
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5323 SOUTH LEWIS AVENUE
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CERTIFICATE OF AUTHORIZATION NO.
OK CA 2661 EXP. 6/30/2027

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MILESTONE	DATE
PLOT DATE: 12/01/25	

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF COWETA STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION).

Timber Ridge
S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) 1"=50'
(V) 1"=5'

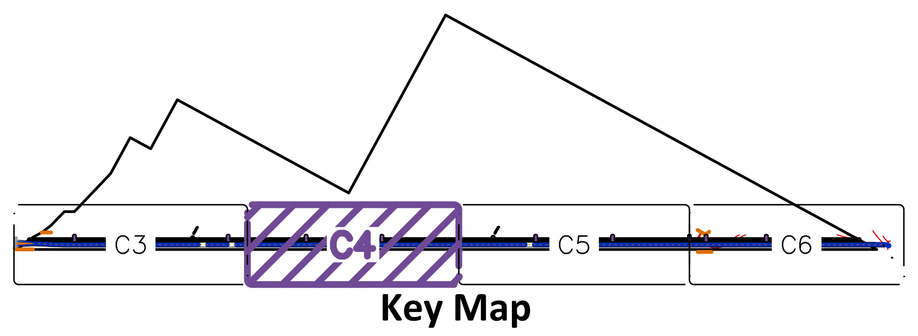
Street Plan & Profile STA 0+00 To 12+00

C3

P:\2021\21133\CIVIL\SHEETS\21133PVPP.DWG, C3, 12/1/2025 8:02:55 AM, AWEBB, 1:1, TANNER CONSULTING, LLC, OK CA 2661 EXP 6/30/2027

Legend

BW	BASE OF WALL FINISH GRADE
CLR	CONSTRUCTION REFERENCE LINE
CLR/TP	CENTER LINE OF ROAD & TOP OF PAVING
CTRN	CURB TRANSITION
EP	EDGE OF PAVING
EX	EXISTING GROUND
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
GU	GUTTER
INST	INSTRUMENT
SEP	SEPARATE T
TC	TOP OF CURB
TG	TOP OF GRATE
TP	TOP OF PAVING
TR	TOP OF RIM
TS	TOP OF SIDEWALK OR STEP
TW	TOP OF WALL FINISH GRADE


C3
C4
C5
C6
Key Map

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DAN E. TANNER, P.E.
CA # 2661 EXPIRES - 6/30/2027

11.24.2025

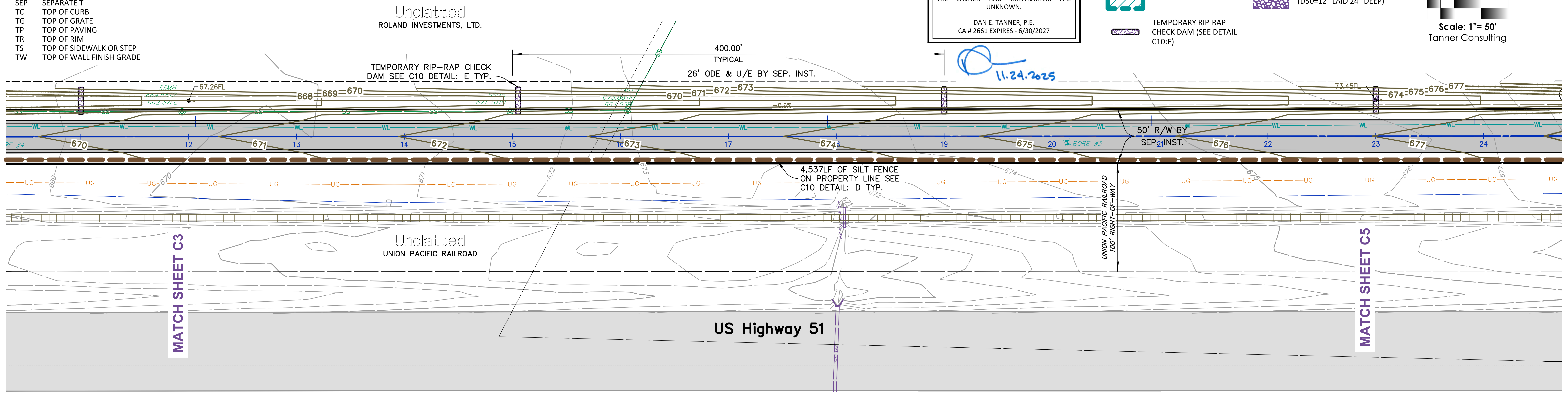
Erosion Control Legend

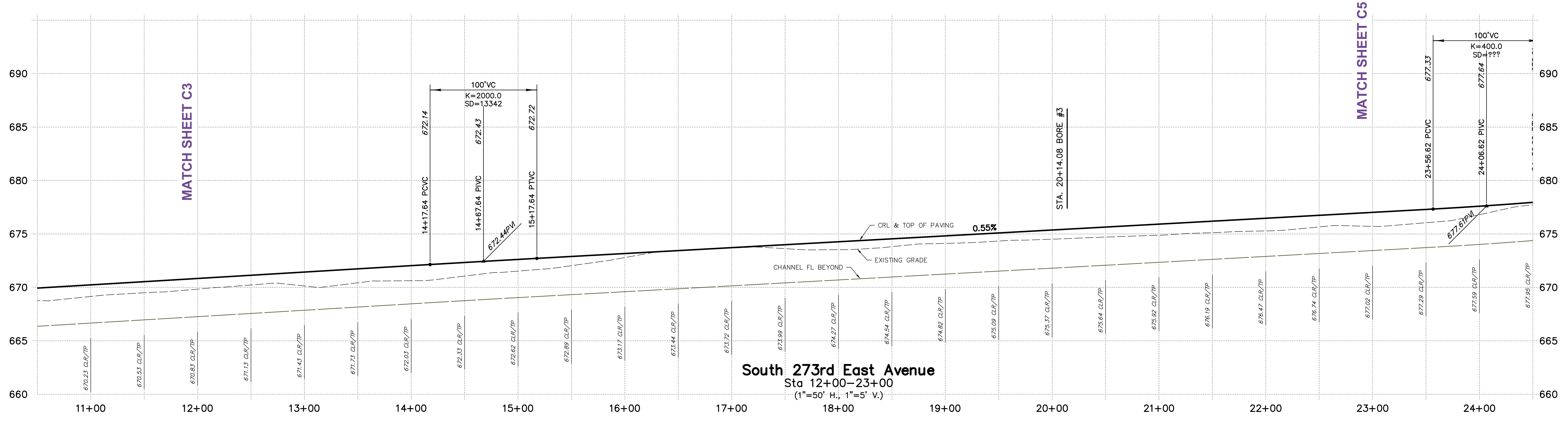
▬	SILT FENCE	🟩	PORTABLE SANITARY UNITS LOCATION
▨	STABILIZED CONSTRUCTION ENTRANCE/CROSSING	▨	CONCRETE WASHOUT
▨	STAGING AREA	▨	PERMANENT RIP-RAP (D50=12" LAID 24" DEEP)
▭	TEMPORARY RIP-RAP CHECK DAM (SEE DETAIL C10:E)		

NORTH

0 25 50 75

Scale: 1"= 50'
Tanner Consulting


Unplatted
ROLAND INVESTMENTS, LTD.
400.00'
TYPICAL
26' ODE & U/E BY SEP. INST.
TEMPORARY RIP-RAP CHECK
DAM SEE C10 DETAIL: E TYP.
SSMH
669.58TR
662.57FL
67.26FL
668
669
670
671
672
673
674
675
676
677
671.70FL
673.96TR
664.51FL
73.45FL
-0.6%
WL
SS
12
13
14
15
16
17
18
19
20
21
22
23
24
BORE #3
BORE #4
50' R/W BY
SEP. INST.
4,537LF OF SILT FENCE
ON PROPERTY LINE SEE
C10 DETAIL: D TYP.
UG
UNION PACIFIC RAILROAD
100' RIGHT-OF-WAY
MATCH SHEET C3
MATCH SHEET C5
Unplatted
UNION PACIFIC RAILROAD
US Highway 51


690
685
680
675
670
665
660
MATCH SHEET C3
MATCH SHEET C5
100'VC
K=2000.0
SD=13342
672.14
672.43
672.72
14+17.64 PCVC
14+67.64 PIVC
15+17.64 PTVC
672.44PVI
STA. 20+14.08 BORE #3
100'VC
K=400.0
SD=???
677.33
677.64
23+56.62 PCVC
24+06.62 PIVC
677.61PVI
CRL & TOP OF PAVING
0.55%
EXISTING GRADE
CHANNEL FL BEYOND
670.23 CLR/TP
670.53 CLR/TP
670.83 CLR/TP
671.13 CLR/TP
671.43 CLR/TP
671.73 CLR/TP
672.03 CLR/TP
672.33 CLR/TP
672.62 CLR/TP
672.89 CLR/TP
673.17 CLR/TP
673.44 CLR/TP
673.72 CLR/TP
673.99 CLR/TP
674.27 CLR/TP
674.54 CLR/TP
674.82 CLR/TP
675.09 CLR/TP
675.37 CLR/TP
675.64 CLR/TP
675.92 CLR/TP
676.19 CLR/TP
676.47 CLR/TP
676.74 CLR/TP
677.02 CLR/TP
677.29 CLR/TP
677.59 CLR/TP
677.95 CLR/TP
11+00
12+00
13+00
14+00
15+00
16+00
17+00
18+00
19+00
20+00
21+00
22+00
23+00
24+00

South 273rd East Avenue
Sta 12+00–23+00
(1"=50' H., 1"=5' V.)

LICENSED PROFESSIONAL ENGINEER
Dan Edwin Tanner
13090
OKLAHOMA
11.24.2025

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MILESTONE	DATE
PLOT DATE: 12/01/25	

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Timber Ridge

S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) 1"=50'
(V) 1"=5'

Street Plan & Profile STA 12+00 To 23+00

C4

P:\2021\21133\CIVIL\SHEETS\21133PVPP.DWG, C4, 12/1/2025 8:04:21 AM, AWEBB, 1:1, TANNER CONSULTING, LLC, OK CA 2661 EXP 6/30/2027

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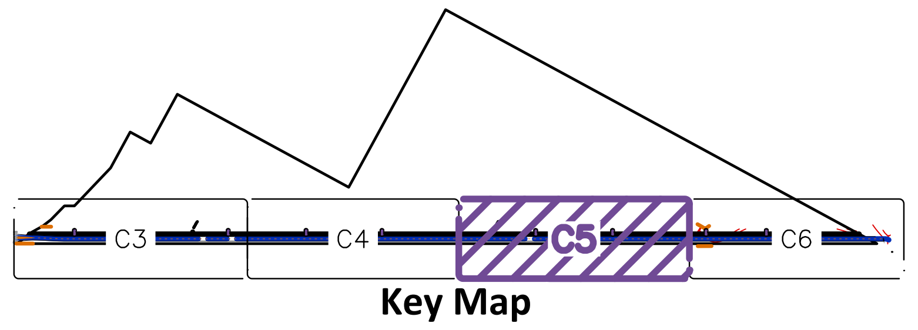
CA # 2661 EXPIRES - 6/30/2027

11.24.2025



Key Map

Legend

BW	BASE OF WALL FINISH GRADE
CLR	CONSTRUCTION REFERENCE LINE
CLR/TP	CENTERLINE OF ROAD & TOP OF PAVING
CTRN	CURB TRANSITION
EP	EDGE OF PAVING
EX	EXISTING GROUND
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
GU	GUTTER
INST	INSTRUMENT
SEP	SEPARATE T
TC	TOP OF CURB
TG	TOP OF GRATE
TP	TOP OF PAVING
TR	TOP OF RIM
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TW	TOP OF WALL FINISH GRADE

Erosion Control Legend

▬ ▬	SILT FENCE	🟩 🟩 🟩	PORTABLE SANITARY UNITS LOCATION
▨	STABILIZED CONSTRUCTION ENTRANCE/CROSSING	▨	CONCRETE WASHOUT
▨	STAGING AREA	▨	PERMANENT RIP-RAP (D50=12" LAID 24" DEEP)
▭	TEMPORARY RIP-RAP CHECK DAM (SEE DETAIL C10:E)		

NORTH

0 25 50 75

Scale: 1"= 50'
Tanner Consulting

Dan Edwin Tanner
13090
11.24.2025

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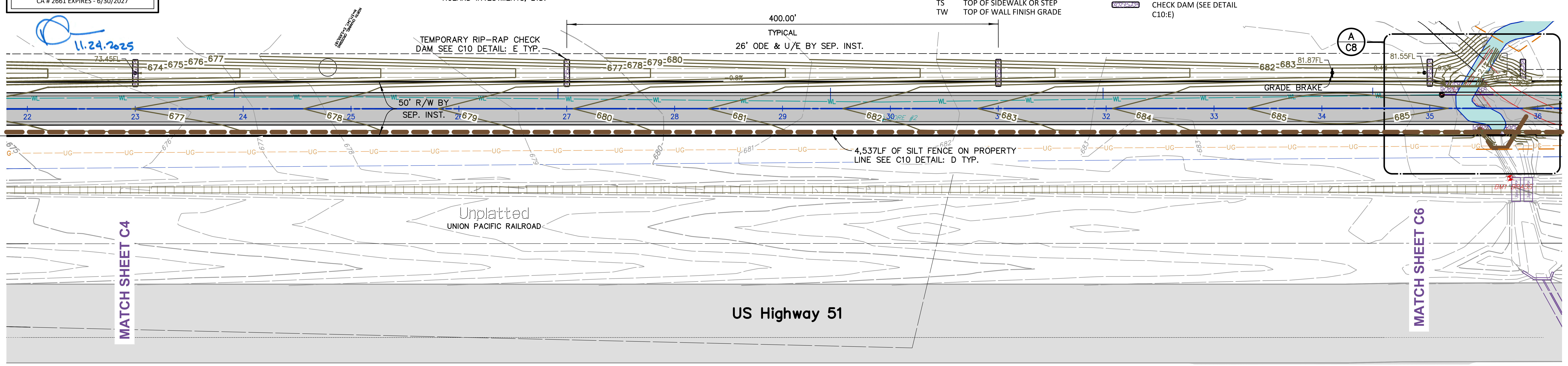
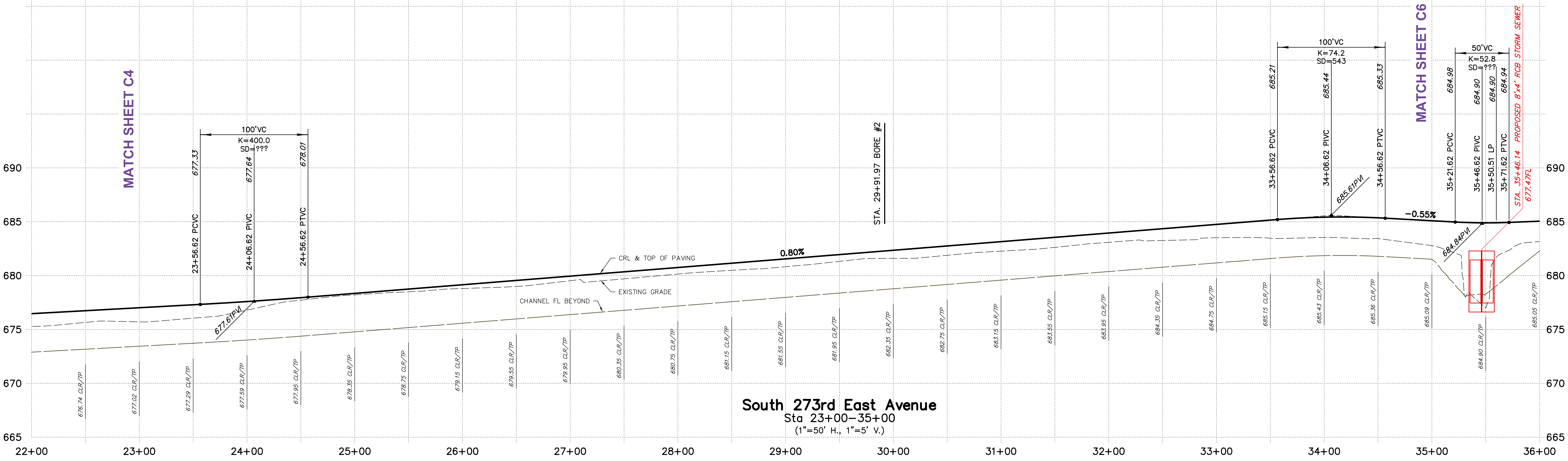

Unplatted
ROLAND INVESTMENTS, LTD.
TEMPORARY RIP-RAP CHECK DAM SEE C10 DETAIL: E TYP.
400.00'
TYPICAL
26' ODE & U/E BY SEP. INST.
A
C8
73.45FL
674
675
676
677
678
679
680
682
683
81.87FL
81.55FL
0.8%
GRADE BRAKE
50' R/W BY SEP. INST.
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
WL
UG
4,537LF OF SILT FENCE ON PROPERTY LINE SEE C10 DETAIL: D TYP.
Unplatted
UNION PACIFIC RAILROAD
US Highway 51
MATCH SHEET C4
MATCH SHEET C6



South 273rd East Avenue
Sta 23+00–35+00
(1"=50' H., 1"=5' V.)

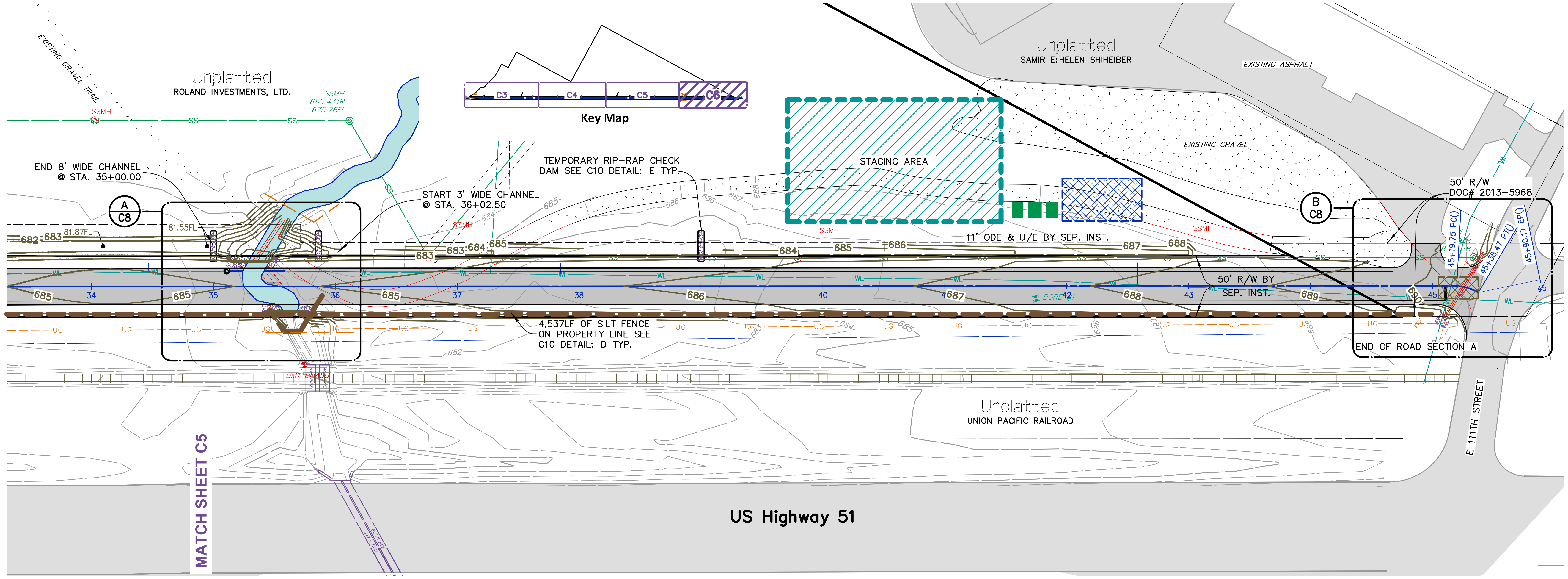
Timber Ridge
S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

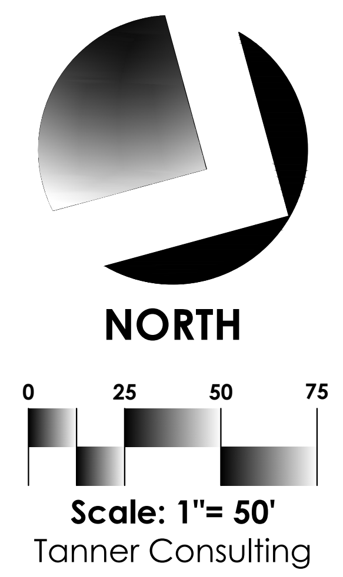
PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) 1"=50'
(V) 1"=5'

Street Plan & Profile STA 23+00 To 35+00

C5


Key Map
C3
C4
C5
C6
Unplatted
ROLAND INVESTMENTS, LTD.
EXISTING GRAVEL TRAIL
SSMH
685.43TR
675.78FL
END 8' WIDE CHANNEL
@ STA. 35+00.00
A
C8
81.87FL
81.55FL
TEMPORARY RIP-RAP CHECK DAM SEE C10 DETAIL: E TYP.
START 3' WIDE CHANNEL
@ STA. 36+02.50
STAGING AREA
Unplatted
SAMIR E:HELEN SHIHEIBER
EXISTING ASPHALT
EXISTING GRAVEL
11' ODE & U/E BY SEP. INST.
50' R/W BY SEP. INST.
50' R/W
DOC# 2013-5968
B
C8
45+19.75 PC
45+38.47 PT
45+90.17 EP
4,537LF OF SILT FENCE ON PROPERTY LINE SEE C10 DETAIL: D TYP.
END OF ROAD SECTION A
Unplatted
UNION PACIFIC RAILROAD
E 111TH STREET
MATCH SHEET C5
US Highway 51
34
35
36
37
38
39
40
41
42
43
44
45


NORTH
0
25
50
75

Scale: 1"= 50'
Tanner Consulting

Legend

BW	BASE OF WALL FINISH GRADE
CL	CENTERLINE
CLR	CONSTRUCTION REFERENCE LINE
CLR/TP	CENTERLINE OF ROAD & TOP OF PAVING
CTRN	CURB TRANSITION
EP	EDGE OF PAVING
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Erosion Control Legend

▬ ▬	SILT FENCE
▨	STABILIZED CONSTRUCTION ENTRANCE/CROSSING
▨	STAGING AREA
■ ■ ■	PORTABLE SANITARY UNITS LOCATION
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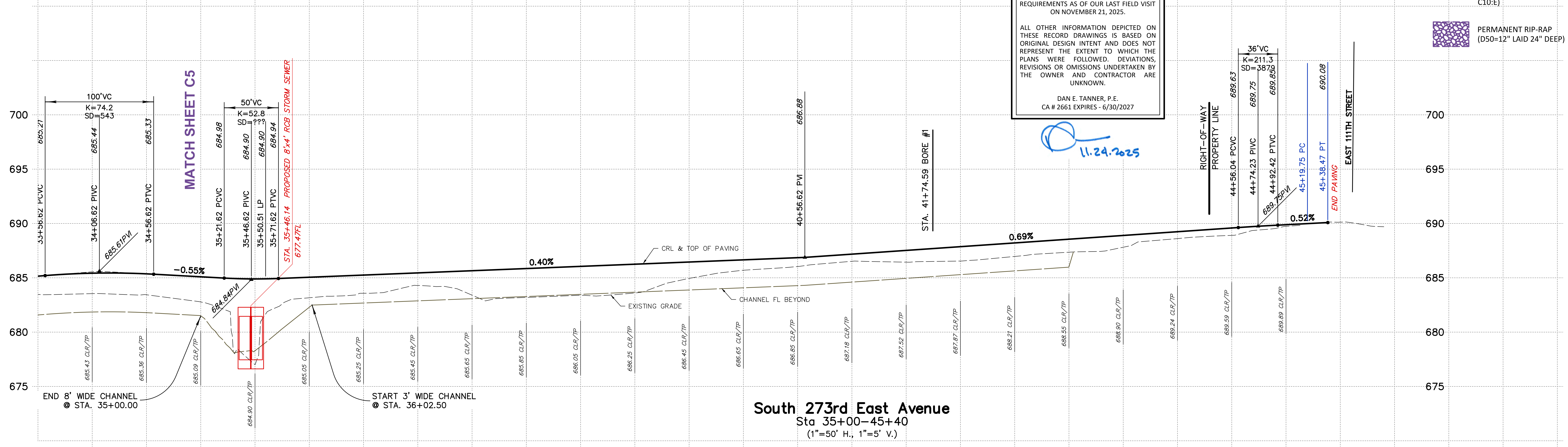
100'VC
K=74.2
SD=543
685.27
685.44
685.33
33+56.62 PCVC
34+06.62 PIVC
34+56.62 PTVC
685.61PVI
-0.55%
MATCH SHEET C5
50'VC
K=52.8
SD=???
684.98
684.90
684.90
684.94
35+21.62 PCVC
35+46.62 PIVC
35+50.51 LP
35+71.62 PTVC
684.84PVI
PROPOSED 8'x4' RCB STORM SEWER
STA. 35+46.14
677.47FL
0.40%
CRL & TOP OF PAVING
686.88
40+56.62 PVI
STA. 41+74.59 BORE #1
0.69%
EXISTING GRADE
CHANNEL FL BEYOND
RIGHT-OF-WAY PROPERTY LINE
36'VC
K=211.3
SD=387.6
689.63
689.75
689.85
44+56.04 PCVC
44+74.23 PIVC
44+92.42 PTVC
689.75PVI
0.52%
45+19.75 PC
45+38.47 PT
690.08
END PAVING
EAST 111TH STREET
700
695
690
685
680
675
685.43 CLR/TP
685.36 CLR/TP
685.09 CLR/TP
684.90 CLR/TP
685.05 CLR/TP
685.25 CLR/TP
685.45 CLR/TP
685.65 CLR/TP
685.85 CLR/TP
686.05 CLR/TP
686.25 CLR/TP
686.45 CLR/TP
686.65 CLR/TP
686.85 CLR/TP
687.18 CLR/TP
687.52 CLR/TP
687.87 CLR/TP
688.21 CLR/TP
688.55 CLR/TP
688.90 CLR/TP
689.24 CLR/TP
689.59 CLR/TP
689.89 CLR/TP
END 8' WIDE CHANNEL
@ STA. 35+00.00
START 3' WIDE CHANNEL
@ STA. 36+02.50
34+00
35+00
36+00
37+00
38+00
39+00
40+00
41+00
42+00
43+00
44+00
45+00
46+00

South 273rd East Avenue
Sta 35+00–45+40
(1"=50' H., 1"=5' V.)

LICENSED PROFESSIONAL ENGINEER
Dan Edwin
Tanner
13090
OKLAHOMA
11.24.2025

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ISSUE DATE: 11/24/2025

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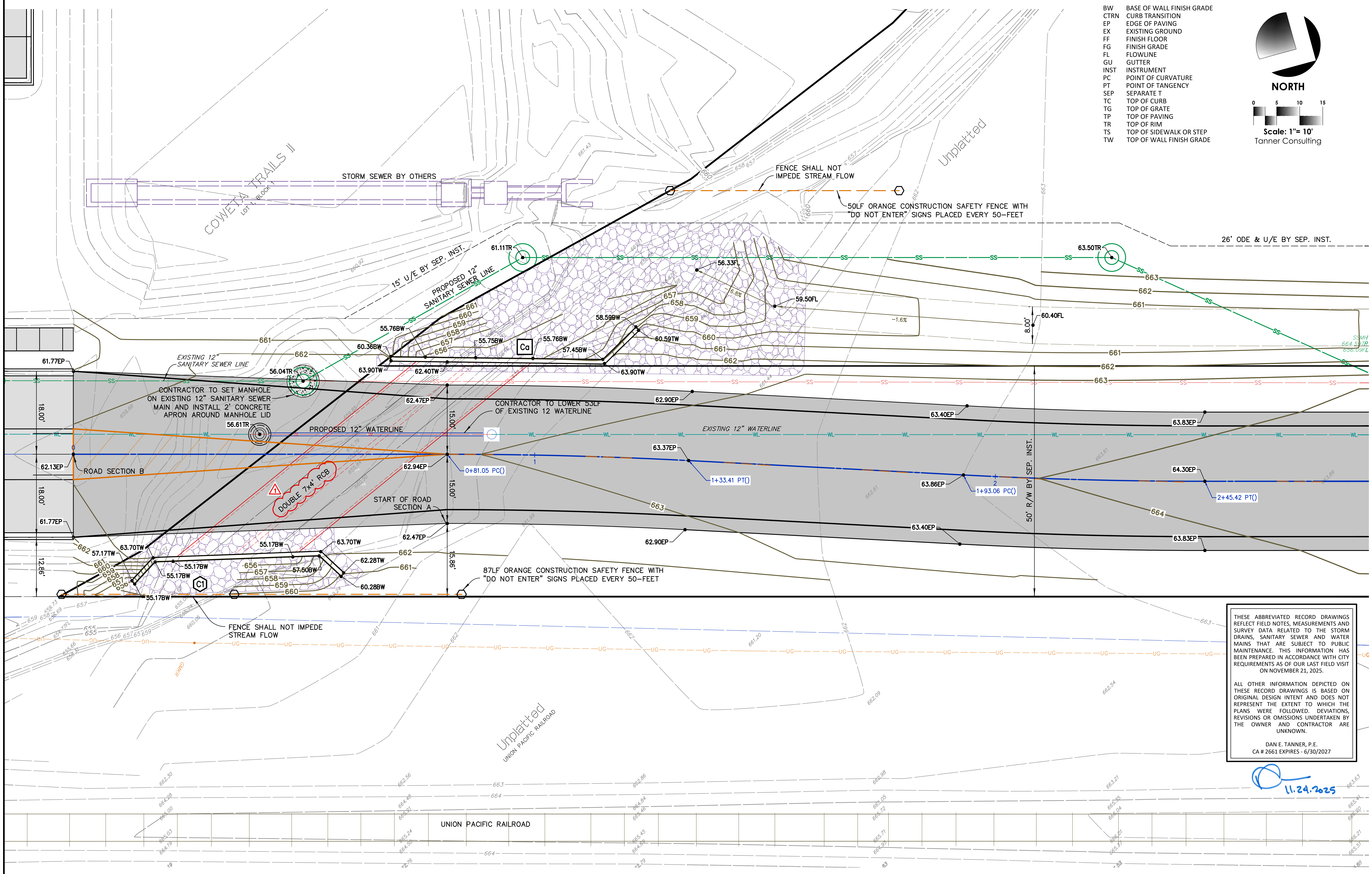
(V) 1"=5'

Street Plan & Profile STA 35+00 To 45+40

C6

P:\2021\21133\Civil\Sheets\21133PVPP.DWG, C6, 12/1/2025 8:03:51 AM, AWEBB, 1:1, TANNER CONSULTING, LLC, OK CA 2661 EXP 6/30/2027



NORTH
0 5 10 15
Scale: 1"= 10'
Tanner Consulting
STORM SEWER BY OTHERS
COWETA TRAILS II
LOT 1 BLOCK 1
15' U/E BY SEP. INST.
PROPOSED 12" SANITARY SEWER LINE
FENCE SHALL NOT IMPEDE STREAM FLOW
50LF ORANGE CONSTRUCTION SAFETY FENCE WITH "DO NOT ENTER" SIGNS PLACED EVERY 50-FEET
Unplatted
26' ODE & U/E BY SEP. INST.
61.11TR
63.50TR
56.33FL
59.50FL
58.59BW
60.59TW
55.76BW
55.75BW
55.76BW
57.45BW
60.36BW
63.90TW
62.40TW
63.90TW
56.04TR
61.77EP
EXISTING 12" SANITARY SEWER LINE
CONTRACTOR TO SET MANHOLE ON EXISTING 12" SANITARY SEWER MAIN AND INSTALL 2' CONCRETE APRON AROUND MANHOLE LID
56.61TR
62.47EP
CONTRACTOR TO LOWER 53LF OF EXISTING 12 WATERLINE
PROPOSED 12" WATERLINE
EXISTING 12" WATERLINE
62.90EP
63.40EP
63.83EP
60.40FL
8.00'
-1.6%
6.8%
18.00'
18.00'
15.00'
15.00'
15.86'
12.86'
62.13EP
ROAD SECTION B
62.94EP
0+81.05 PC()
63.37EP
1+33.41 PT()
63.86EP
1+93.06 PC()
64.30EP
2+45.42 PT()
50' R/W BY SEP. INST.
DOUBLE 7x4' RCB
START OF ROAD SECTION A
61.77EP
62.47EP
62.90EP
63.40EP
63.83EP
63.70TW
57.17TW
55.17BW
55.17BW
55.17BW
57.50BW
63.70TW
62.28TW
60.28BW
55.17BW
Ca
C1
87LF ORANGE CONSTRUCTION SAFETY FENCE WITH "DO NOT ENTER" SIGNS PLACED EVERY 50-FEET
FENCE SHALL NOT IMPEDE STREAM FLOW
SS
WL
UG
SSMH
664.59TR
656.09FL
Unplatted
UNION PACIFIC RAILROAD
UNION PACIFIC RAILROAD

Legend

BW	BASE OF WALL FINISH GRADE
CTRN	CURB TRANSITION
EP	EDGE OF PAVING
EX	EXISTING GROUND
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
GU	GUTTER
INST	INSTRUMENT
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
SEP	SEPARATE T
TC	TOP OF CURB
TG	TOP OF GRATE
TP	TOP OF PAVING
TR	TOP OF RIM
TS	TOP OF SIDEWALK OR STEP
TW	TOP OF WALL FINISH GRADE

THESE ABBREVIATED RECORD DRAWINGS REFLECT FIELD NOTES, MEASUREMENTS AND SURVEY DATA RELATED TO THE STORM DRAINS, SANITARY SEWER AND WATER MAINS THAT ARE SUBJECT TO PUBLIC MAINTENANCE. THIS INFORMATION HAS BEEN PREPARED IN ACCORDANCE WITH CITY REQUIREMENTS AS OF OUR LAST FIELD VISIT ON NOVEMBER 21, 2025.

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DAN E. TANNER, P.E.
CA # 2661 EXPIRES - 6/30/2027

11.24.2025

A 36' to 30' Transition Detail

Scale: NONE

Dan Edwin Tanner
13090
11.24.2025

Tanner Consulting LLC
CIVIL ENGINEERING | LAND SURVEYING
LANDSCAPE ARCHITECTURE | PLANNING

5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
OFFICE: 918.745.9929
www.tannerbaitshop.com

CERTIFICATE OF AUTHORIZATION NO.
OK CA 2661 EXP. 6/30/2027

BEFORE YOU DIG 1-800-522-OKIE CALL OKIE

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MILESTONE	DATE
PLOT DATE: 12/01/25	

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF COWETA STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION).

Timber Ridge

S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

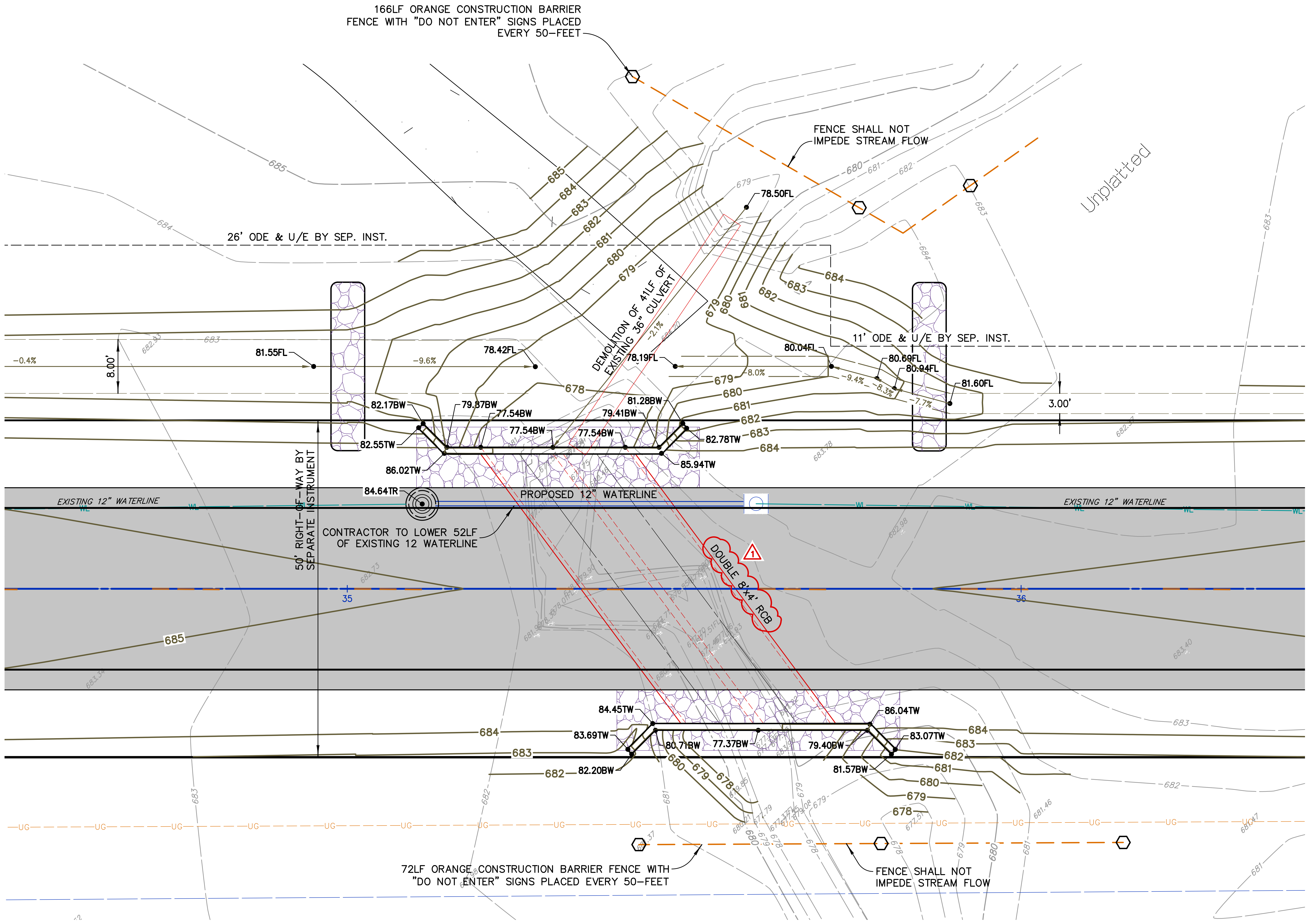
PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) 1"=10'
(V)

Stream Grading Detail

C7

P:\2021\21133\CIVIL\SHEETS\21133PVPP.DWG, C7, 12/1/2025 8:05:35 AM, AWEBB, 1:1, TANNER CONSULTING, LLC, OK CA 2661 EXP 6/30/2027


166LF ORANGE CONSTRUCTION BARRIER FENCE WITH "DO NOT ENTER" SIGNS PLACED EVERY 50-FEET
FENCE SHALL NOT IMPEDE STREAM FLOW
Unplatted
26' ODE & U/E BY SEP. INST.
11' ODE & U/E BY SEP. INST.
DEMOLITION OF 41LF OF EXISTING 36" CULVERT
685
684
683
682
681
680
679
678
-0.4%
-9.6%
-2.1%
-8.0%
-9.4%
-8.3%
-7.7%
8.00'
3.00'
81.55FL
78.42FL
78.19FL
78.50FL
80.04FL
80.69FL
80.94FL
81.60FL
82.17BW
79.87BW
77.54BW
77.54BW
77.54BW
79.41BW
81.28BW
82.55TW
86.02TW
82.78TW
85.94TW
84.64TR
EXISTING 12" WATERLINE
PROPOSED 12" WATERLINE
EXISTING 12" WATERLINE
CONTRACTOR TO LOWER 52LF OF EXISTING 12 WATERLINE
50' RIGHT-OF-WAY BY SEPARATE INSTRUMENT
DOUBLE 8'x4' RCB
1
35
36
84.45TW
83.69TW
80.71BW
77.37BW
79.40BW
86.04TW
83.07TW
82.20BW
81.57BW
UG
72LF ORANGE CONSTRUCTION BARRIER FENCE WITH "DO NOT ENTER" SIGNS PLACED EVERY 50-FEET
FENCE SHALL NOT IMPEDE STREAM FLOW

A North Stream Grading Detail

Scale: NONE

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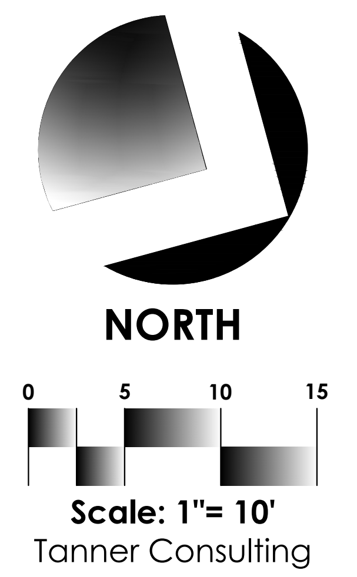
DAN E. TANNER, P.E.
CA # 2661 EXPIRES - 6/30/2027

11.24.2025


NORTH
0
5
10
15

Scale: 1"= 10'
Tanner Consulting

Legend

BW	BASE OF WALL FINISH GRADE
CTRN	CURB TRANSITION
EP	EDGE OF PAVING
EX	EXISTING GROUND
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
GU	GUTTER
INST	INSTRUMENT
SEP	SEPARATE
TC	TOP OF CURB
TG	TOP OF GRATE
TP	TOP OF PAVING
TR	TOP OF RIM
TS	TOP OF SIDEWALK OR STEP
TW	TOP OF WALL FINISH GRADE

Dan Edwin Tanner
13090
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MILESTONE	DATE

PLOT DATE: 12/01/25

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Timber Ridge
S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) 1"=10'
(V)

North Stream Grading Detail

C8

P:\2021\21133\Civil\Sheets\21133pvpp.dwg, C8, 12/1/2025 8:02:36 AM, awebb, 1:1, Tanner Consulting, LLC, OK CA 2661 Exp 6/30/2027

P:\2021\21133\Civil\Sheets\21133pvpp.dwg, C9, 12/1/2025 8:06:17 AM, awebb, 1:1, Tanner Consulting, LLC, OK CA 2661 Exp 6/30/2027

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DAN E. TANNER, P.E.
CA # 2661 EXPIRES - 6/30/2027

11.24.2025

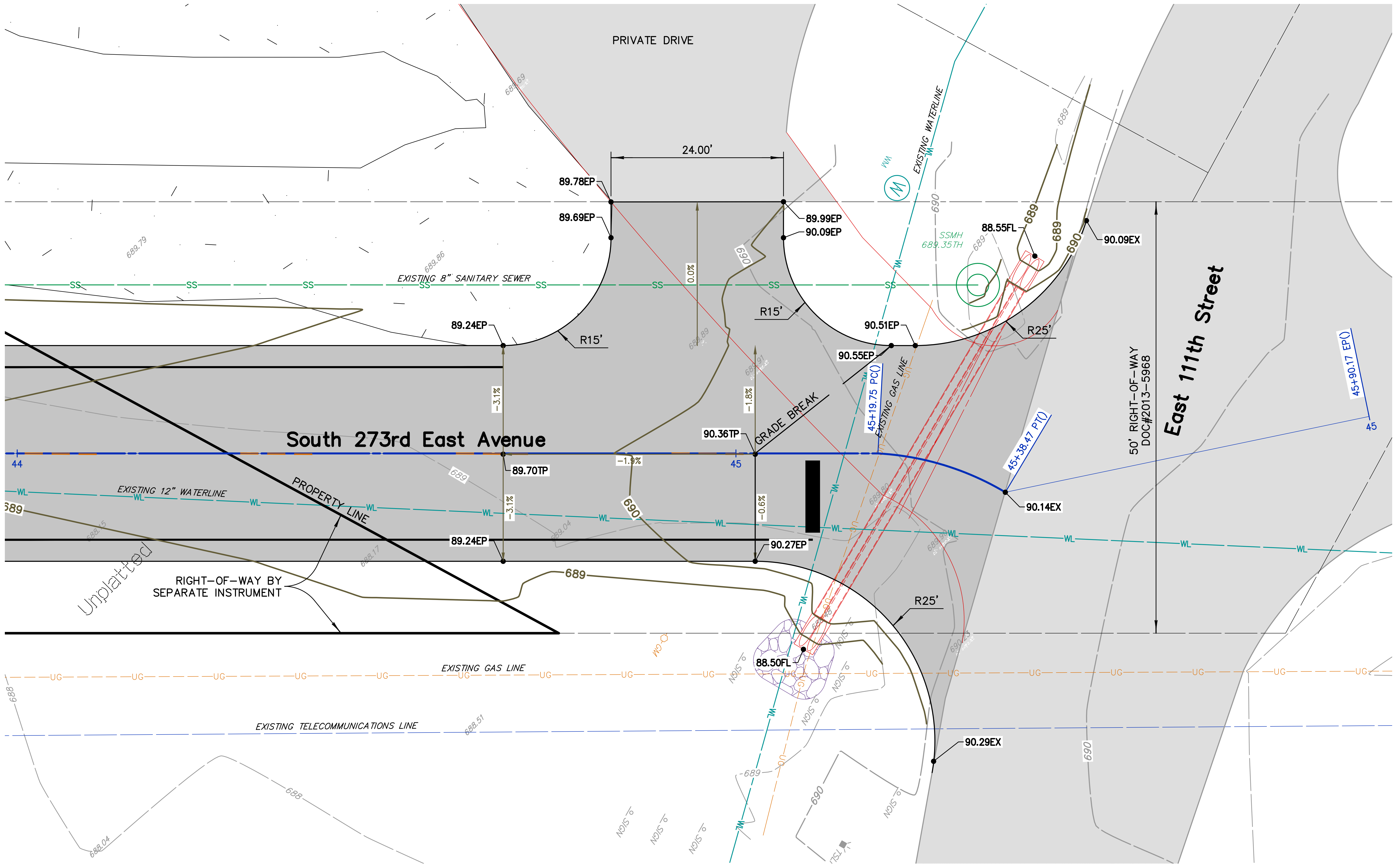
NORTH

0 5 10 15

Scale: 1"= 10'
Tanner Consulting

Legend

BW	BASE OF WALL FINISH GRADE
CTRN	CURB TRANSITION
EP	EDGE OF PAVING
EX	EXISTING GROUND
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
GU	GUTTER
INST	INSTRUMENT
SEP	SEPARATE
TC	TOP OF CURB
TG	TOP OF GRATE
TP	TOP OF PAVING
TR	TOP OF RIM
TS	TOP OF SIDEWALK OR STEP
TW	TOP OF WALL FINISH GRADE


PRIVATE DRIVE
24.00'
89.78EP
89.69EP
89.99EP
90.09EP
EXISTING WATERLINE
WL
SSMH
689.35TH
88.55FL
90.09EX
EXISTING 8" SANITARY SEWER
SS
R15'
R15'
89.24EP
90.51EP
90.55EP
R25'
0.0%
-3.1%
-1.8%
45+19.75 PC()
EXISTING GAS LINE
GRADE BREAK
90.36TP
South 273rd East Avenue
44
45
89.70TP
-1.9%
45+38.47 PT()
90.14EX
50' RIGHT-OF-WAY DOC#2013-5968
East 111th Street
45+90.17 EP()
45
EXISTING 12" WATERLINE
PROPERTY LINE
-3.1%
-0.6%
89.24EP
90.27EP
689
690
Unplatted
RIGHT-OF-WAY BY SEPARATE INSTRUMENT
R25'
88.50FL
EXISTING GAS LINE
UG
EXISTING TELECOMMUNICATIONS LINE
90.29EX
688
689
690

A S 273rd E Ave & E 111th St. S Intersection Grading Detail
Scale: NONE

LICENSED PROFESSIONAL ENGINEER
Dan Edwin Tanner
13090
OKLAHOMA
11.24.2025

Tanner Consulting LLC
CIVIL ENGINEERING | LAND SURVEYING
LANDSCAPE ARCHITECTURE | PLANNING

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MILESTONE	DATE
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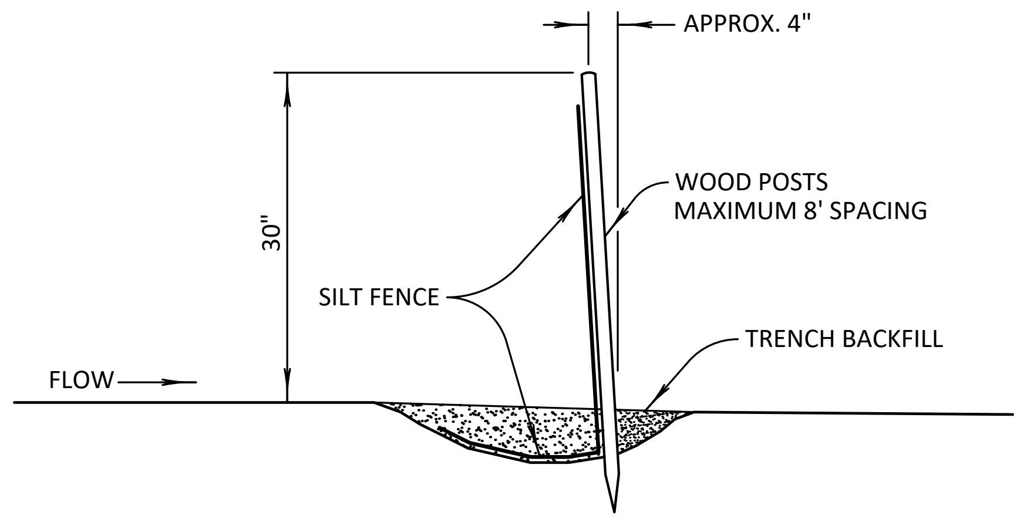
Timber Ridge
S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) 1"=10'
(V)

Intersection Grading Detail

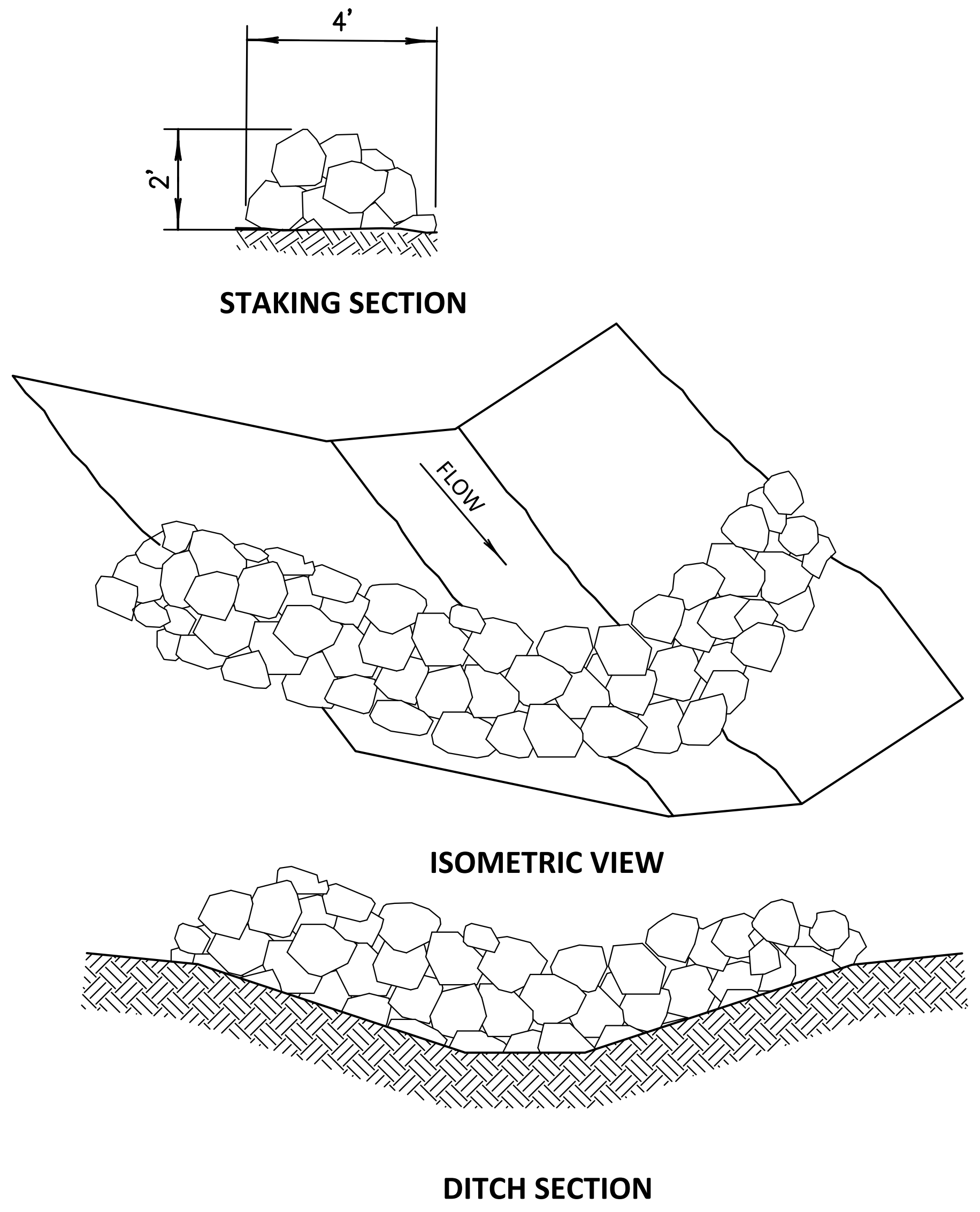
C9



1. POSTS SHALL BE ANGLED SLIGHTLY TOWARD RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN AND BACKFILLED.
3. THE TRENCH SHOULD BE 6" DEEP BY 3' TO 4' WIDE TO ALLOW SILT FENCE TO BE LAID IN AND BACKFILLED.
4. SILT FENCE SHALL BE FASTENED TO POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE POSTS.
5. INSPECTION SHALL BE FREQUENT & REPAIR OR REPLACEMENT PROMPT.
6. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO IMPEDE STORMWATER FLOW.
7. TRAPPED SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED MANNER AND LOCATION WHICH WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6" TO 9" AND DISPOSED OF AS IN NOTE 7 ABOVE.

D Silt Fence Detail

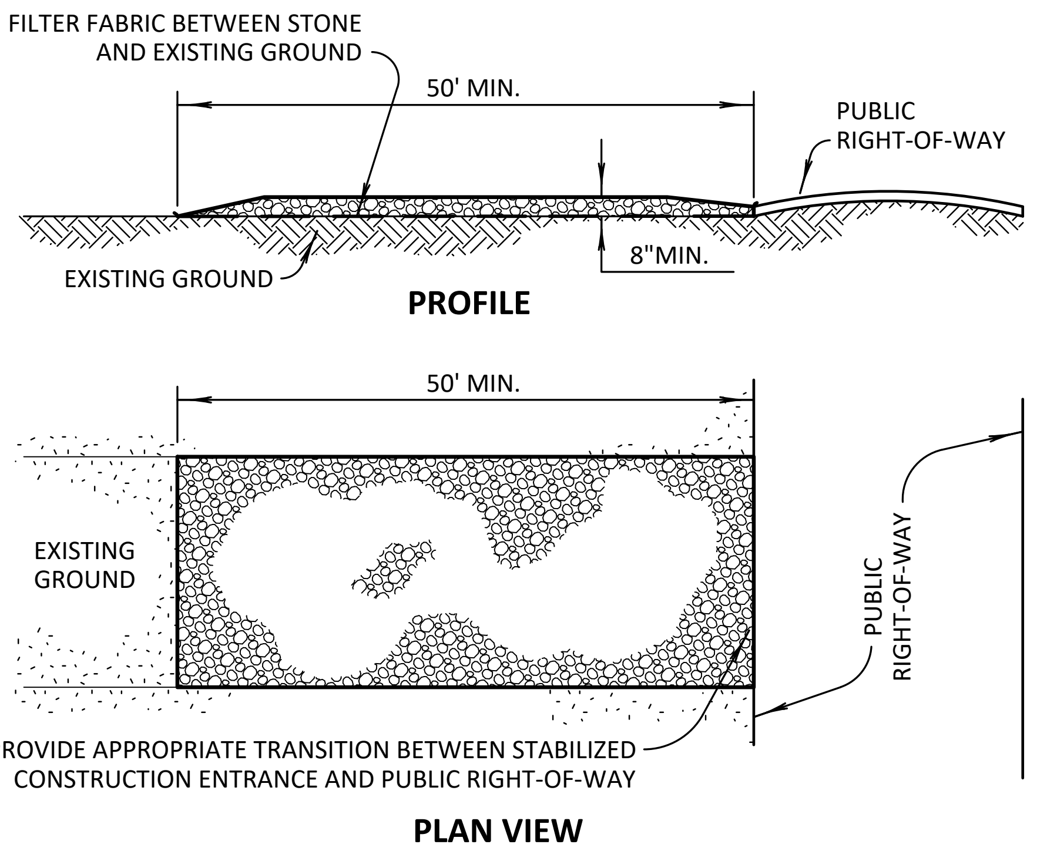
Scale: NONE



1. ONLY INSTALL RIP-RAP TO A HEIGHT IN DITCH SO FLOW WILL NOT WASH AROUND RIP-RAP AND SCOUR DITCH SLOPES AS DIRECTED.
2. USE D50=6"

E Rip-Rap Check Dam Detail

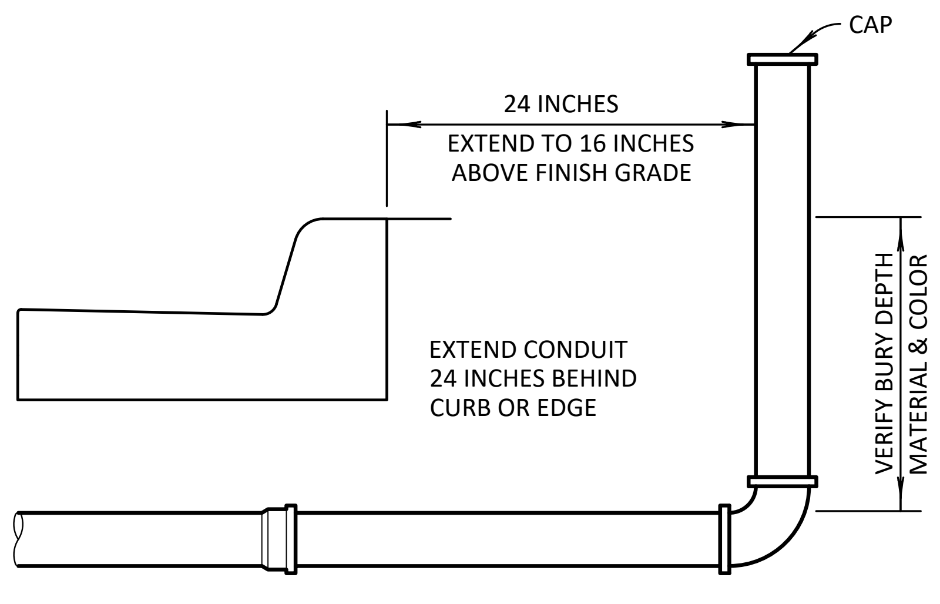
Scale: NONE


FILTER FABRIC BETWEEN STONE AND EXISTING GROUND
50' MIN.
PUBLIC RIGHT-OF-WAY
8"MIN.
EXISTING GROUND
PROFILE
50' MIN.
EXISTING GROUND
PUBLIC RIGHT-OF-WAY
PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY
PLAN VIEW

1. USE 2-1/2" TO 3" CLEAN CRUSHED STONE.
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN EIGHT(8) INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE OWNER.

A Construction Entrance Detail

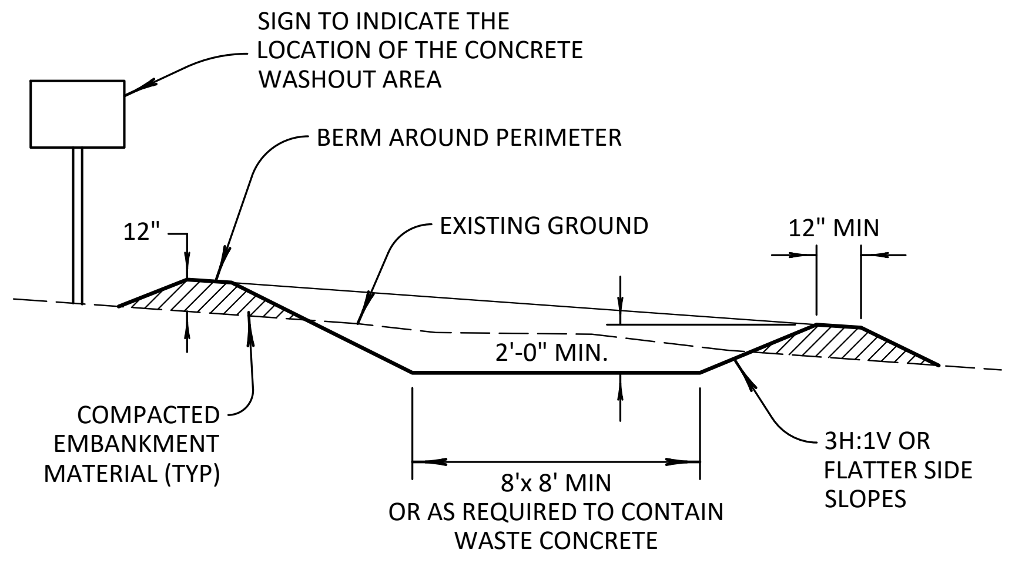
Scale: NONE


CAP
24 INCHES
EXTEND TO 16 INCHES ABOVE FINISH GRADE
EXTEND CONDUIT 24 INCHES BEHIND CURB OR EDGE
VERIFY BURY DEPTH MATERIAL & COLOR

ELECTRICAL CONDUIT FOR PSO TO BE 4" GRAY SCHEDULE 40 PVC.
TELEPHONE CONDUIT FOR SWB TO BE 4" WHITE SDR 35 PVC.
CABLE TELEVISION CONDUIT FOR TCI TO BE 4" WHITE SDR 35 PVC.

B Conduit Under Paving Detail

Scale: NONE


SIGN TO INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA
BERM AROUND PERIMETER
12"
EXISTING GROUND
12" MIN
2'-0" MIN.
COMPACTED EMBANKMENT MATERIAL (TYP)
8'x 8' MIN OR AS REQUIRED TO CONTAIN WASTE CONCRETE
3H:1V OR FLATTER SIDE SLOPES

NOTES:

1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
3. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
4. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
5. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

C Concrete Washout Area Detail

Scale: NONE

Temporary Erosion Control

SMALL GRAINS SUCH AS OATS, RYE, WHEAT, SUDANS AND SORGHUMS ARE THE MOST FEASIBLE TEMPORARY VEGETATION TO CONTROL EROSION. THE PRACTICE IS EFFECTIVE FOR AREAS WHERE THE SOIL IS LEFT EXPOSED FOR A PERIOD OF 6 TO 12 MONTHS. THE TIME PERIOD MAY BE SHORTER DURING PERIODS OF EROSIVE RAINFALL.

A. PRIOR TO SEEDING, NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, BERMS, DIKES, ETC., SHALL BE INSTALLED.
B. TEMPORARY VEGETATIVE PRACTICE IS USUALLY APPLIED PRIOR TO THE COMPLETION OF FINAL GRADING OF THE SITE.
C. IF THE AREA TO BE SEEDED HAS BEEN RECENTLY LOOSENED TO THE EXTENT THAT AN ADEQUATE SEEDBED EXISTS, NO ADDITIONAL TREATMENT IS REQUIRED. HOWEVER IF THE AREA TO BE SEEDED IS PACKED, CRUSTED, AND/OR HARD, THE TOP LAYER OF SOIL SHALL BE LOOSENED BY DISCING OR OTHER SUITABLE MEANS.
D. FERTILIZER SHALL BE APPLIED AT A RATE OF 600 POUNDS PER ACRE OR 15 POUNDS PER 1000 SQUARE FOOT USING 10-20-10 OR EQUAL.
E. SOILS KNOWN TO BE HIGHLY ACIDIC SHALL BE LIME TREATED.
F. SEEDING OPTIONS ARE AS FOLLOWS:

	QUANTITY PER		PLANTING	
PLANT	ACRE	1000 S.F.	DATE	DEPTH
ANNUAL	40 LBS	0.90 LBS	09/15 TO 11/30	1/4 IN.
ELBON RYE	2 BU.	3.00 LBS	08/15 TO 11/30	2 IN.
WHEAT	2 BU.	3.00 LBS	08/15 TO 11/30	2 IN.
OATS	3 BU.	2.50 LBS	08/15 TO 11/30	2 IN.
SORGHUM	60 LBS	1.40 LBS	03/01 TO 09/15	2 IN.
SUDAN	40 LBS	0.90 LBS	04/01 TO 09/15	2 IN.

G. SEEDS SHALL BE DRILLED UNIFORMLY.
H. SEEDING IMPLEMENTS SHOULD BE USED AT RIGHT ANGLES TO THE GENERAL SLOPE TO MINIMIZE EROSION.
I. 1 TO 3 MONTHS AFTER PLANTING, THE SEEDED SITE SHALL BE TOP DRESSED WITH 8 POUNDS PER 1000 SQUARE FEET OR 350 POUNDS PER ACRE OF 33-0-0.
J. AREAS WHICH DO NOT DEVELOP A SUFFICIENT COVER SHALL BE REPLANTED.
K. THE SEEDED AREA SHALL BE WATERED WHEN FEASIBLE AND NEEDED.

Permanent Erosion Control

BERMUDA GRASS, KENTUCKY 31, TALL FESCUE AND WEEPING LOVEGRASS ARE SOME OF THE TYPES OF PERMANENT VEGETATION THAT MAY BE EFFECTIVELY USED TO CONTROL EROSION.

A. PRIOR TO SEEDING, NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, BERMS, DIKES, ETC., SHALL BE INSTALLED.
B. THE SUBGRADE SHALL BE LOOSENED EVENLY TO A DEPTH OF 2 TO 3 INCHES AND 10-20-10 FERTILIZER (10 POUNDS PER 1000 SQUARE FOOT OR 450 POUNDS PER ACRE) SHALL BE MIXED WITH THE LOOSENED SURFACE SOIL BY DISCING OR OTHER SUITABLE MEANS.
C. SOILS KNOWN TO BE HIGHLY ACIDIC SHALL BE LIME TREATED.
D. SEEDING OPTIONS ARE AS FOLLOWS:

	QUANTITY PER		PLANTING	
PLANT	ACRE	1000 S.F.	DATE	DEPTH
BERMUDA	10 LBS	0.25 LBS	04/01 TO 08/15	1/2 IN.
FESCUE	40 LBS	0.90 LBS	09/01 TO 11/01	1/2 IN.
LOVEGRASS	40 LBS	0.90 LBS	04/01 TO 06/30	1/2 IN.

E. SEEDS SHALL BE DRILLED UNIFORMLY.
F. SEEDING IMPLEMENTS SHOULD BE USED AT RIGHT ANGLES TO THE GENERAL SLOPE TO MINIMIZE EROSION.
G. MULCH SHALL BE USED WHERE NEEDED.
H. THE AREA(S) SHALL BE WATERED DAILY OR AS OFTEN AS NECESSARY TO MAINTAIN ADEQUATE SOIL MOISTURE UNTIL THE PLANTS GROW TO 1/2 TO 1 INCH.

THESE ABBREVIATED RECORD DRAWINGS REFLECT FIELD NOTES, MEASUREMENTS AND SURVEY DATA RELATED TO THE STORM DRAINS, SANITARY SEWER AND WATER MAINS THAT ARE SUBJECT TO PUBLIC MAINTENANCE. THIS INFORMATION HAS BEEN PREPARED IN ACCORDANCE WITH CITY REQUIREMENTS AS OF OUR LAST FIELD VISIT ON NOVEMBER 21, 2025.

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DAN E. TANNER, P.E.
CA # 2661 EXPIRES - 6/30/2027

11.24.2025

Paving Notes

2.1 THESE PAVING NOTES ARE NOT TO BE USED IN-LIEU OF CITY OF COWETA STANDARDS AND DO NOT SUPERCEDE CITY OF COWETA REQUIREMENTS.

2.2 THE PAVING CONTRACTOR SHALL NOTIFY THE CITY OF COWETA PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.

2.3 ALL UTILITY CONSTRUCTION (WATER, SEWER, AND STORM WATER) SHALL BE COMPLETED PRIOR TO SUBGRADE PREPARATION.

2.4 SUBGRADE SHALL BE FREE OF ALL ORGANIC MATTER, TREATED, AND COMPACTED ACCORDING TO THE PLANS AND SPECIFICATIONS.

2.5 SUBGRADE STABILIZATION SHALL BE AT THE DIRECTION OF THE ENGINEER, OR AS SPECIFIED IN SUBSURFACE GEOTECHNICAL REPORT.

2.6 PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF UNACCEPTABLE SUBGRADE AT ALL UTILITY, CABLE OR CONDUIT CROSSINGS.

2.7 PAVING CONTRACTOR SHALL INSPECT SUBGRADE PRIOR TO COMMENCING WORK; AND, SHALL REPAIR AREAS WHERE GRADE VARIES MORE THAN 0.1 FEET, WHERE DENSITY IS LESS THAN 95% STANDARD PROCTOR OR WHERE SUBGRADE DRAINAGE IS INADEQUATE, AT THE UNIT PRICE BID FOR FINE GRADING IN THE PROPOSAL. SUBGRADE MODIFICATIONS, WHERE REQUIRED, SHALL NOT COMMENCE UNTIL SUBGRADE REPAIRS HAVE BEEN ACCEPTED BY THE ENGINEER OR OWNER'S REPRESENTATIVE.

2.8 SEQUENCE OF CONSTRUCTION FOR STABILIZED SUBGRADES SHALL BE BLUE TOP AND FINE GRADE, TREAT AND STABILIZE PER GEOTECH PAVING RECOMMENDATION, AND THEN FINAL FINE GRADING.

2.9 COMPACTION TESTS SHALL BE TAKEN A MINIMUM OF ONCE EVERY 9,000 SQUARE FEET FOR EACH EIGHT (8) INCH LIFT OF MATERIAL.

2.10 SUBGRADES SHALL BE PROOFROLLED IF THE STABILITY OF THE MATERIAL IS QUESTIONED. ALSO, THE SUBGRADE EXPOSED AFTER STRIPPING AND COMPLETING ANY CUTS SHALL BE PROOFROLLED ACCORDING TO THE GEOTECHNICAL REPORT.

2.11 PORTLAND CEMENT CONCRETE SHALL CONFORM TO ODOT CLASS A PORTLAND CEMENT CONCRETE STANDARDS.

2.12 ASPHALTIC CONCRETE SHALL HAVE DENSITY OF NOT LESS THAN 92% AND NOT MORE THAN 97%.

2.13 THE CONTRACTOR SHALL FURNISH THE FOLLOWING TESTING SERVICES BY A REPUTABLE INDEPENDENT TESTING LABORATORY APPROVED BY THE OWNER'S REPRESENTATIVE:

  2.13.1 FIELD DENSITY TESTS OF EMBANKMENT, SUBGRADE, OR BASE, AT LOCATIONS SPECIFIED BY THE INSPECTOR.

  2.13.2 PLASTICITY TESTS OF THE SUBGRADE AT LOCATIONS SPECIFIED BY THE ENGINEER.

  2.13.3 MOISTURE DENSITY CURVES FOR MATERIAL TO BE USED FOR EMBANKMENT OR SUBGRADE CONSTRUCTION.

  2.13.4 MIX DESIGNS FOR PORTLAND CEMENT CONCRETE AND ASPHALTIC CONCRETE.

  2.13.5 AGGREGATE GRADATION TESTS.

  2.13.6 DENSITY, BITUMEN CONTENT AND GRADATION TESTS OF ASPHALTIC CONCRETE EVERY 1,000 TONS OR DAILY, WHICHEVER IS LESS.

  2.13.7 COMPRESSION TEST OF CONCRETE CYLINDERS AT SEVEN (7) AND TWENTY-EIGHT (28) DAYS WITH ONE (1) OF EACH TESTS CONDUCTED FOR EVERY 100 CUBIC YARDS PLACED.

  2.13.8 ONE CORE SAMPLE, AT A LOCATION SPECIFIED BY THE INSPECTOR, FOR EVERY 500 TONS OF ASPHALTIC CONCRETE.

2.14 THE CONTRACTOR SHALL FURNISH CERTIFICATION FROM THE MANUFACTURER THAT ALL MATERIALS MEET APPLICABLE SPECIFICATIONS. COPIES OF MATERIAL CERTIFICATION SHALL BE FURNISHED TO THE DEVELOPER PRIOR TO INSTALLATION OR INCORPORATION OF MATERIAL IN THE WORK.

2.15 THE PAVING CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO GRADE AFTER PAVING HAS BEEN COMPLETED.

2.16 PAVEMENT STRIPING SHALL BE CONTRACTOR GRADE ACRYLIC STRIPING PAINT APPLIED WITH A COMMERCIAL COMPRESSED AIR OR AIRLESS SPRAY STRIPING MACHINE CAPABLE OF APPLYING AN EVEN COATING AT THE MANUFACTURER'S RECOMMENDED THICKNESS IN AN EVEN WIDTH ACROSS THE STRIPE. MARKING PAINT SHALL BE APPLIED STRAIGHT AND EVEN AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES (OR TO MFG. SPECIFICATION). APPLY MARKING PAINT IN DRY WEATHER WHEN PAVEMENT AND ATMOSPHERIC TEMPERATURES ARE FIFTY (50) DEGREES F. OR ABOVE (OR MFG. SPECIFICATION) AND ARE ANTICIPATED TO REMAIN ABOVE FIFTY (50) DEGREES F. FOR FOUR (4) HOURS AFTER COMPLETING APPLICATION.

Geotech Pavement Recommendation

TAKEN FROM SUBSURFACE EXPLORATION REPORT FOR SOUTH 273RD EAST AVENUE, COWETA, OKLAHOMA, PREPARED BY GRAC ENGINEERING, TULSA, OKLAHOMA AS PROJECT NO. G2024023, DATED 4/12/2024.

PAVEMENT SECTION I	**ROADWAY**
(ASPHALTIC CONCRETE	2.0" TYPE "S4"*
OVER AGGREGATE BASE	4.5" TYPE "S3"*
OVER SELECT FILL OR	6.0" AGGREGATE BASE*
TREATED SUBGRADE)	8.0" MODIFIED SUBGRADE*

*OKLAHOMA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

PAVEMENT FOR TRASH DUMPSTER AND APPROACH AREA
MINIMUM 7" THICK REINFORCED CONCRETE PADS BE PROVIDED IN FRONT OF AND BENEATH TRASH RECEPTACLES. THE DUMPSTER TRUCKS SHOULD BE PARKED ON THE RIGID CONCRETE PAVEMENT WHEN THE TRASH RECEPTACLES ARE LIFTED. THE CONCRETE PADS SHOULD BE SUPPORTED ON AT LEAST 4 INCHES OF ODOT TYPE "A" AGGREGATE BASE OVER 10" SELECT FILL OR 8" FLY ASH OR LIME TREATED SUBGRADE.

Dan Edwin Tanner
13090
11.24.2025

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MILESTONE	DATE
PLOT DATE: 12/01/25	

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF COWETA STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION).

Timber Ridge

S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

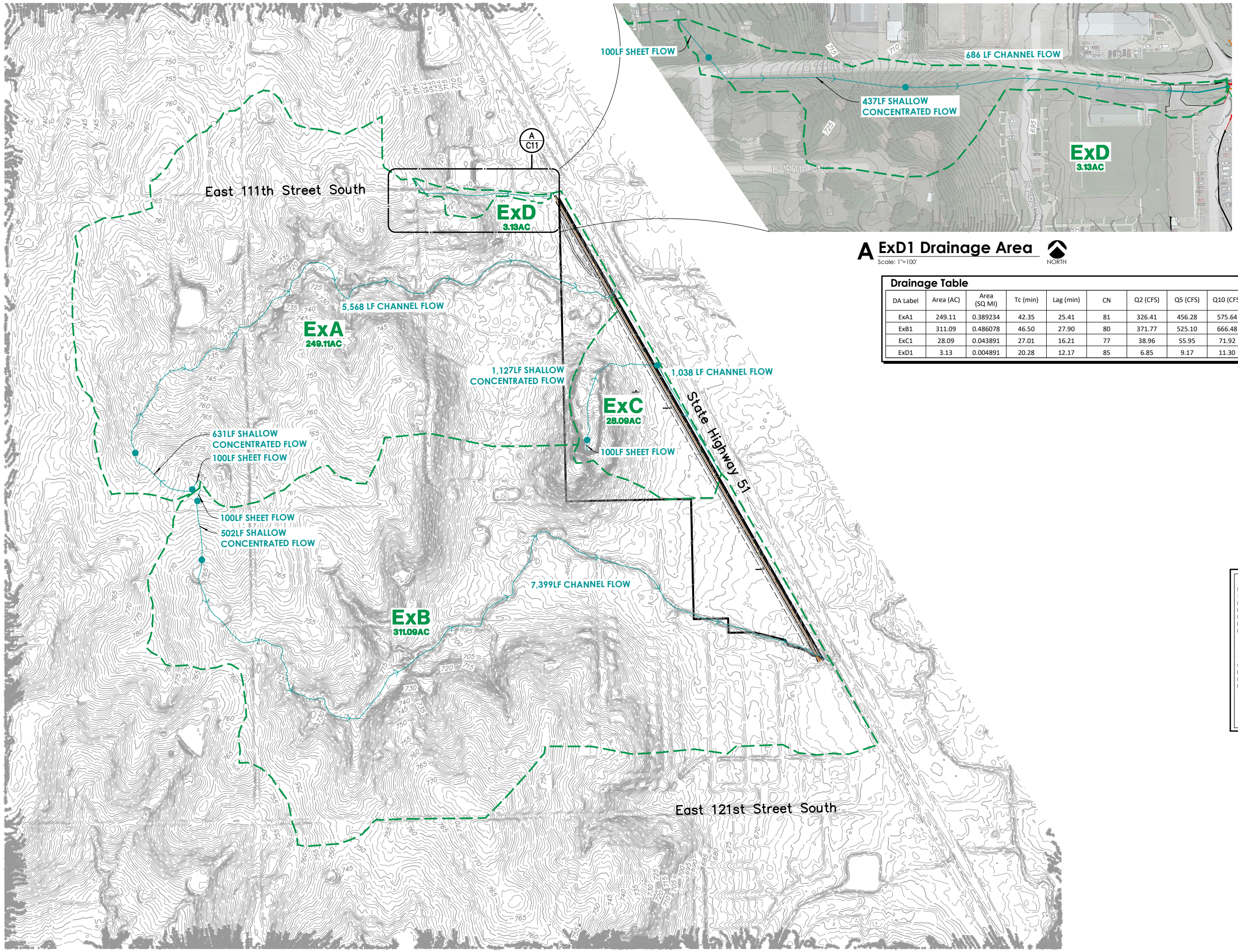
PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) N/A
(V) N/A

Erosion Control Details

C10

P:\2021\21133\CIVIL\SHEETS\21133SDDT.DWG, C10, 12/1/2025 8:03:09 AM, AWEBB, 1:1, TANNER CONSULTING, LLC, OK CA 2661 EXP 6/30/2027


East 111th Street South
East 121st Street South
State Highway 51
ExA
249.11AC
ExB
311.09AC
ExC
28.09AC
ExD
3.13AC
A
C11
5,568 LF CHANNEL FLOW
1,127LF SHALLOW CONCENTRATED FLOW
1,038 LF CHANNEL FLOW
100LF SHEET FLOW
631LF SHALLOW CONCENTRATED FLOW
100LF SHEET FLOW
100LF SHEET FLOW
502LF SHALLOW CONCENTRATED FLOW
7,399LF CHANNEL FLOW
100LF SHEET FLOW
686 LF CHANNEL FLOW
437LF SHALLOW CONCENTRATED FLOW
E 111th St
E 111th Ct
S 262nd E Ave
ExD
3.13AC
750
755
760
765
745
740
735
730
725
720
715
710
705
700
695
690
685
680
675
670
770
775
780

NORTH

0 200 400 600

Scale: 1"= 400'

Tanner Consulting

A ExD1 Drainage Area

Scale: 1"=100'

NORTH

Drainage Table

DA Label	Area (AC)	Area (SQ MI)	Tc (min)	Lag (min)	CN	Q2 (CFS)	Q5 (CFS)	Q10 (CFS)	Q25 (CFS)	Q50 (CFS)	Q100 (CFS)
ExA1	249.11	0.389234	42.35	25.41	81	326.41	456.28	575.64	750.34	896.71	1039.03
ExB1	311.09	0.486078	46.50	27.90	80	371.77	525.10	666.48	873.93	1047.66	1216.88
ExC1	28.09	0.043891	27.01	16.21	77	38.96	55.95	71.92	95.45	115.61	135.48
ExD1	3.13	0.004891	20.28	12.17	85	6.85	9.17	11.30	14.29	16.81	19.25

Legend

A	ORIGINAL DRAINAGE AREA LABEL
— —	ORIGINAL DRAINAGE AREA LIMITS
↗	DRAINAGE AREA FLOW PATH

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DAN E. TANNER, P.E.
CA # 2661 EXPIRES - 6/30/2027

11.24.2025

Dan Edwin Tanner
13090
11.24.2025

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MILESTONE	DATE

PLOT DATE: 12/01/25

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Timber Ridge
S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

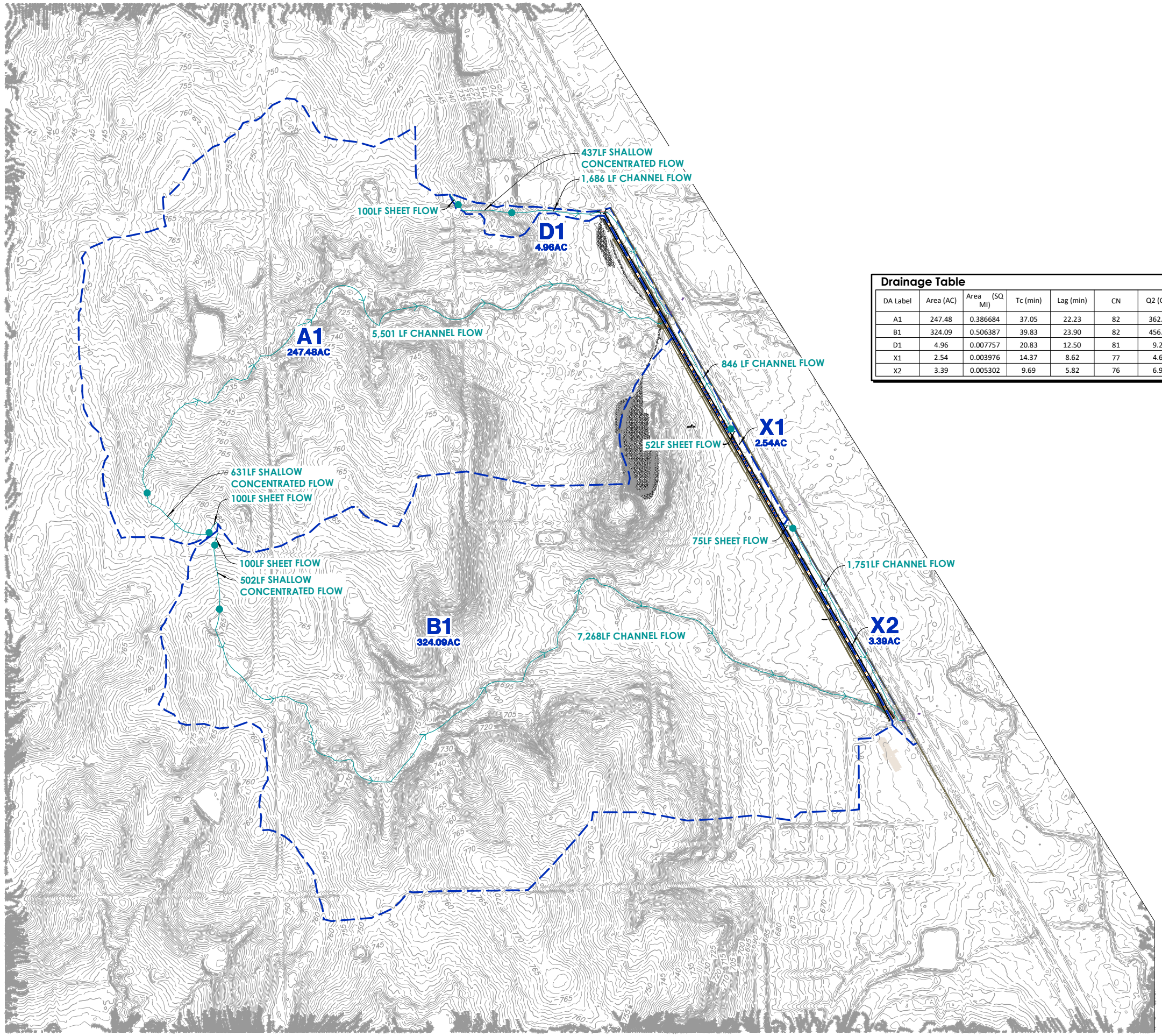
PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) 1" = 400'
(V) N/A

Existing Drainage Areas

C11

P:\2021\21133\Civil\Sheets\21133SDDA_Existing.dwg, C11, 12/1/2025 8:05:49 AM, AWEBB, 1:1, TANNER CONSULTING, LLC, OK CA 2661 EXP 6/30/2027


A1
247.48AC
B1
324.09AC
D1
4.96AC
X1
2.54AC
X2
3.39AC
437LF SHALLOW CONCENTRATED FLOW
1,686 LF CHANNEL FLOW
100LF SHEET FLOW
5,501 LF CHANNEL FLOW
846 LF CHANNEL FLOW
52LF SHEET FLOW
631LF SHALLOW CONCENTRATED FLOW
100LF SHEET FLOW
100LF SHEET FLOW
502LF SHALLOW CONCENTRATED FLOW
75LF SHEET FLOW
1,751LF CHANNEL FLOW
7,268LF CHANNEL FLOW

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DAN E. TANNER, P.E.
CA # 2661 EXPIRES - 6/30/2027

11.24.2025

NORTH
0 200 400 600
Scale: 1"= 400'
Tanner Consulting

Drainage Table

DA Label	Area (AC)	Area (SQ MI)	Tc (min)	Lag (min)	CN	Q2 (CFS)	Q5 (CFS)	Q10 (CFS)	Q25 (CFS)	Q50 (CFS)	Q100 (CFS)
A1	247.48	0.386684	37.05	22.23	82	362.45	501.55	628.99	813.11	967.24	1117.60
B1	324.09	0.506387	39.83	23.90	82	456.83	632.88	793.95	1027.29	1223.48	1413.74
D1	4.96	0.007757	20.83	12.50	81	9.20	12.73	16.01	20.71	24.70	28.59
X1	2.54	0.003976	14.37	8.62	77	4.67	6.67	8.56	11.32	13.68	16.02
X2	3.39	0.005302	9.69	5.82	76	6.93	9.93	12.77	16.92	20.46	24.02

Legend

A	ORIGINAL DRAINAGE AREA LABEL
— —	ORIGINAL DRAINAGE AREA LIMITS
⟶	DRAINAGE AREA FLOW PATH

Dan Edwin Tanner
13090
11.24.2025

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Timber Ridge
S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

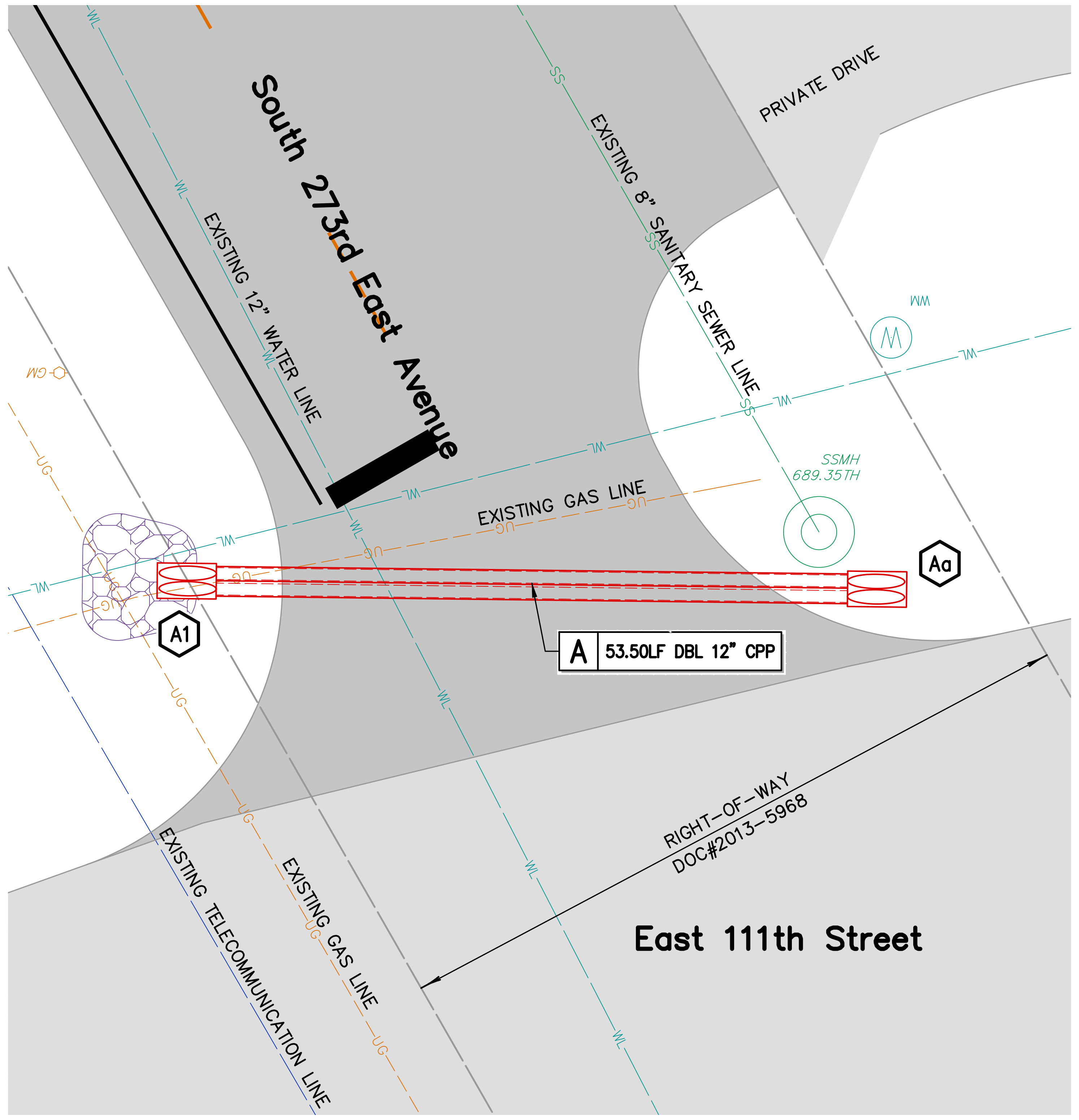
PROJECT: 21133
ISSUE DATE: 11/24/2025

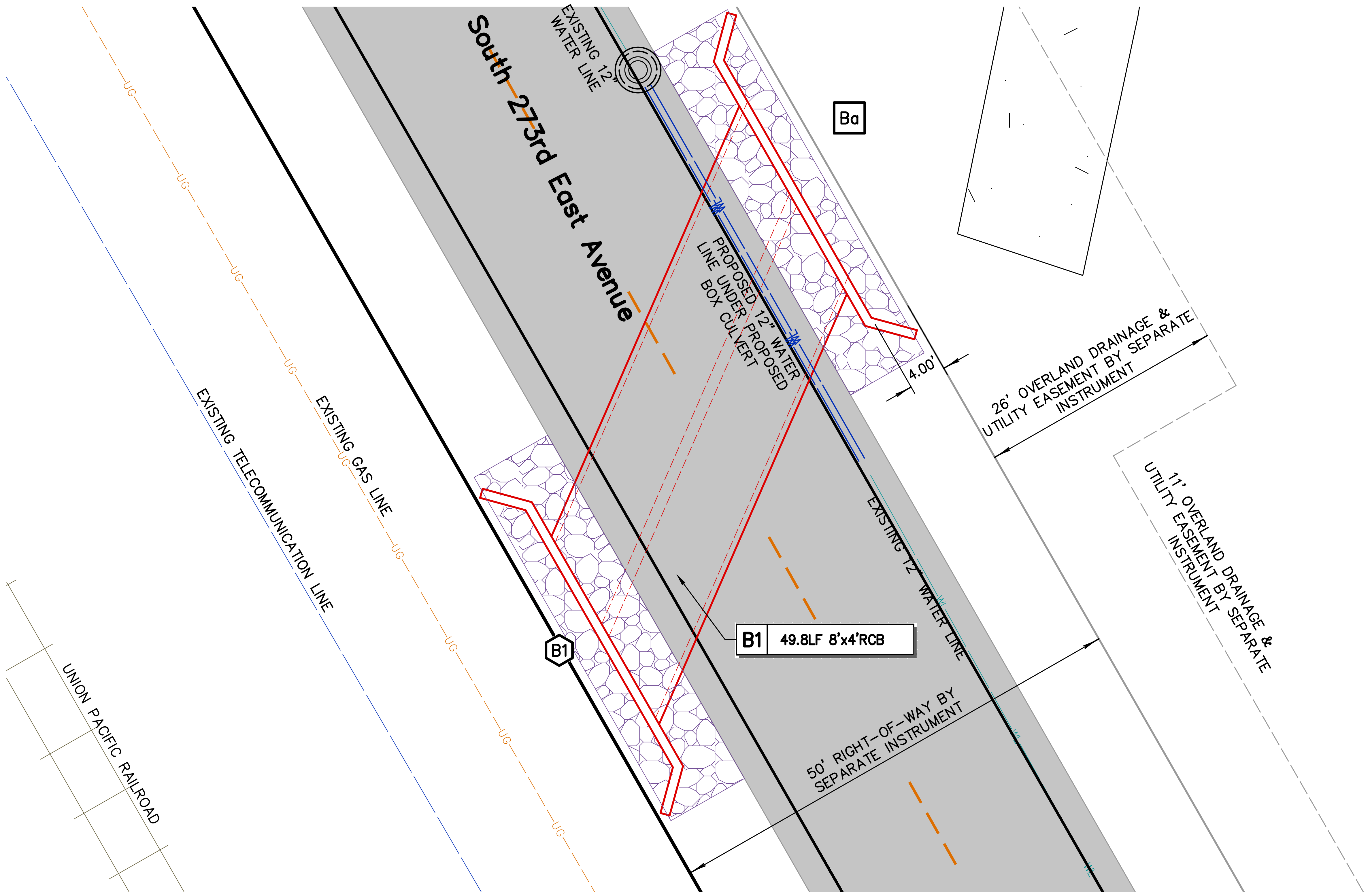
PLAN SCALE: (H) 1"=400'
(V) N/A

Proposed Drainage Areas

C12

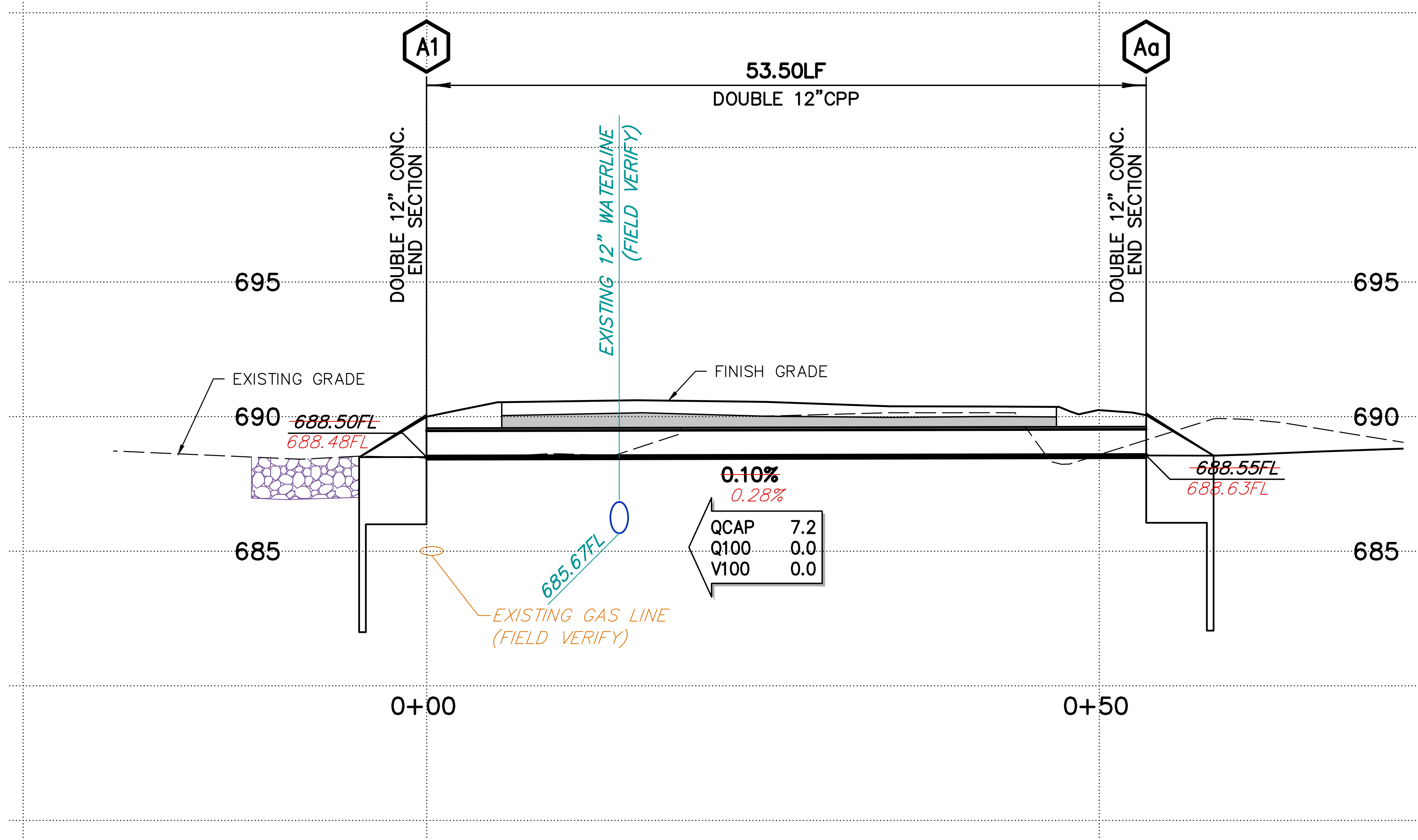
P:\2021\21133\CIVIL\SHEETS\21133SDDA.DWG, C12, 12/1/2025 8:01:56 AM, AWEBB, 1:1, TANNER CONSULTING, LLC, OK CA 2661 EXP 6/30/2027


South 273rd East Avenue
EXISTING 12" WATER LINE
EXISTING 8" SANITARY SEWER LINE
PRIVATE DRIVE
SSMH
689.35TH
EXISTING GAS LINE
Aa
A1
A 53.50LF DBL 12" CPP
RIGHT–OF–WAY
DOC#2013–5968
East 111th Street
EXISTING TELECOMMUNICATION LINE
EXISTING GAS LINE


South 273rd East Avenue
EXISTING 12" WATER LINE
PROPOSED 12" WATER LINE UNDER PROPOSED BOX CULVERT
Ba
4.00'
26' OVERLAND DRAINAGE & UTILITY EASEMENT BY SEPARATE INSTRUMENT
11' OVERLAND DRAINAGE & UTILITY EASEMENT BY SEPARATE INSTRUMENT
EXISTING TELECOMMUNICATION LINE
EXISTING GAS LINE
UNION PACIFIC RAILROAD
B1
B1 49.8LF 8'x4'RCB
EXISTING 12" WATER LINE
50' RIGHT–OF–WAY BY SEPARATE INSTRUMENT

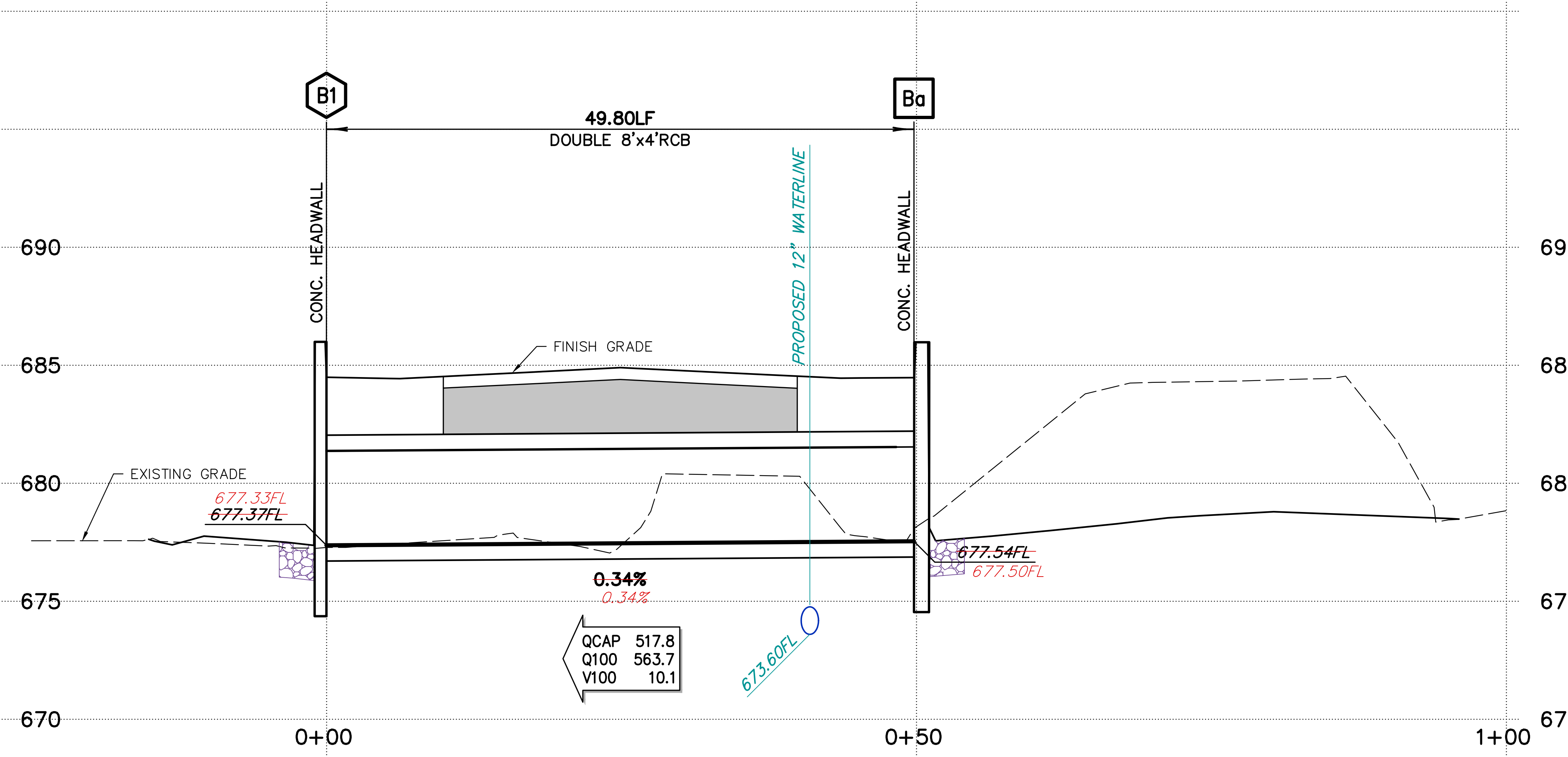
NORTH

Scale: 1"= 10'
Tanner Consulting


A1
Aa
53.50LF
DOUBLE 12"CPP
DOUBLE 12" CONC. END SECTION
EXISTING 12" WATERLINE (FIELD VERIFY)
DOUBLE 12" CONC. END SECTION
695
690
685
EXISTING GRADE
FINISH GRADE
~~688.50FL~~
688.48FL
~~0.10%~~
0.28%
~~688.55FL~~
688.63FL
685.67FL
EXISTING GAS LINE (FIELD VERIFY)
QCAP 7.2
Q100 0.0
V100 0.0
0+00
0+50

Storm Line A

SCALE = 1"=10'H, 1"=5'V


B1
Ba
49.80LF
DOUBLE 8'x4'RCB
CONC. HEADWALL
PROPOSED 12" WATERLINE
CONC. HEADWALL
690
685
680
675
670
FINISH GRADE
EXISTING GRADE
677.33FL
~~677.37FL~~
~~0.34%~~
0.34%
~~677.54FL~~
677.50FL
673.60FL
QCAP 517.8
Q100 563.7
V100 10.1
0+00
0+50
1+00

Storm Line B

SCALE = 1"=10'H, 1"=5'V

▨ DENOTES AREAS TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY PRIOR TO UTILITY CONSTRUCTION.

● UTILITY LINES LOCATED UNDER PAVED STREETS SHALL BE LAID IN TYPE A AGGREGATE BASE AND THE TRENCH COMPLETELY FILLED TO SUBGRADE WITH TYPE A AGGREGATE BASE COMPACTED TO 95% STANDARD DENSITY, OR FLOWABLE FILL, AS SHOWN ON PROFILES.

Storm Legend

LINE LABEL
PIPE LENGTH
A 00.00LF 18"RCP
PIPE SIZE/TYPE

SYMBOL		EXISTING	PROPOSED
□	INLET	a	a
◎	JUNCTION	1	1
⌒	OUTLET	A	A

CPP	HP STORM POLYPROPYLENE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HEP	HORIZONTAL ELLIPTICAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE

Benchmark 1 ⌖

BRASS CAP LOCATED APPROX. 762' SOUTH AND 482' EAST OF NORTH CORNER OF PROPERTY NEXT TO EXISTING BOX CULVERT
(372349.49N, 2654731.65E)

ELEVATION = 683.60 (NAVD 88)

Benchmark 2 ⌖

TOP RIM SANITARY SEWER MANHOLE LOCATED APPROX. 221' SOUTH AND 100' EAST OF THE SOUTHEAST PROPERTY LINE CORNER.
(369004.80N, 2656575.14E)

ELEVATION = 661.40 (NAVD 88)

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MILESTONE	DATE

PLOT DATE: 12/01/25

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Timber Ridge

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ISSUE DATE: 11/24/2025

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(V) 1"=5'

Storm Line A & B Plan And Profile

C13

P:\2021\21133\CIVIL\SHEETS\21133SDPP.DWG, C13, 12/1/2025 8:02:23 AM, AWEBB, 1:1, TANNER CONSULTING, LLC, OK CA 2661 EXP 6/30/2027

Storm Sewer Construction Notes

3.1 ALL STORM SEWER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY STANDARD CONSTRUCTION SPECIFICATIONS.

3.2 ALL STORM SEWER SYSTEM CONSTRUCTION SHALL BE INSPECTED BY THE INSPECTORS FOR THE AUTHORITY HAVING JURISDICTION, IN ACCORDANCE WITH JURISDICTIONAL POLICY.

3.3 CONTRACTOR SHALL PROVIDE THE ENGINEER WITH MATERIAL SUBMITTALS FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.

3.4 PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL PARTICIPATE IN A PRE-CONSTRUCTION CONFERENCE WITH THE ENGINEERING SERVICES DEPARTMENT. AT THIS CONFERENCE, THE CONTRACTOR SHALL FURNISH CERTIFICATION FROM THE MANUFACTURER/SUPPLIER THAT ALL MATERIALS MEET APPLICABLE SPECIFICATIONS. CONTRACTOR SHALL CONFIRM WITH THE CITY THE NUMBER OF COPIES REQUIRED. MATERIALS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE CITY.

3.5 ALL STORM SEWER AND DRAINAGE CONSTRUCTION SHALL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT FIELD INSPECTION IN ACCORDANCE WITH CITY POLICY.

3.6 THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE EXCAVATING.

3.7 THE CONTRACTOR SHALL NOTIFY THE ENGINEERING SERVICES DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.

3.8 ALL RCP STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76 CLASS III, WALL "B" OR "C", UNLESS OTHERWISE NOTED. OMNI-FLEX JOINTS SHALL BE REQUIRED ON ALL REINFORCED CONCRETE PIPE.

3.9 STORM SEWER BEDDING, BACKFILL, AND COMPACTION SHALL BE IN ACCORDANCE WITH CITY STANDARD DRAWINGS.

3.10 ALL STORM SEWER LINES NOT UNDER PAVING SHALL BE LAID IN TYPE A AGGREGATE BEDDING TO A MINIMUM DEPTH OF 12 INCHES ABOVE THE TOP OF PIPE. THE TRENCH MAY BE BACKFILLED WITH COMPACTED SOIL UPON APPROVAL BY THE INSPECTOR.

3.11 STORM SEWER LINES LOCATED UNDER PAVED STREETS SHALL BE LAID IN TYPE A AGGREGATE BEDDING AND THE TRENCH COMPLETELY FILLED TO SUBGRADE WITH TYPE A AGGREGATE COMPACTED TO 95% STANDARD PROCTOR DENSITY.

3.12 PIPE BACKFILL SHALL BE PLACED IN LIFTS NOT EXCEEDING EIGHT (8) INCHES, AND COMPACTED BY VIBRATORY PLATE OR OTHER METHOD APPROVED BY THE ENGINEER.

3.13 PAVING SUBGRADE SHALL BE RESTORED TO PROPER GRADE (+ OR - 0.1 FT) AND DENSITY AFTER PIPE IS BACKFILLED.

3.14 THE UTILITY CONTRACTOR ASSUMES THE RISK OF ORDERING PRECAST CONCRETE COMPONENTS PRIOR TO FIELD STAKING AND REVIEW OF FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.

3.17 VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL DISTURBED AREAS AS SOON AS THE WORK IS COMPLETED.

3.18 CONTRACTOR SHALL COORDINATE ROAD CLOSURES WITH AUTHORITY HAVING JURISDICTION PRIOR TO CONSTRUCTION.

NOTE: ALL STORM SEWERS SHOWN ARE PUBLIC.

Benchmark 1 ⌖

BRASS CAP LOCATED APPROX. 762' SOUTH AND 482' EAST OF NORTH CORNER OF PROPERTY NEXT TO EXISTING BOX CULVERT
(372349.49N, 2654731.65E)

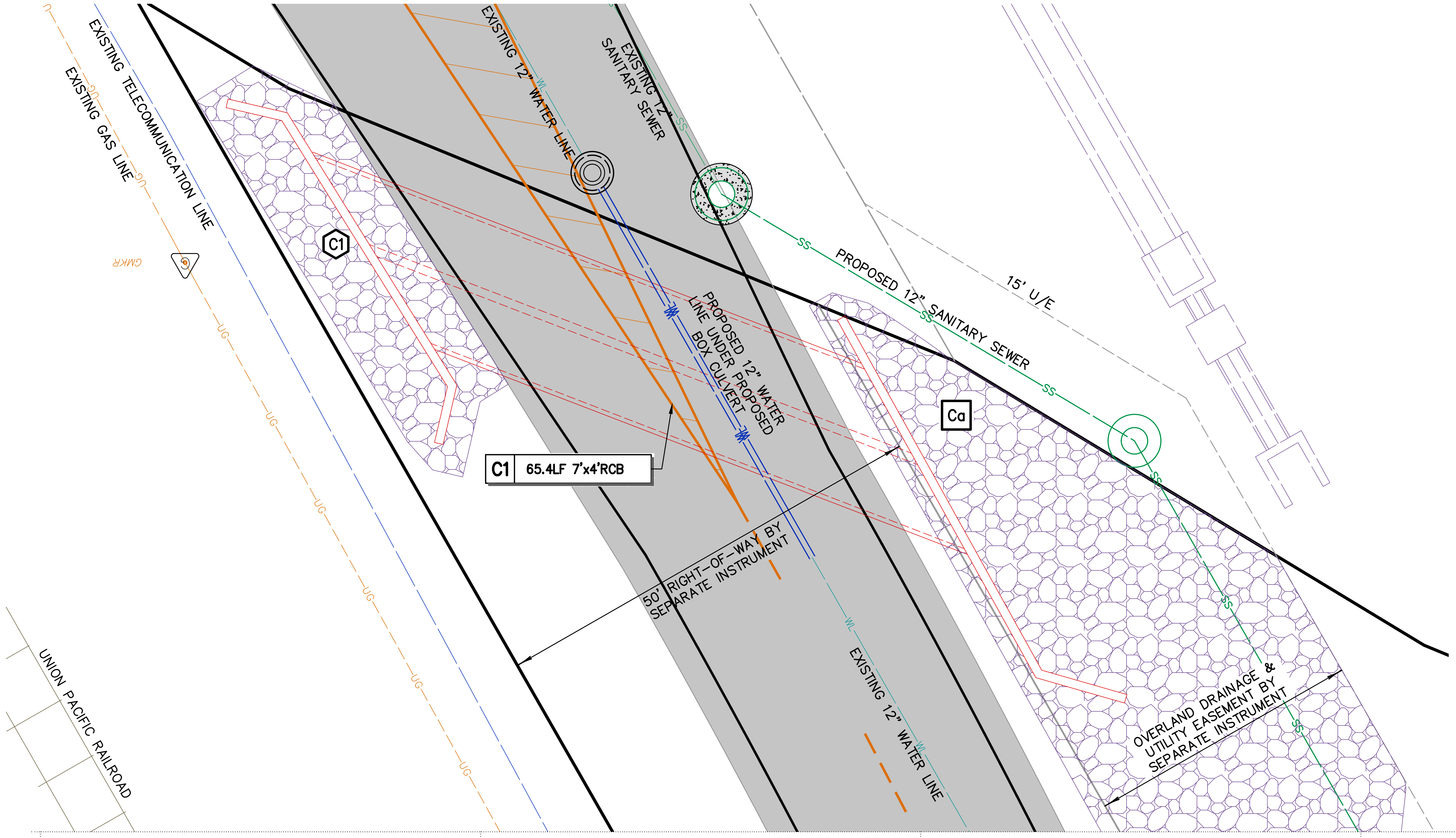
ELEVATION = 683.60 (NAVD 88)

Benchmark 2 ⌖

TOP RIM SANITARY SEWER MANHOLE LOCATED APPROX. 221' SOUTH AND 100' EAST OF THE SOUTHEAST PROPERTY LINE CORNER.
(369004.80N, 2656575.14E)

ELEVATION = 661.40 (NAVD 88)

▨	DENOTES AREAS TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY PRIOR TO UTILITY CONSTRUCTION.
●	UTILITY LINES LOCATED UNDER PAVED STREETS SHALL BE LAID IN TYPE A AGGREGATE BASE AND THE TRENCH COMPLETELY FILLED TO SUBGRADE WITH TYPE A AGGREGATE BASE COMPACTED TO 95% STANDARD DENSITY, OR FLOWABLE FILL, AS SHOWN ON PROFILES.


EXISTING TELECOMMUNICATION LINE
EXISTING GAS LINE
EXISTING 12" WATER LINE
EXISTING 12" SANITARY SEWER
C1
65.4LF 7'x4'RCB
PROPOSED 12" WATER LINE UNDER PROPOSED BOX CULVERT
PROPOSED 12" SANITARY SEWER
15' U/E
Ca
50' RIGHT-OF-WAY BY SEPARATE INSTRUMENT
OVERLAND DRAINAGE & UTILITY EASEMENT BY SEPARATE INSTRUMENT
EXISTING 12" WATER LINE
UNION PACIFIC RAILROAD
SS
UG

NORTH

0 5 10 15

Scale: 1"= 10'
Tanner Consulting

Storm Legend

LINE LABEL
PIPE LENGTH
A | 00.00LF 18"RCP
PIPE SIZE/TYPE

SYMBOL		EXISTING	PROPOSED
□	INLET	a	a
◎	JUNCTION	1	1
⌒	OUTLET	A	A

CPP	HP STORM POLYPROPYLENE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HEP	HORIZONTAL ELLIPTICAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE

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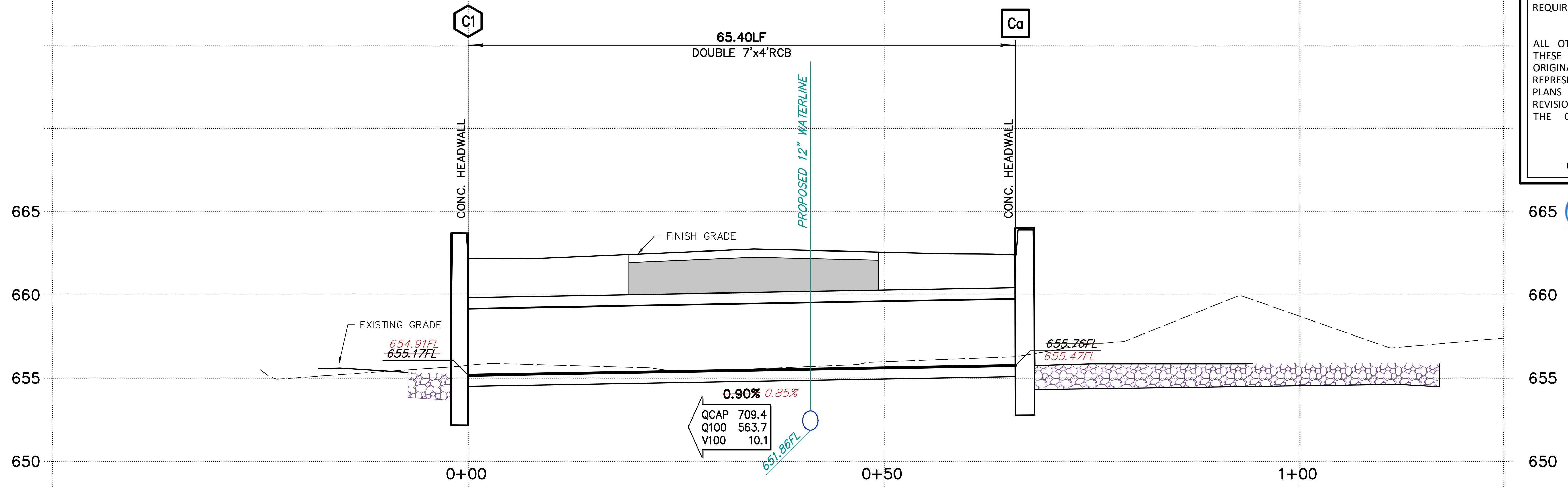
DAN E. TANNER, P.E.
CA # 2661 EXPIRES - 6/30/2027

11.24.2025



Storm Line C

SCALE = 1"=10'H, 1"=5'V

Dan Edwin Tanner
13090
11.24.2025

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MILESTONE	DATE

PLOT DATE: 12/01/25

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF COWETA STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION).

Timber Ridge

S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) 1"=10'
(V) 1"=5'

Storm Line C Plan And Profile

C14

P:\2021\21133\CIVIL\SHEETS\21133SDPP.DWG, C14, 12/1/2025 8:04:58 AM, AWEBB, 1:1, TANNER CONSULTING, LLC, OK CA 2661 EXP 6/30/2027

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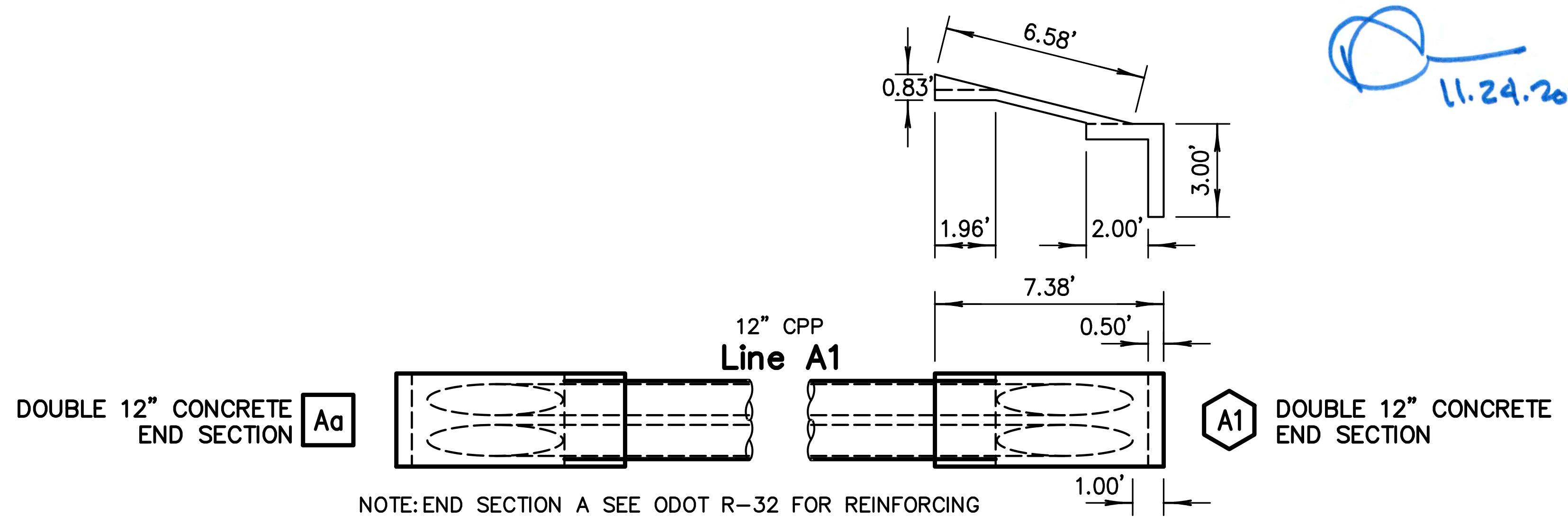
CA # 2661 EXPIRES - 6/30/2027

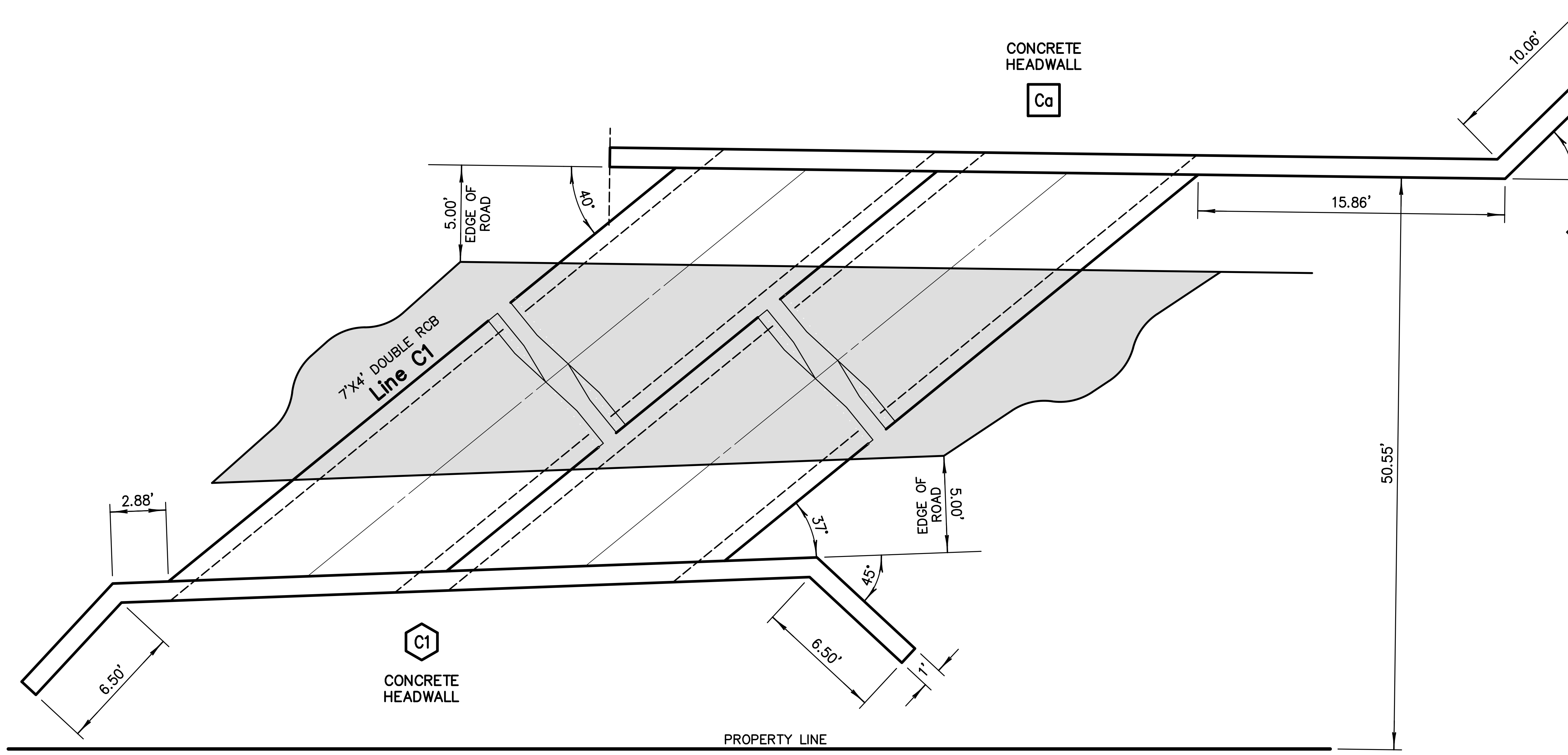
11.24.2025


6.58'
0.83'
3.00'
1.96'
2.00'
7.38'
0.50'
12" CPP
Line A1
DOUBLE 12" CONCRETE END SECTION
Aa
A1
DOUBLE 12" CONCRETE END SECTION
1.00'

NOTE: END SECTION A SEE ODOT R-32 FOR REINFORCING

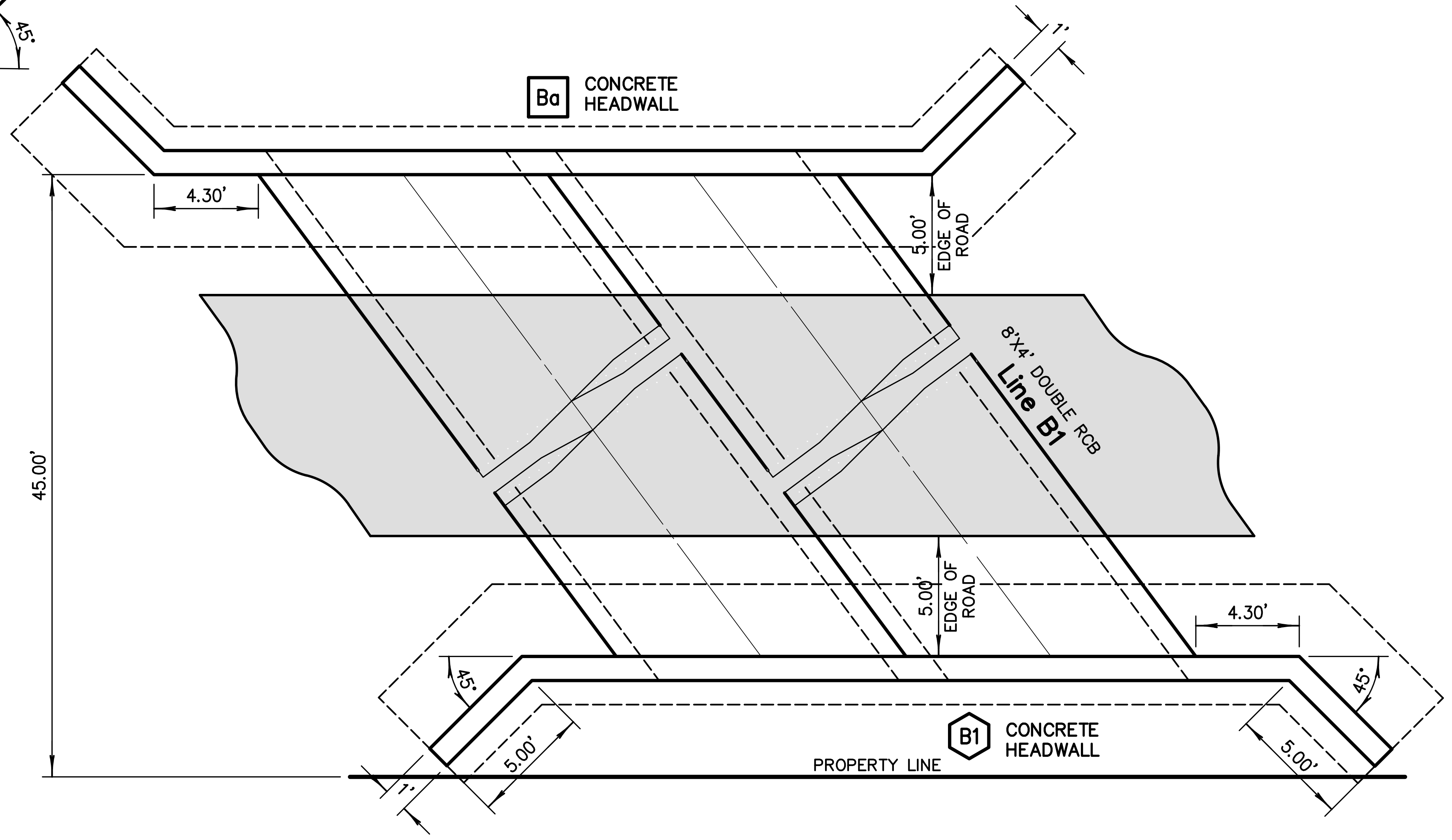
Line A1 Alignment Detail

Scale: 1"=5'


CONCRETE HEADWALL
Ca
10.06'
1'
45°
15.86'
5.00'
EDGE OF ROAD
40°
7'X4' DOUBLE RCB
Line C1
50.55'
2.88'
EDGE OF ROAD
5.00'
37°
45°
6.50'
6.50'
1'
C1
CONCRETE HEADWALL
PROPERTY LINE

Line C1 Alignment Detail

Scale: 1"=5'


1'
Ba
CONCRETE HEADWALL
4.30'
5.00'
EDGE OF ROAD
45.00'
8'X4' DOUBLE RCB
Line B1
5.00'
EDGE OF ROAD
4.30'
45°
45°
5.00'
5.00'
1'
B1
CONCRETE HEADWALL
PROPERTY LINE

Line B1 Alignment Detail

Scale: 1"=5'

Dan Edwin Tanner
13090
11.24.2025

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MILESTONE	DATE
PLOT DATE: 12/01/25	

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Timber Ridge

S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

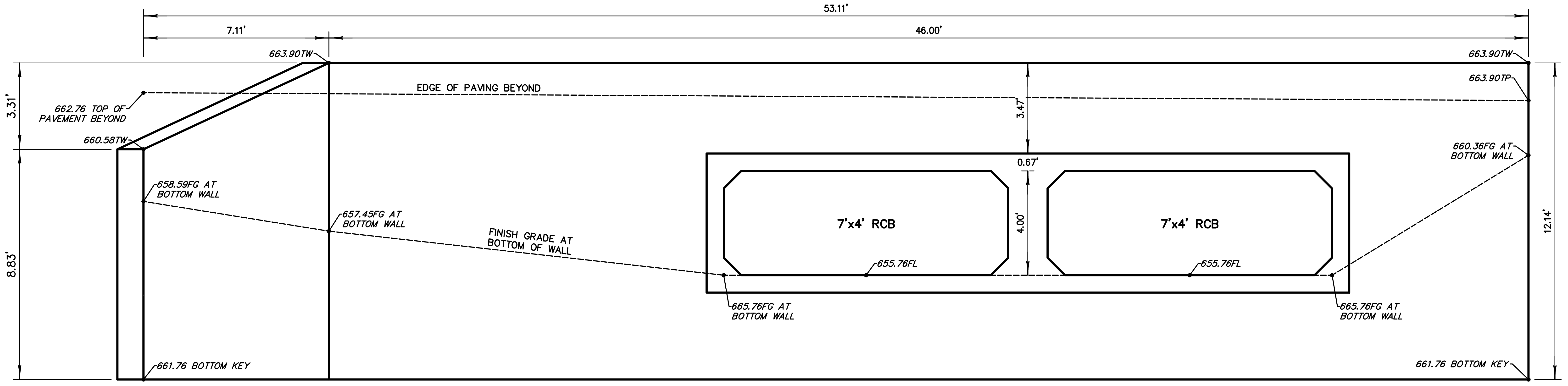
PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) 1"=5'
(V) N/A

Storm Alignment Details

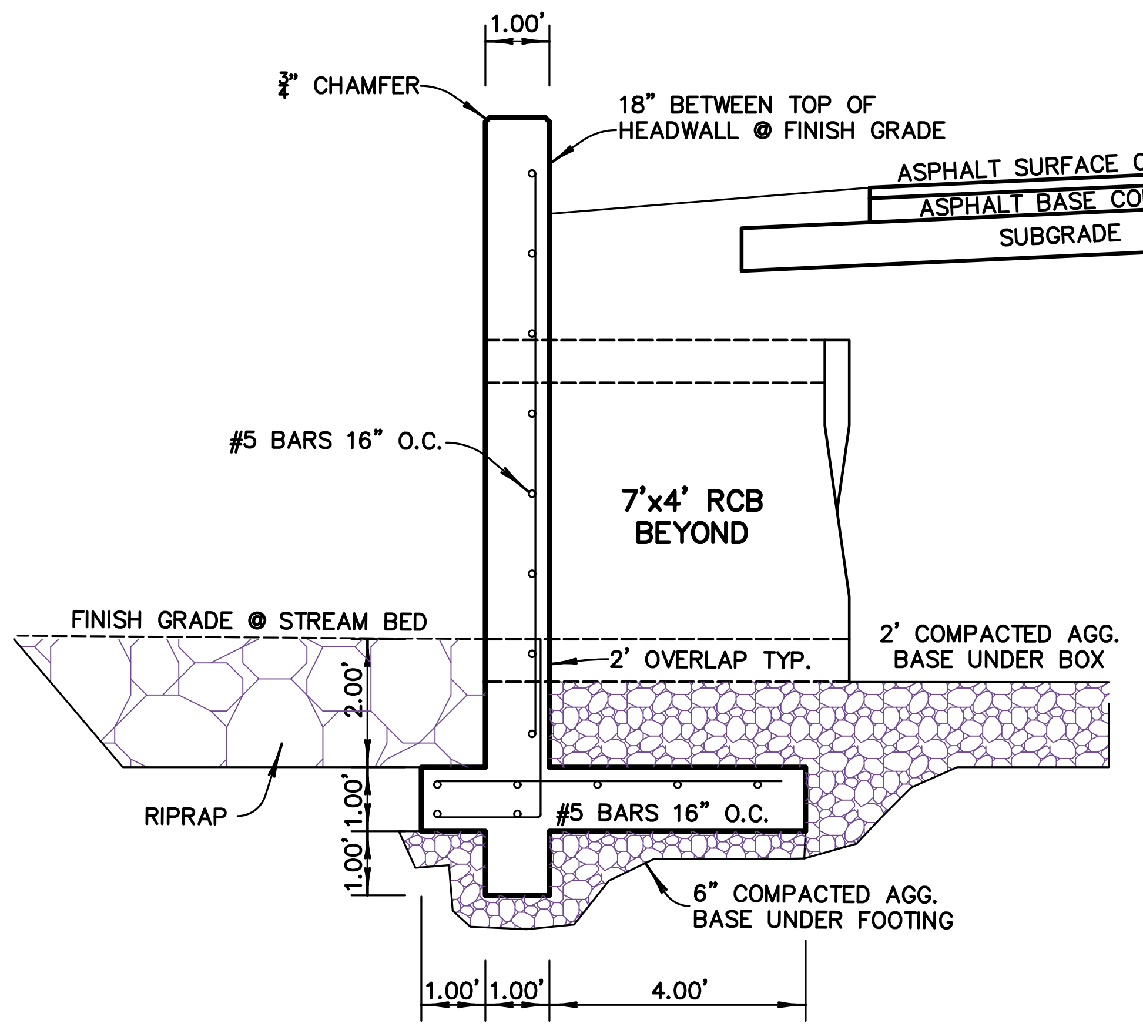
C15

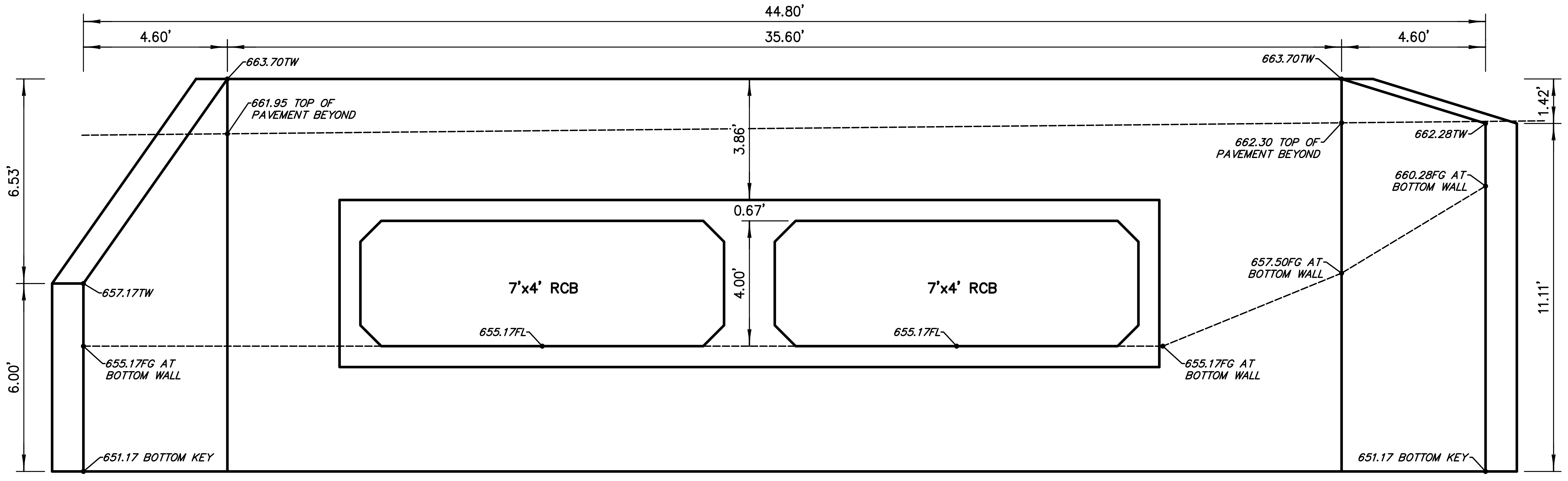
P:\2021\21133\Civil\Sheets\21133SDPP.DWG, C15, 12/1/2025 8:04:28 AM, AWEBB, 1:1, TANNER CONSULTING, LLC, OK CA 2661 EXP 6/30/2027


53.11'
7.11'
46.00'
663.90TW
663.90TW
663.90TP
EDGE OF PAVING BEYOND
662.76 TOP OF PAVEMENT BEYOND
3.31'
3.47'
660.58TW
658.59FG AT BOTTOM WALL
657.45FG AT BOTTOM WALL
FINISH GRADE AT BOTTOM OF WALL
0.67'
7'x4' RCB
7'x4' RCB
4.00'
655.76FL
655.76FL
665.76FG AT BOTTOM WALL
665.76FG AT BOTTOM WALL
660.36FG AT BOTTOM WALL
12.14'
8.83'
661.76 BOTTOM KEY
661.76 BOTTOM KEY

Headwall Ca Detail

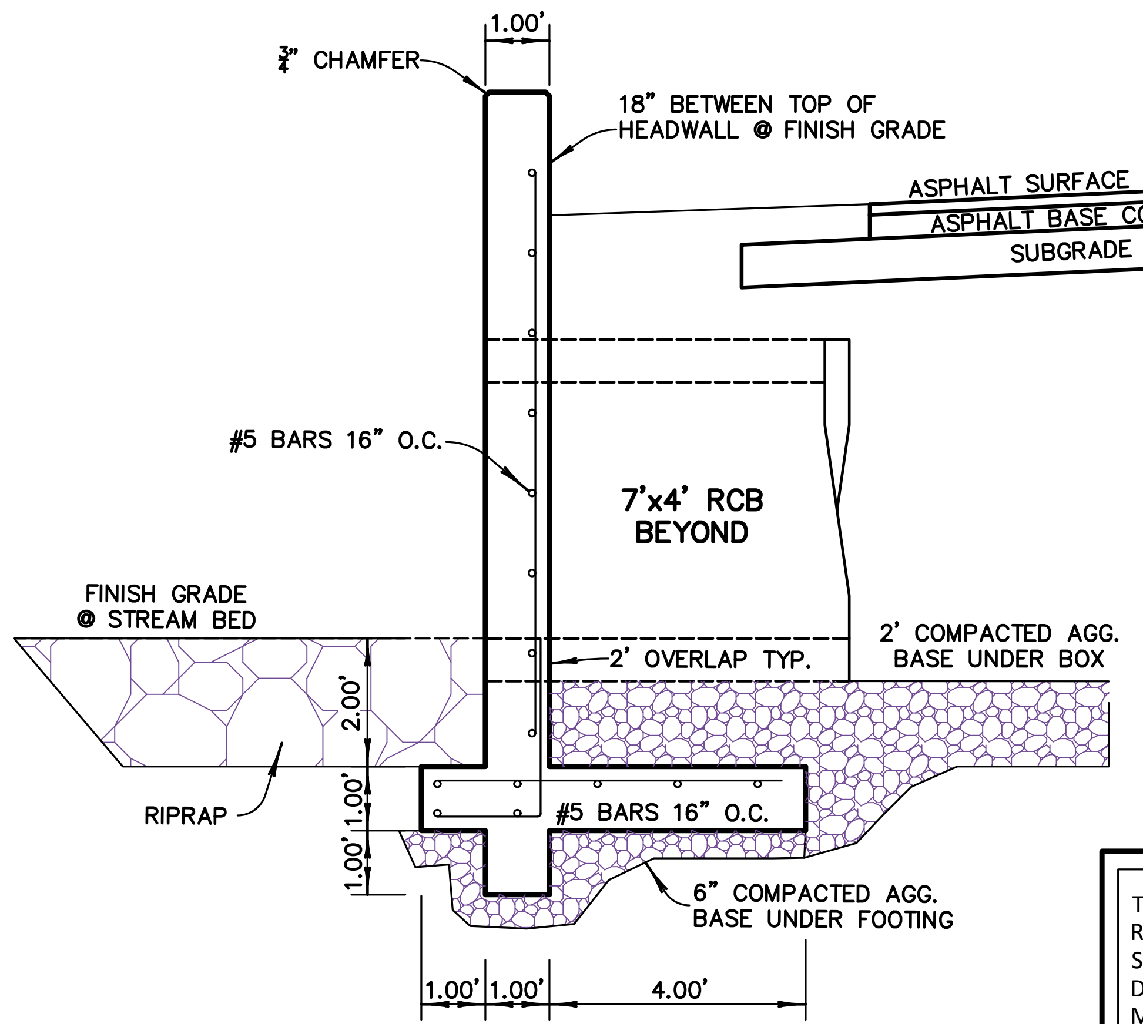
Scale: 1"=3'


1.00'
¾" CHAMFER
18" BETWEEN TOP OF HEADWALL @ FINISH GRADE
ASPHALT SURFACE COURSE
ASPHALT BASE COURSE
SUBGRADE
#5 BARS 16" O.C.
7'x4' RCB BEYOND
FINISH GRADE @ STREAM BED
2' COMPACTED AGG. BASE UNDER BOX
2' OVERLAP TYP.
2.00'
1.00'
1.00'
RIPRAP
#5 BARS 16" O.C.
6" COMPACTED AGG. BASE UNDER FOOTING
1.00'
1.00'
4.00'


44.80'
4.60'
35.60'
4.60'
663.70TW
663.70TW
661.95 TOP OF PAVEMENT BEYOND
1.42'
662.28TW
662.30 TOP OF PAVEMENT BEYOND
3.86'
6.53'
660.28FG AT BOTTOM WALL
0.67'
657.50FG AT BOTTOM WALL
7'x4' RCB
7'x4' RCB
4.00'
657.17TW
655.17FL
655.17FL
655.17FG AT BOTTOM WALL
655.17FG AT BOTTOM WALL
11.11'
6.00'
651.17 BOTTOM KEY
651.17 BOTTOM KEY

Headwall C1 Detail

Scale: 1"=3'


1.00'
¾" CHAMFER
18" BETWEEN TOP OF HEADWALL @ FINISH GRADE
ASPHALT SURFACE COURSE
ASPHALT BASE COURSE
SUBGRADE
#5 BARS 16" O.C.
7'x4' RCB BEYOND
FINISH GRADE @ STREAM BED
2' COMPACTED AGG. BASE UNDER BOX
2' OVERLAP TYP.
2.00'
1.00'
1.00'
RIPRAP
#5 BARS 16" O.C.
6" COMPACTED AGG. BASE UNDER FOOTING
1.00'
1.00'
4.00'

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CA # 2661 EXPIRES - 6/30/2027

11.24.2025

Dan Edwin Tanner
13090
11.24.2025

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MILESTONE	DATE
PLOT DATE: 12/01/25	

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Timber Ridge

S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

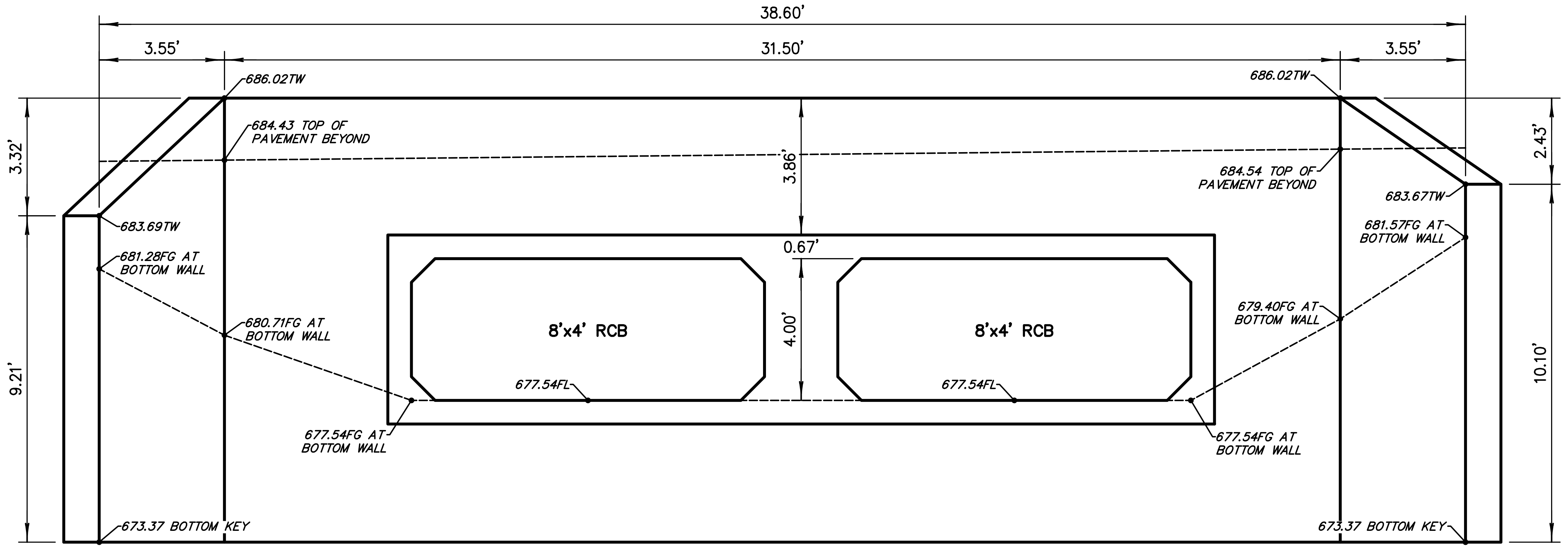
PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) 1"=5'
(V) N/A

Headwall Details

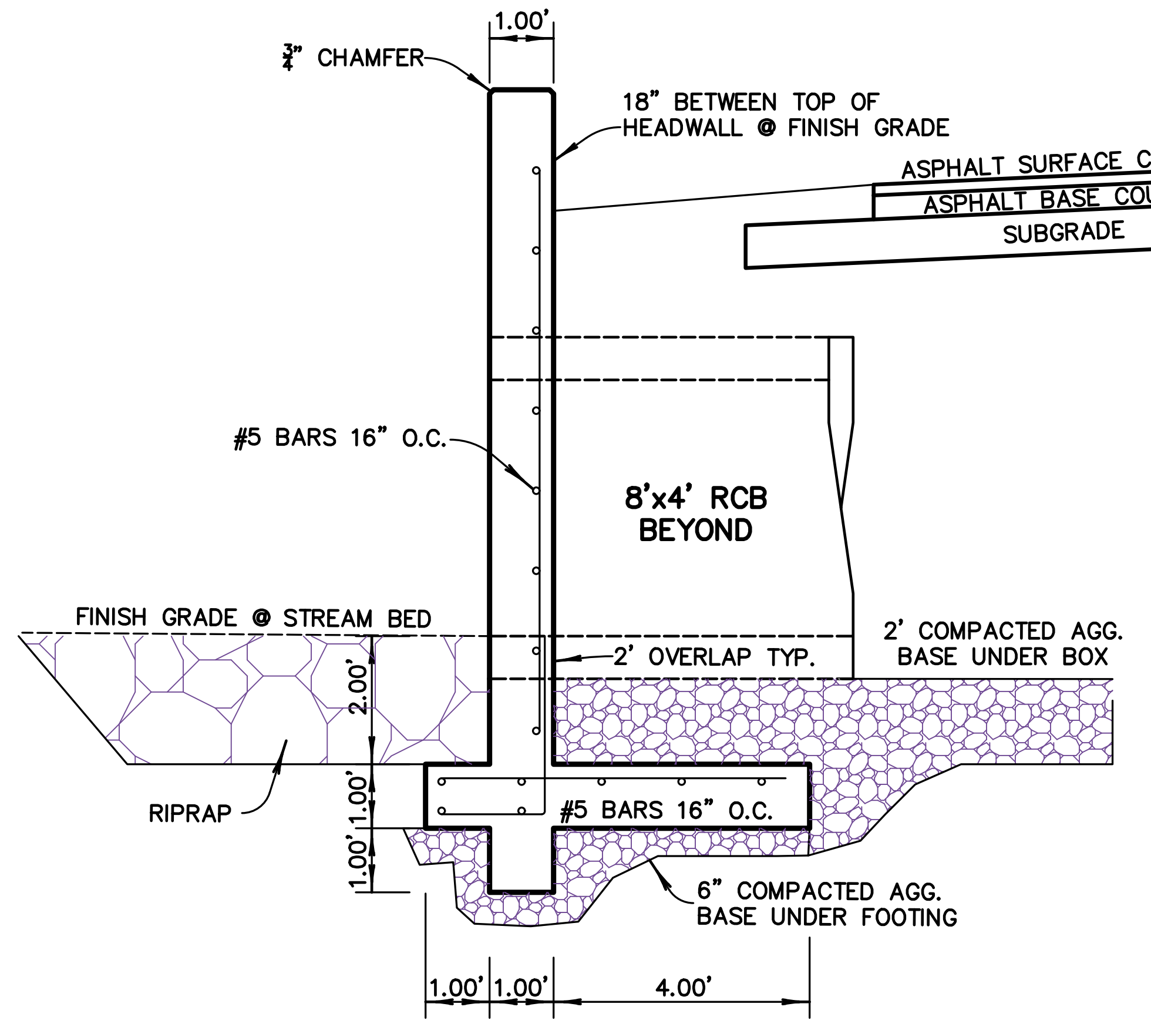
C15a

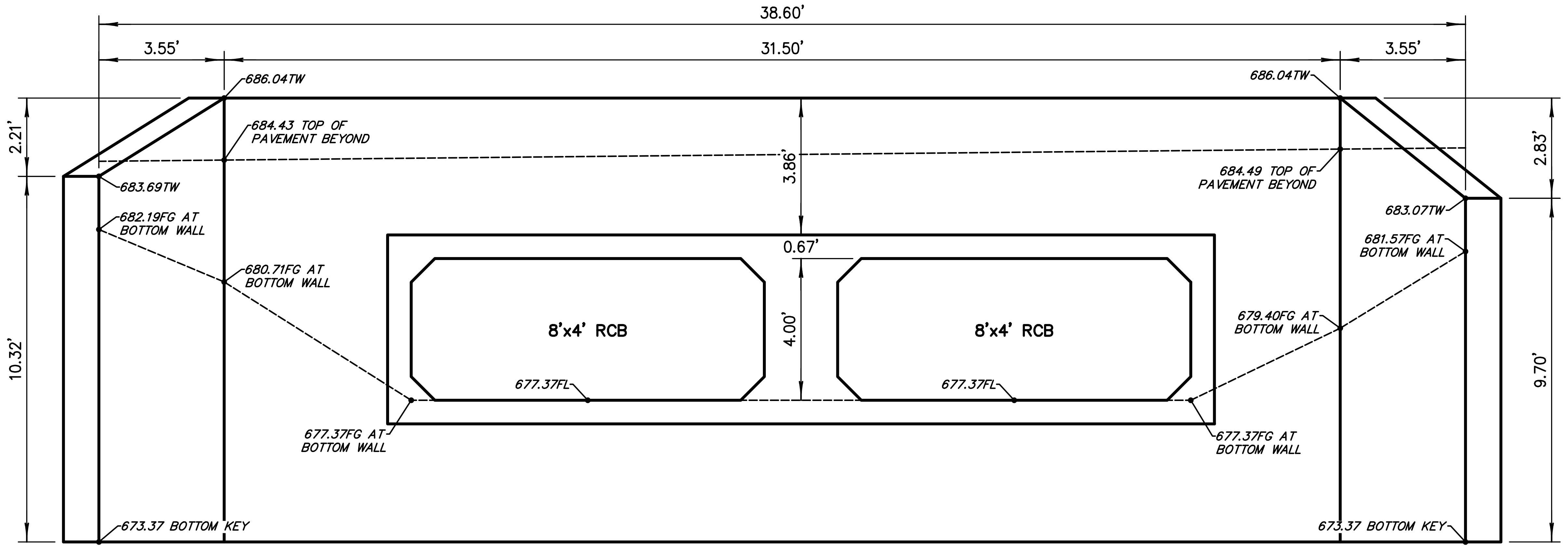
P:\2021\21133\Civil\Sheets\21133SDPP.dwg, C15A, 12/1/2025 8:05:14 AM, AWEBB, 1:1, TANNER CONSULTING, LLC, OK CA 2661 EXP 6/30/2027


38.60'
3.55'
31.50'
3.55'
686.02TW
686.02TW
684.43 TOP OF PAVEMENT BEYOND
684.54 TOP OF PAVEMENT BEYOND
3.32'
3.86'
2.43'
683.69TW
683.67TW
681.28FG AT BOTTOM WALL
681.57FG AT BOTTOM WALL
0.67'
680.71FG AT BOTTOM WALL
679.40FG AT BOTTOM WALL
9.21'
8'x4' RCB
4.00'
8'x4' RCB
10.10'
677.54FL
677.54FL
677.54FG AT BOTTOM WALL
677.54FG AT BOTTOM WALL
673.37 BOTTOM KEY
673.37 BOTTOM KEY

Headwall Ba Detail

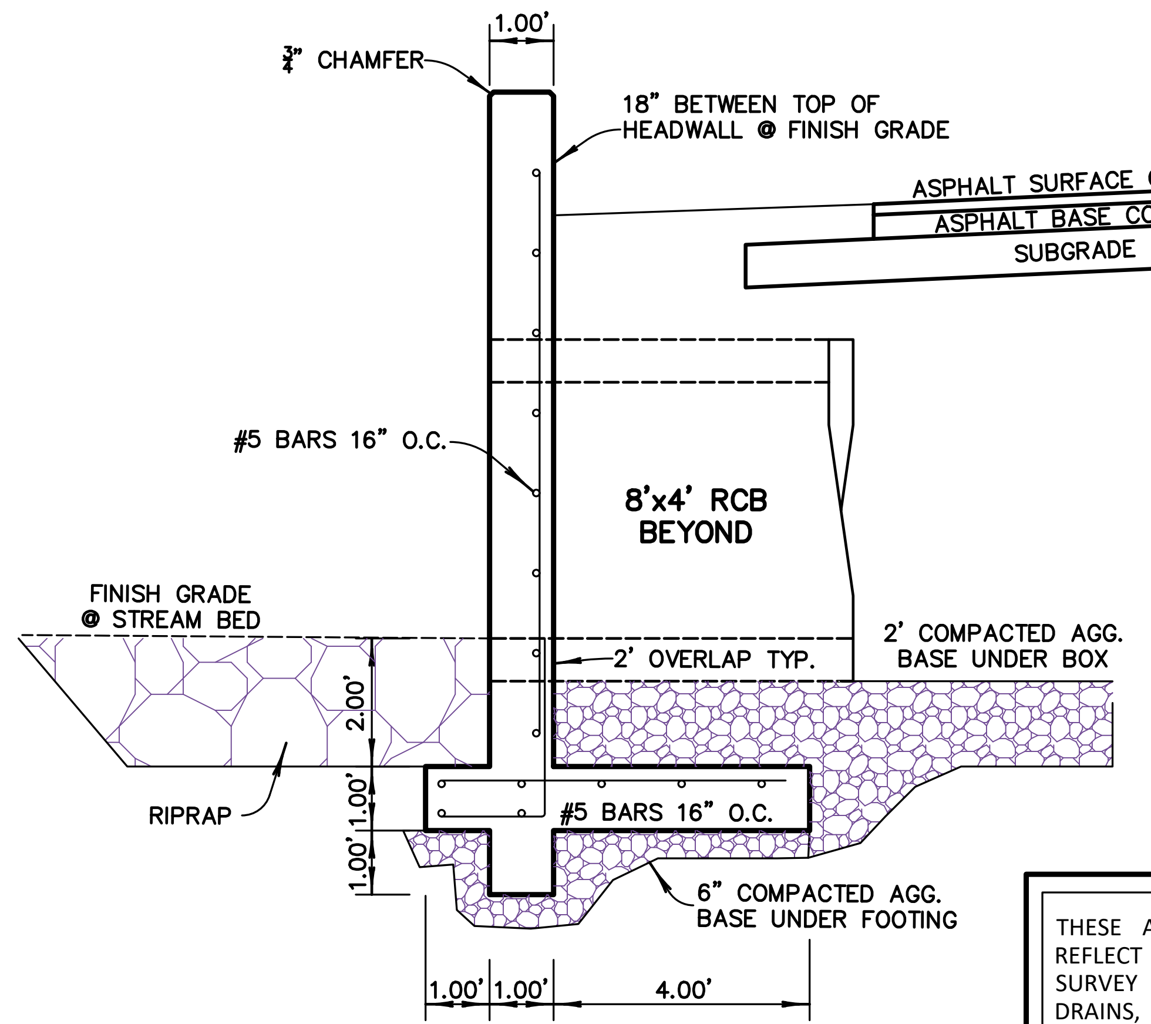
Scale: 1"=3'


1.00'
¾" CHAMFER
18" BETWEEN TOP OF HEADWALL @ FINISH GRADE
ASPHALT SURFACE COURSE
ASPHALT BASE COURSE
SUBGRADE
#5 BARS 16" O.C.
8'x4' RCB BEYOND
FINISH GRADE @ STREAM BED
2' COMPACTED AGG. BASE UNDER BOX
2' OVERLAP TYP.
2.00'
RIPRAP
1.00'
#5 BARS 16" O.C.
1.00'
6" COMPACTED AGG. BASE UNDER FOOTING
1.00'
1.00'
4.00'


38.60'
3.55'
31.50'
3.55'
686.04TW
686.04TW
684.43 TOP OF PAVEMENT BEYOND
684.49 TOP OF PAVEMENT BEYOND
2.21'
3.86'
2.83'
683.69TW
683.07TW
682.19FG AT BOTTOM WALL
681.57FG AT BOTTOM WALL
0.67'
680.71FG AT BOTTOM WALL
679.40FG AT BOTTOM WALL
10.32'
8'x4' RCB
4.00'
8'x4' RCB
9.70'
677.37FL
677.37FL
677.37FG AT BOTTOM WALL
677.37FG AT BOTTOM WALL
673.37 BOTTOM KEY
673.37 BOTTOM KEY

Headwall B1 Detail

Scale: 1"=3'


1.00'
¾" CHAMFER
18" BETWEEN TOP OF HEADWALL @ FINISH GRADE
ASPHALT SURFACE COURSE
ASPHALT BASE COURSE
SUBGRADE
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2' COMPACTED AGG. BASE UNDER BOX
2' OVERLAP TYP.
2.00'
RIPRAP
1.00'
#5 BARS 16" O.C.
1.00'
6" COMPACTED AGG. BASE UNDER FOOTING
1.00'
1.00'
4.00'

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11.24.2025

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PLOT DATE: 12/01/25	

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Timber Ridge

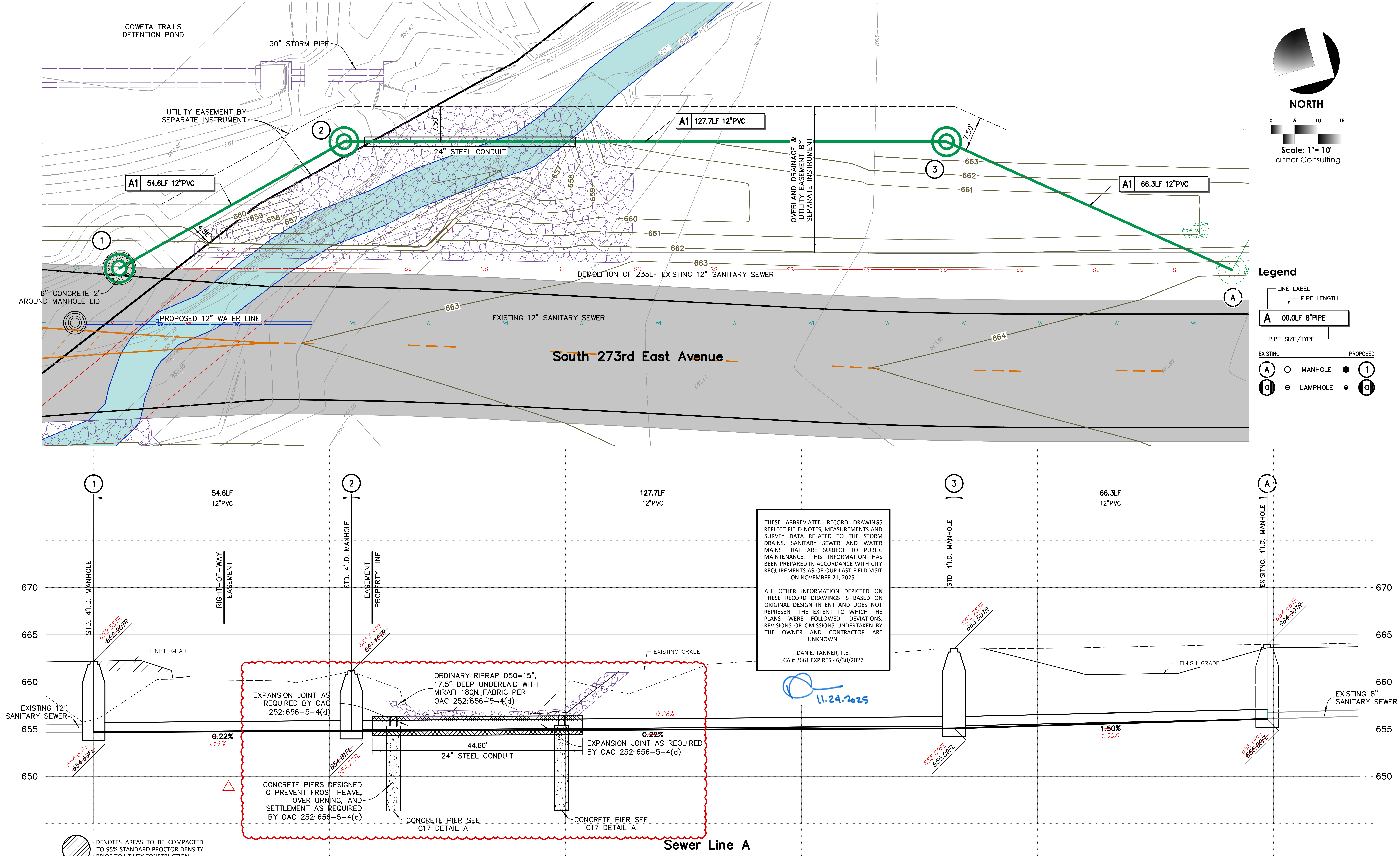
S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) 1"=5'
(V) N/A

Headwall Details

C15b


COWETA TRAILS
DETENTION POND
30" STORM PIPE
UTILITY EASEMENT BY
SEPARATE INSTRUMENT
A1 54.6LF 12"PVC
A1 127.7LF 12"PVC
A1 66.3LF 12"PVC
24" STEEL CONDUIT
7.50'
4.86'
OVERLAND DRAINAGE &
UTILITY EASEMENT BY
SEPARATE INSTRUMENT
1
2
3
A
6" CONCRETE 2'
AROUND MANHOLE LID
DEMOLITION OF 235LF EXISTING 12" SANITARY SEWER
EXISTING 12" SANITARY SEWER
PROPOSED 12" WATER LINE
South 273rd East Avenue
SSMH
664.59TR
656.09FL
657
658
659
660
661
662
663
664
NORTH
0 5 10 15
Scale: 1"= 10'
Tanner Consulting
Legend
LINE LABEL
PIPE LENGTH
A 00.0LF 8"PIPE
PIPE SIZE/TYPE
EXISTING
PROPOSED
MANHOLE
LAMPHOLE
54.6LF
12"PVC
127.7LF
12"PVC
66.3LF
12"PVC
670
665
660
655
650
STD. 4'I.D. MANHOLE
RIGHT-OF-WAY
EASEMENT
STD. 4'I.D. MANHOLE
EASEMENT
PROPERTY LINE
STD. 4'I.D. MANHOLE
EXISITNG. 4'I.D. MANHOLE
662.55TR
~~662.20TR~~
661.03TR
~~661.10TR~~
662.75TR
~~663.50TR~~
664.46TR
~~664.00TR~~
654.69FL
~~654.69FL~~
~~654.81FL~~
654.77FL
655.09FL
~~655.09FL~~
656.08FL
~~656.09FL~~
~~0.22%~~
0.16%
~~0.22%~~
0.26%
~~1.50%~~
1.50%
FINISH GRADE
EXISTING GRADE
FINISH GRADE
EXISTING 12"
SANITARY SEWER
EXISTING 8"
SANITARY SEWER
EXPANSION JOINT AS
REQUIRED BY OAC
252:656-5-4(d)
ORDINARY RIPRAP D50=15",
17.5" DEEP UNDERLAID WITH
MIRAFI 180N FABRIC PER
OAC 252:656-5-4(d)
44.60'
24" STEEL CONDUIT
EXPANSION JOINT AS REQUIRED
BY OAC 252:656-5-4(d)
CONCRETE PIERS DESIGNED
TO PREVENT FROST HEAVE,
OVERTURNING, AND
SETTLEMENT AS REQUIRED
BY OAC 252:656-5-4(d)
CONCRETE PIER SEE
C17 DETAIL A
CONCRETE PIER SEE
C17 DETAIL A
1

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DAN E. TANNER, P.E.
CA # 2661 EXPIRES - 6/30/2027

11.24.2025

Sewer Line A

▨ DENOTES AREAS TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY PRIOR TO UTILITY CONSTRUCTION.

● UTILITY LINES LOCATED UNDER PAVED STREETS SHALL BE LAID IN TYPE A AGGREGATE BASE AND THE TRENCH COMPLETELY FILLED TO SUBGRADE WITH TYPE A AGGREGATE BASE COMPACTED TO 95% STANDARD DENSITY, OR FLOWABLE FILL, AS SHOWN ON PROFILES.

Benchmark 1 ⌖

BRASS CAP LOCATED APPROX. 762' SOUTH AND 482' EAST OF NORTH CORNER OF PROPERTY NEXT TO EXISTING BOX CULVERT
(372349.49N, 2654731.65E)

ELEVATION = 683.60 (NAVD 88)

Benchmark 2 ⌖

TOP RIM SANITARY SEWER MANHOLE LOCATED APPROX. 221' SOUTH AND 100' EAST OF THE SOUTHEAST PROPERTY LINE CORNER.
(369004.80N, 2656575.14E)

ELEVATION = 661.40 (NAVD 88)

LICENSED PROFESSIONAL ENGINEER
Dan Edwin
Tanner
13090
OKLAHOMA
11.24.2025

Tanner
Consulting
LLC
CIVIL ENGINEERING | LAND SURVEYING
LANDSCAPE ARCHITECTURE | PLANNING

5323 SOUTH LEWIS AVENUE
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MILESTONE	DATE
PLOT DATE: 12/01/25	

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Timber Ridge
S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) 1"=10'
(V) 1"=5'

Sanitary Sewer Plan & Profile

C16

P:\2021\21133\Civil\Sheets\21133SSPP.DWG, C16, 12/1/2025 8:05:23 AM, AWEBB, 1:1, Tanner Consulting, LLC, OK CA 2661 Exp 6/30/2027

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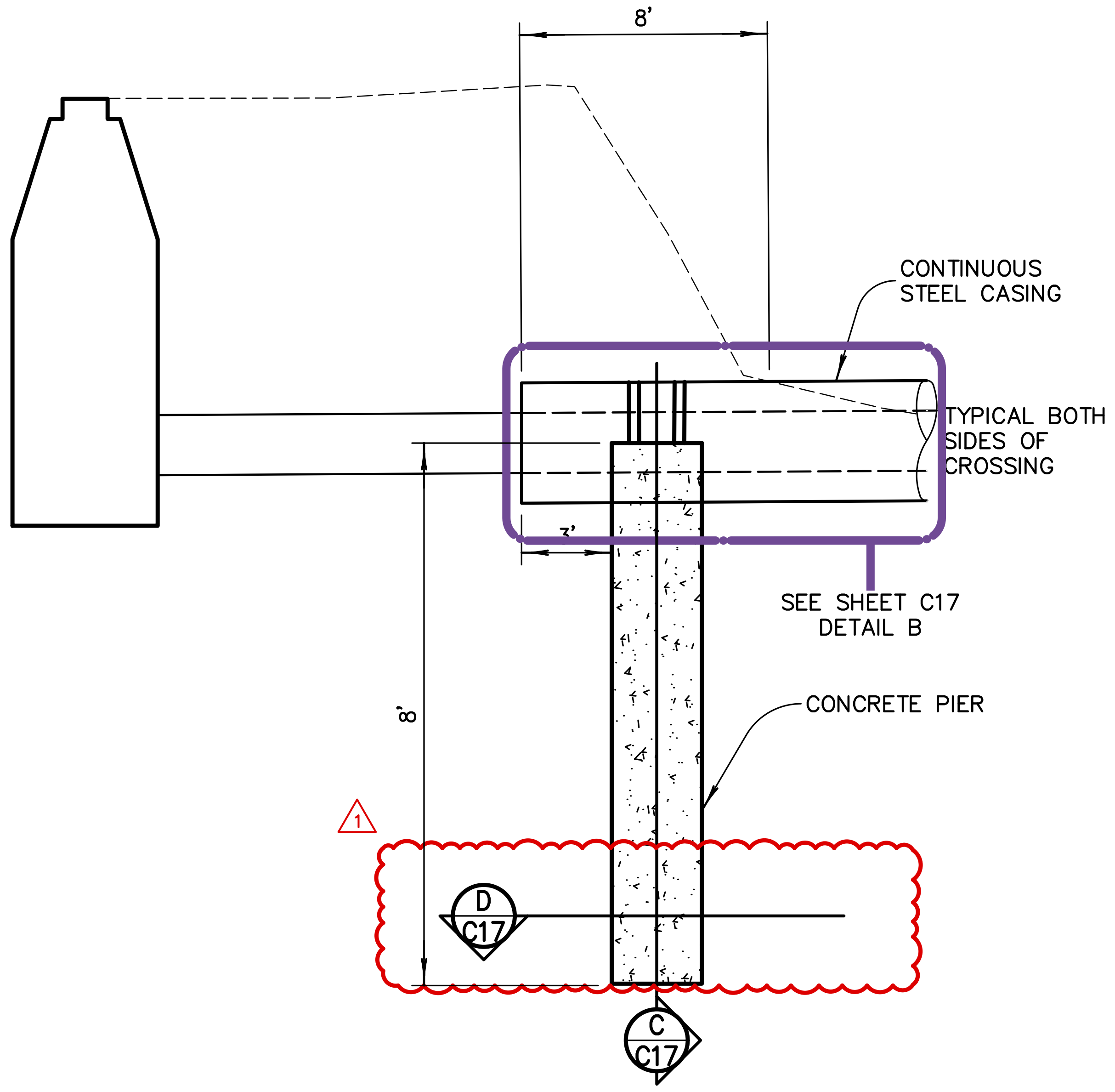
11.24.2025



A Sanitary Sewer Aerial Crossing

Scale: NONE

Sanitary Sewer Construction Notes

4.1 ALL SANITARY SEWER COLLECTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT ENGINEERING AND CONSTRUCTION DEPARTMENT STANDARDS AND SPECIFICATIONS.

4.2 ALL SANITARY SEWER COLLECTION SYSTEM CONSTRUCTION SHALL BE INSPECTED BY THE INSPECTORS FOR THE AUTHORITY HAVING JURISDICTION, IN ACCORDANCE WITH JURISDICTIONAL POLICY.

4.3 THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE EXCAVATING, AND SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PUBLIC OR PRIVATE UTILITY COMPANIES IN THE VICINITY OF CONSTRUCTION.

4.4 THE CONTRACTOR SHALL VERIFY THE INVERT AND FLOWLINE ELEVATIONS OF THE EXISTING SANITARY SEWER PRIOR TO LAYING ANY NEW PIPE.

4.5 PVC SEWER PIPE SHALL BE ASTM D1784 SDR-35, UNLESS OTHERWISE SHOWN.

4.6 SDR-21 PVC PIPE SHALL BE USED AT ANY POINT WHERE THE CENTERLINE CUT IS SIXTEEN (16) FEET OR MORE.

4.7 TEES FOR FUTURE SERVICE CONNECTIONS SHALL BE INSTALLED AND PLUGGED DURING MAIN CONSTRUCTION.

4.8 IN-LINE SERVICE TEES SHALL BE OF THE SAME MATERIAL AS PIPE INSTALLED. FOR EXAMPLE, UNDER PAVED DRIVING SURFACES, THE MAIN AND SERVICE TEE SHALL BE DUCTILE IRON PIPE (DIP).

4.9 SPECIAL RISERS SHALL BE INSTALLED FOR EACH LOT WHERE THE MAIN SEWER DEPTH WILL BE TWELVE (12) FEET OR GREATER BELOW FINISHED GRADE.

4.10 TAPS ON EXISTING LINES, THAT DID NOT HAVE TEES INSTALLED DURING CONSTRUCTION, SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DRAWINGS.

4.11 MANHOLES LESS THAN 4'-6" IN HEIGHT SHALL HAVE A FULL 5'-0" INSIDE DIAMETER FROM TOP TO BOTTOM.

4.12 ALL PRECAST MANHOLES SHALL HAVE ADJUSTABLE TOP RIMS PROVIDING SIX (6) INCHES, PLUS OR MINUS, FOR ADJUSTMENT TO FINAL GRADES. ELEVATIONS SHOWN ON PLANS MAY BE ADJUSTED WHILE THE WORK IS IN PROGRESS TO CONFORM TO FINAL IN-PLACE PAVING AND LANDSCAPE GRADES.

4.13 THE UTILITY CONTRACTOR ASSUMES THE RISK OF ORDERING PRECAST CONCRETE COMPONENTS PRIOR TO FIELD STAKING AND REVIEW OF FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.

4.14 THE UTILITY CONTRACTOR SHALL BE REQUIRED TO VACUUM TEST ALL MANHOLES ACCORDING TO CURRENT CITY PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS.

4.15 BEDDING, BACKFILL, AND COMPACTION SHALL BE IN ACCORDANCE WITH CITY STANDARD DRAWINGS. STREET BACKFILL AND COMPACTION REQUIREMENTS SHALL EXTEND TWO (2) FEET BACK OF CURB. WHEN REPLACING A SEWER IN SERVICE 3/8 INCH CHIPS SHALL BE USED FOR BEDDING AND INITIAL BACKFILL.

4.16 ALL SERVICE TEES ARE STATIONED FROM THE IMMEDIATE DOWNSTREAM MANHOLE.

4.17 WHEN WORKING IN OR ADJACENT TO EXISTING SUBDIVISIONS ONLY ONE (1) DAYS WORTH OF TRENCH MAY BE OPEN AT A GIVEN TIME. THIS REQUIREMENT MAY BE MODIFIED, IN WRITING BY THE PUBLIC WORKS DIRECTOR, FOR A SPECIFIC PROJECT.

4.18 CONTRACTOR SHALL COORDINATE ROAD CLOSURES WITH AUTHORITY HAVING JURISDICTION PRIOR TO CONSTRUCTION.

4.19 CONTRACTOR SHALL SUBMIT PROFESSIONAL ENGINEER'S TRENCH EXCAVATION PLAN FOR ALL EXCAVATIONS IN EXCESS OF 20 FEET.

4.20 THE OWNER SHALL FURNISH AS-BUILT FIELD NOTES AND QUANTITIES TO THE ENGINEER UPON COMPLETION OF THE PROJECT.

4.21 ODEQ NOTE: IN ACCORDANCE WITH OAC 252:656-5-5(b), LEAKAGE TESTS ARE REQUIRED FOR ALL GRAVITY LINES. HYDROSTATIC TESTS MUST USE A 2-FOOT TEST HEAD AND LEAKAGE INWARD OR OUTWARD SHALL NOT EXCEED 10 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY. HYDROSTATIC TESTS SHALL BE IN ACCORDANCE WITH ASTM STANDARD F2164.

4.22 ODEQ NOTE: IN ACCORDANCE WITH OAC 252:656-5-4(g)(7), MANHOLE LEAKAGE TEST MUST BE IN ACCORDANCE WITH THE ASTM STANDARD C1244.

4.23 ODEQ NOTE: IN ACCORDANCE WITH OAC 252:656-5-4(b)(2) PROVIDE A MINIMUM CLEARANCE OF 4 INCHES BETWEEN ALL SEWER PIPE AND ANY LARGE STONES, LEDGE ROCK, OF BOULDERS.

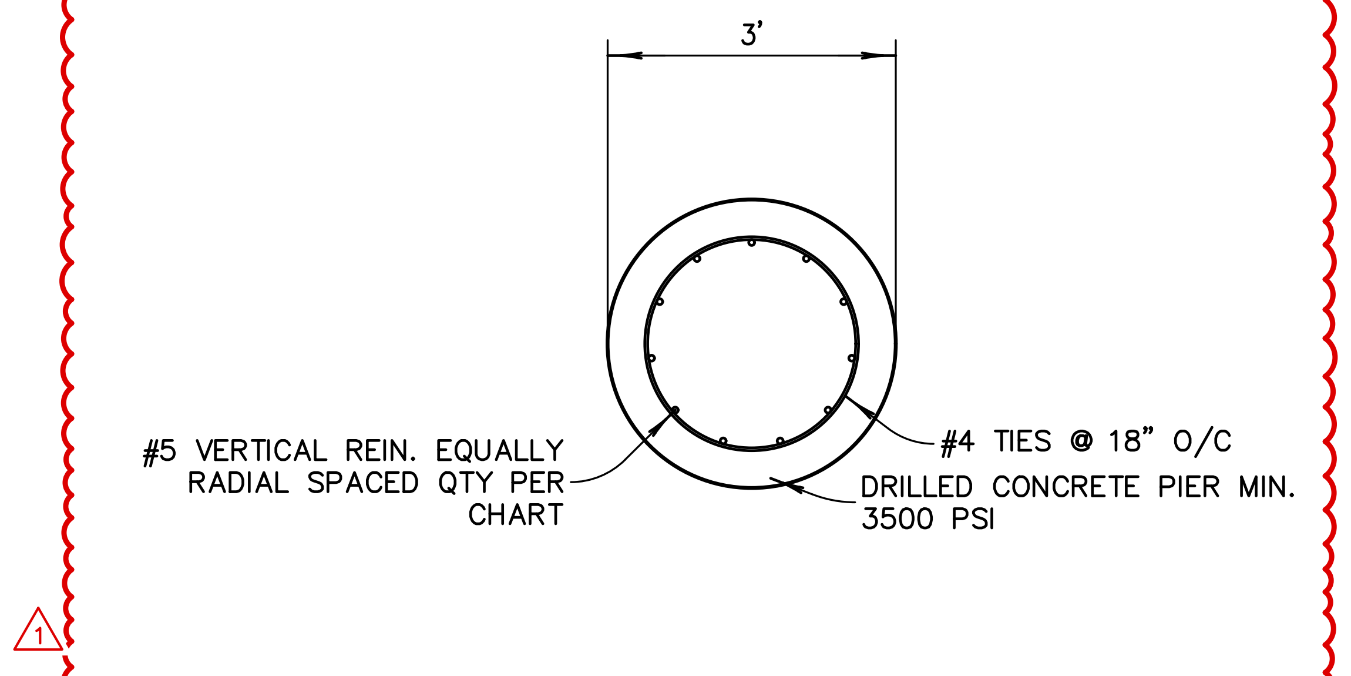
4.24 ODEQ NOTE: IN ACCORDANCE WITH OAC 252:656-5-5(a) PERFORM DEFLECTION TESTS ON ALL FLEXIBLE PIPE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. DEFLECTION MUST NOT EXCEED 5%. TEST MUST BE RUN USING A RIGID BALL OR MANDREL WITH A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE TAKING INTO ACCOUNT MANUFACTURING TOLERANCES. TESTS MUST BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES. TESTS SHALL CONFORM TO ASTM STANDARD D 3034.

4.25 DIG THROUGH LOCATOR TAPE WILL BE BURIED 2 FEET ABOVE THE LINE.

1

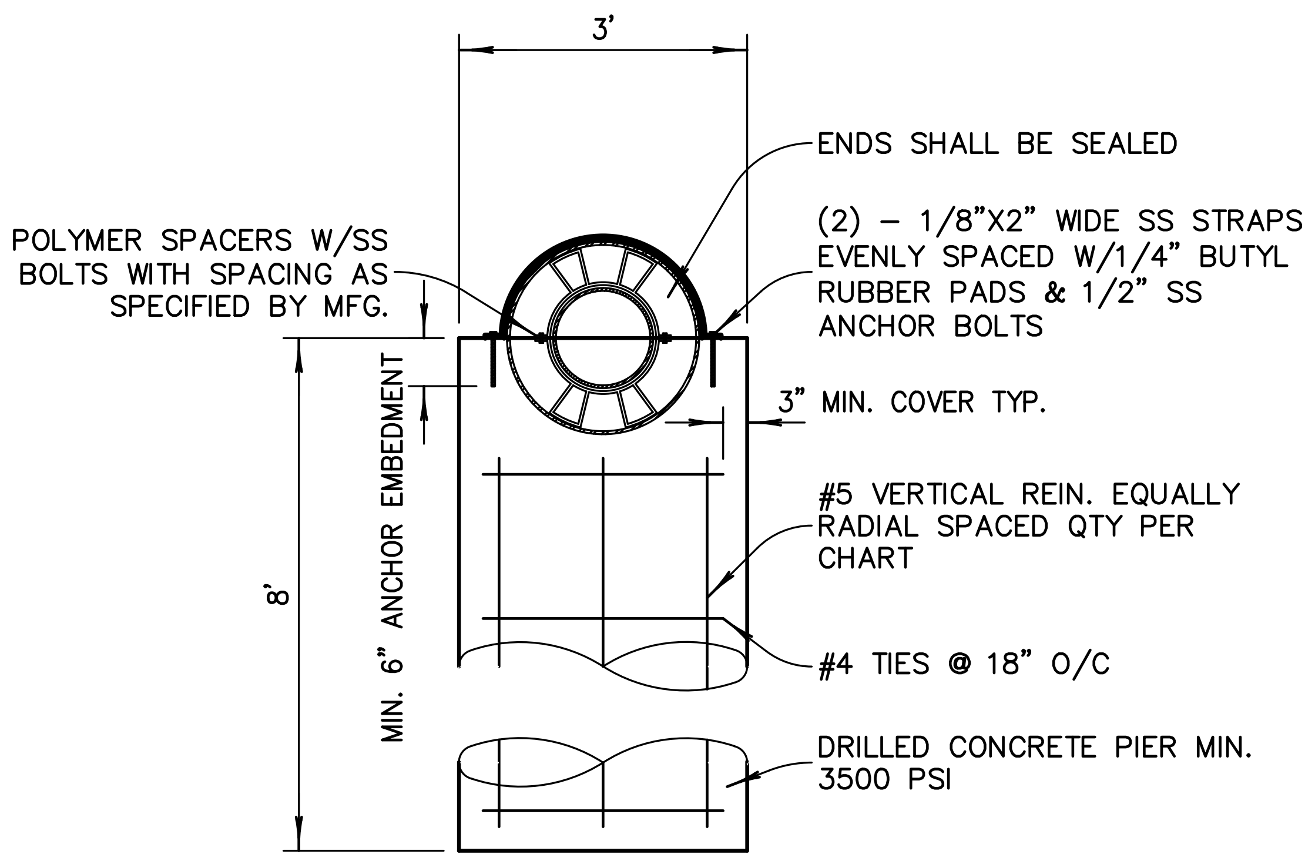
4.26 PRE-CAST MANHOLES SHALL CONFORM TO THE SPECIFICATIONS FOR PRE-CAST REINFORCED CONCRETE MANHOLE SECTIONS, ASTM C478.

*** INDICATES BACKFLOW PREVENTION REQUIRED FOR BUILDING ELEVATION (BELOW UPSTREAM AND/OR DOWNSTREAM MANHOLE RIM)**


3'
#5 VERTICAL REIN. EQUALLY RADIAL SPACED QTY PER CHART
#4 TIES @ 18" O/C
DRILLED CONCRETE PIER MIN. 3500 PSI
1

D Concrete Pier Cross Section

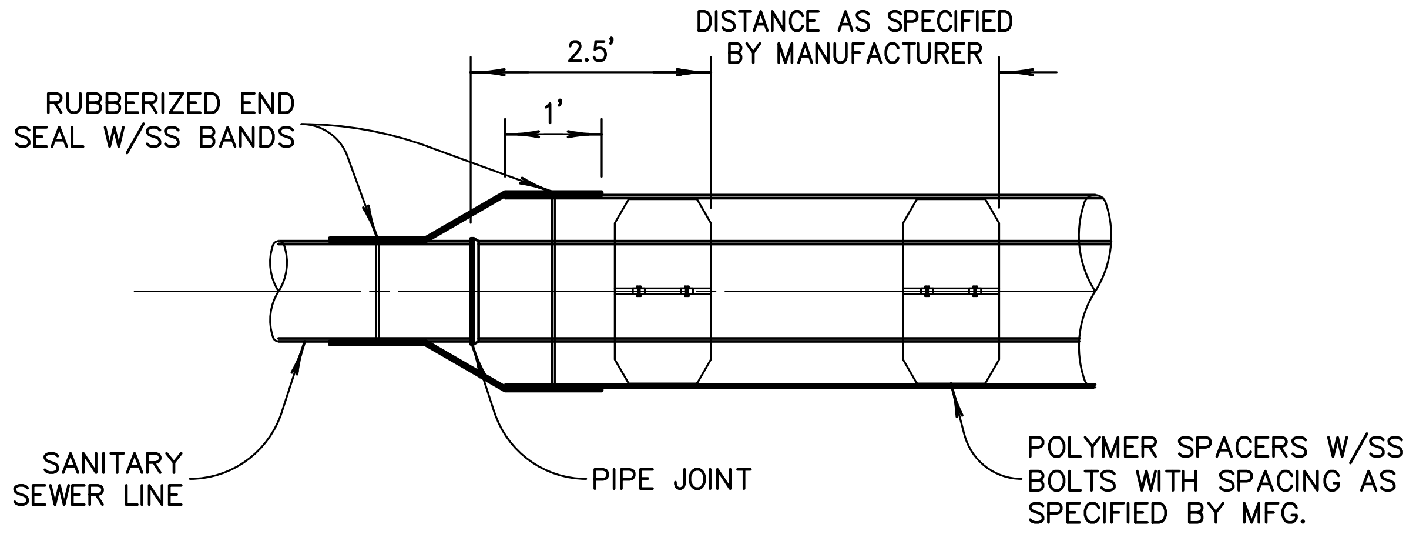
Scale: NONE


3'
ENDS SHALL BE SEALED
POLYMER SPACERS W/SS BOLTS WITH SPACING AS SPECIFIED BY MFG.
(2) – 1/8"X2" WIDE SS STRAPS EVENLY SPACED W/1/4" BUTYL RUBBER PADS & 1/2" SS ANCHOR BOLTS
3" MIN. COVER TYP.
#5 VERTICAL REIN. EQUALLY RADIAL SPACED QTY PER CHART
8'
MIN. 6" ANCHOR EMBEDMENT
#4 TIES @ 18" O/C
DRILLED CONCRETE PIER MIN. 3500 PSI

CASING PIPE DIAMETER	CONC. PIER DIAMETER	VERT. REINF. (#) OF #5'S
24"	36"	(11)

C Concrete Pier & Anchor Detail

Scale: NONE


DISTANCE AS SPECIFIED BY MANUFACTURER
2.5'
1'
RUBBERIZED END SEAL W/SS BANDS
SANITARY SEWER LINE
PIPE JOINT
POLYMER SPACERS W/SS BOLTS WITH SPACING AS SPECIFIED BY MFG.

B Conduit Detail & End Seal

Scale: NONE

LICENSED PROFESSIONAL ENGINEER
Dan Edwin Tanner
13090
OKLAHOMA
11.24.2025

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MILESTONE	DATE
PLOT DATE: 12/01/25	

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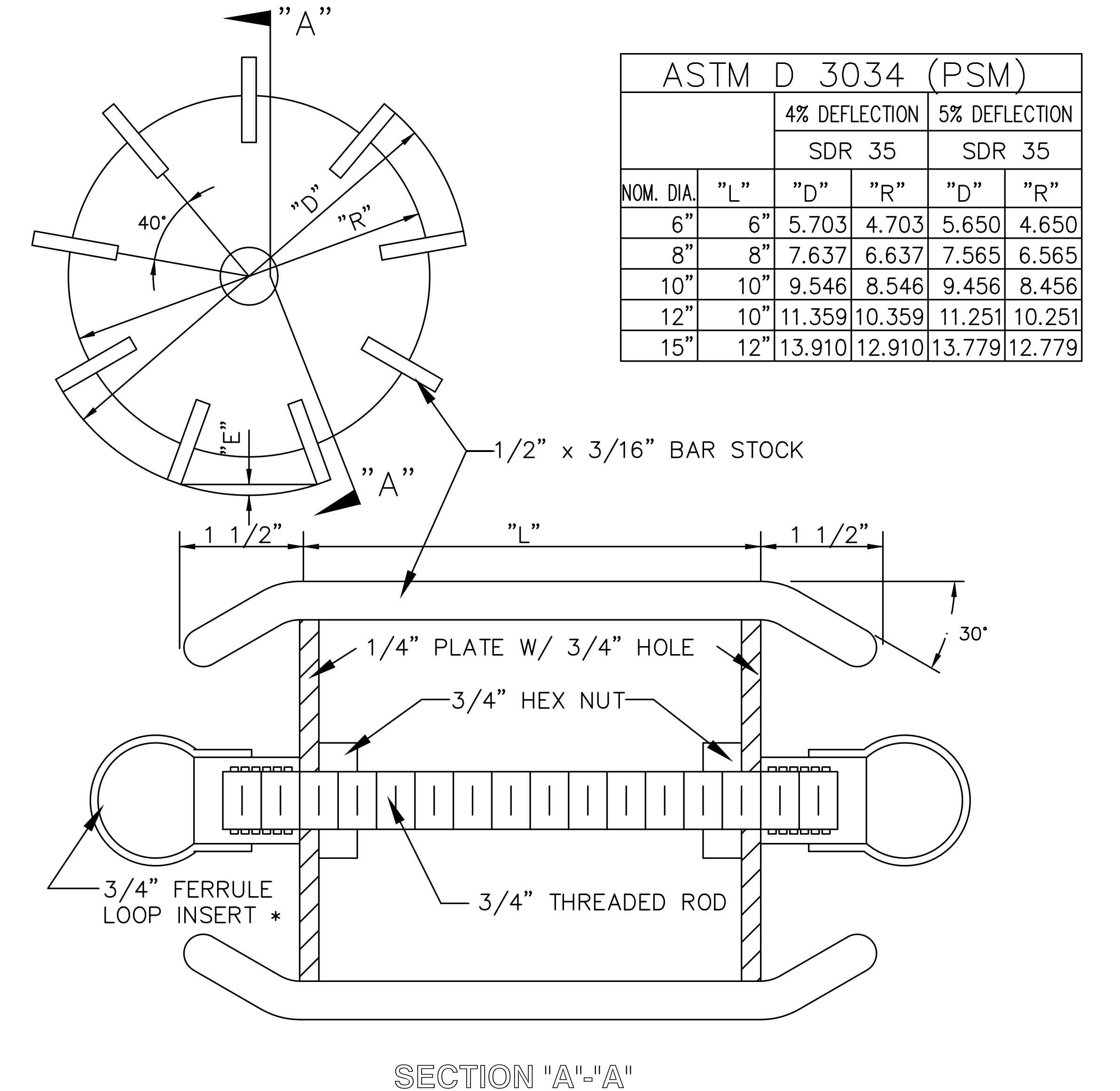
Timber Ridge
S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) N/A
(V) N/A

Sanitary Sewer Notes & Details

C17


"A"
40°
"D"
"R"
"E"
"A"
1/2" x 3/16" BAR STOCK
1 1/2"
"L"
1 1/2"
30°
1/4" PLATE W/ 3/4" HOLE
3/4" HEX NUT
3/4" FERRULE LOOP INSERT *
3/4" THREADED ROD
SECTION "A"-"A"

ASTM D 3034 (PSM)					
		4% DEFLECTION		5% DEFLECTION	
		SDR 35		SDR 35	
NOM. DIA.	"L"	"D"	"R"	"D"	"R"
6"	6"	5.703	4.703	5.650	4.650
8"	8"	7.637	6.637	7.565	6.565
10"	10"	9.546	8.546	9.456	8.456
12"	10"	11.359	10.359	11.251	10.251
15"	12"	13.910	12.910	13.779	12.779

MIN. PLA. DIAMETER

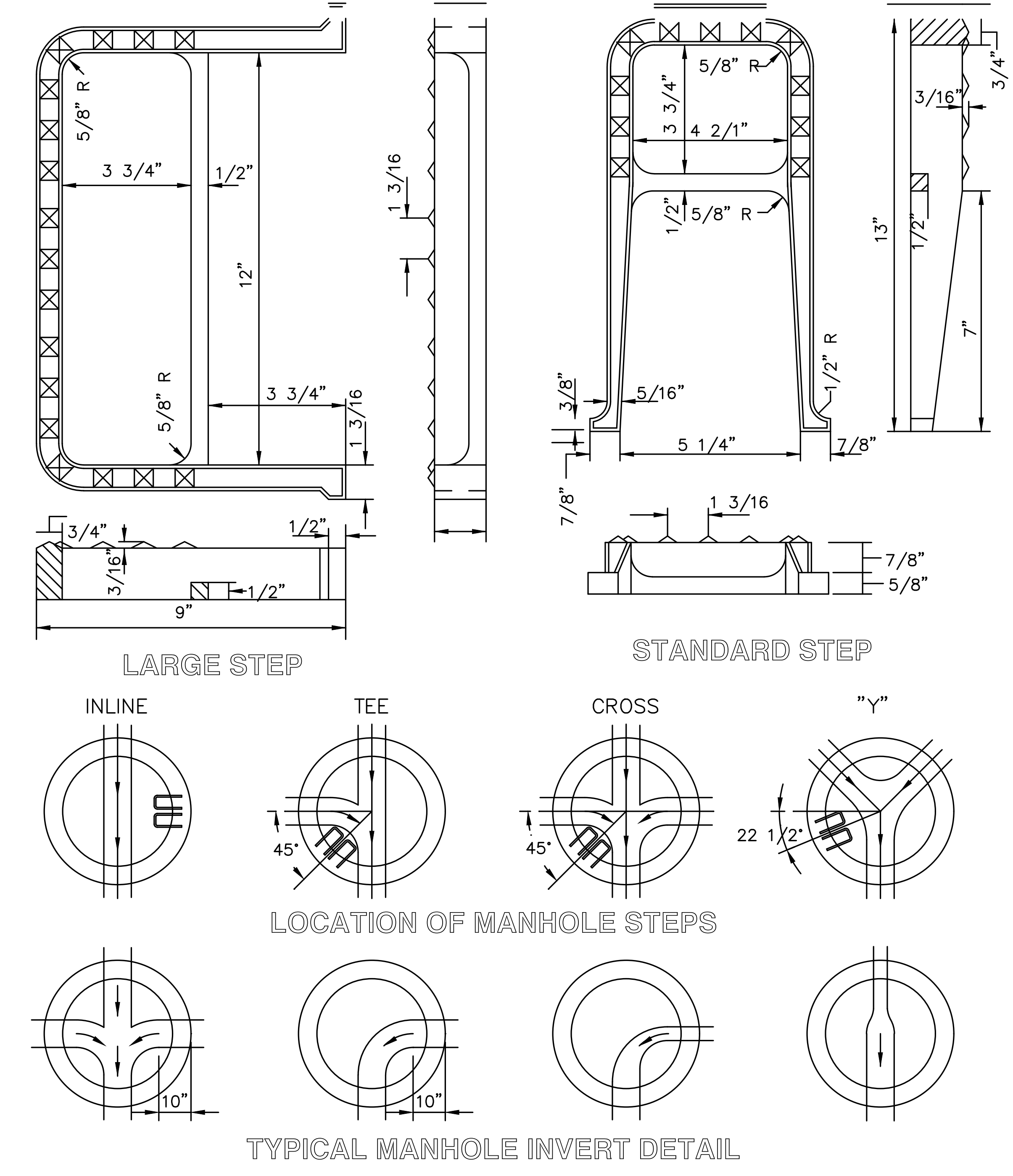
GAGE DIAMETER HAS BEEN CALCULATED TO CORRECT CHORD LENGTH ERROR "E"

NOTES:
1. USE 4% GAGE IF DEFLECTION TEST IS MADE WITHIN 6 MONTHS OF INSTALLATION. USE 5% THEREAFTER
2. MARK ALL GAGES WITH ASTM SPECIFICATION NUMBER, SDR NUMBER AND DEFLECTION.
3. THE 1/2" BAR STOCK ON THE EDGE PROVIDES CLEARANCE TO PASS SMALL AMOUNTS OF SOIL WHICH MAY BE IN PIPE.

* BURKE CONCRETE ACCESSORIES INC.

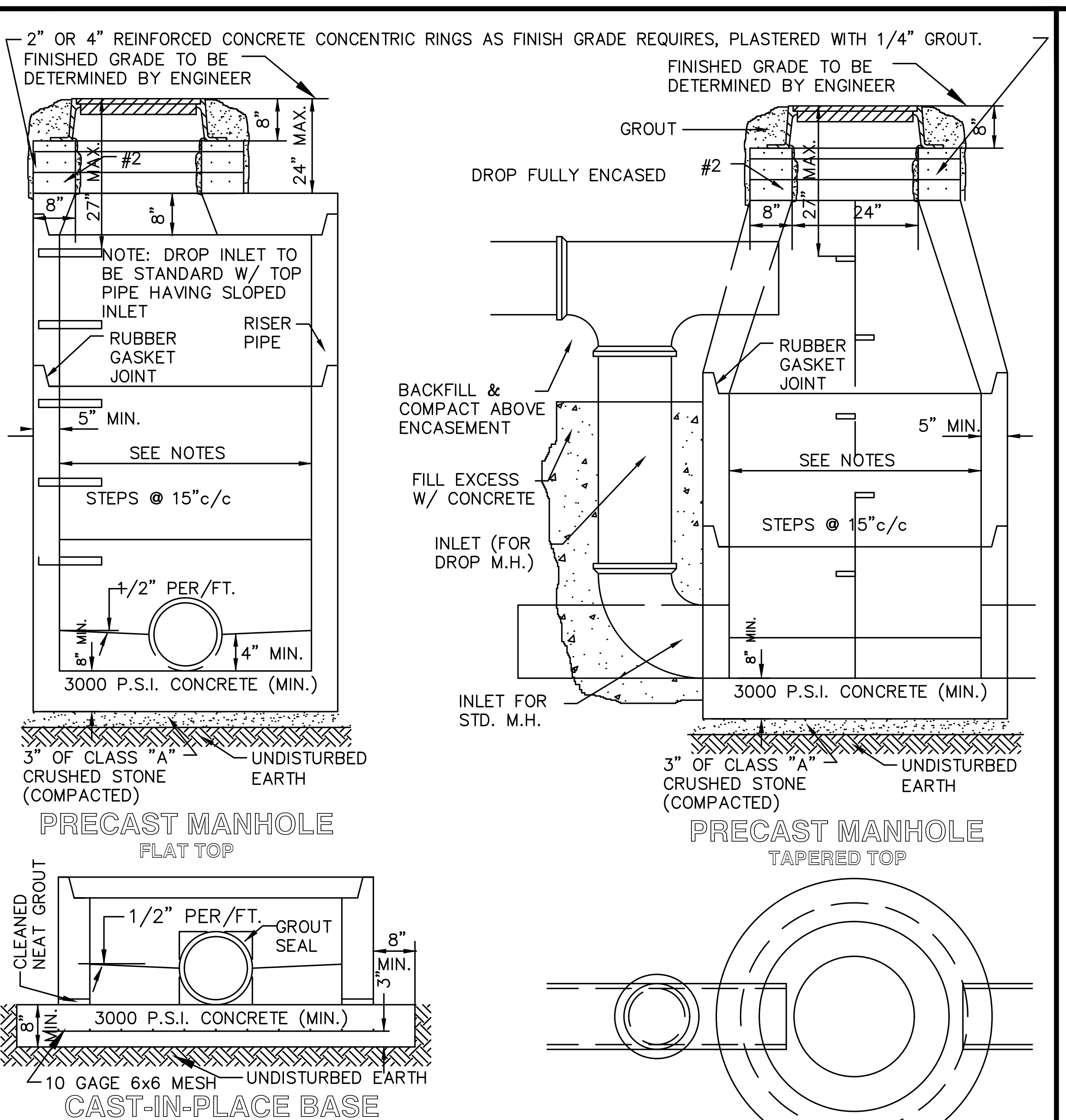
PVC SEWER DEFLECTION GAGE

CITY OF COWETA
STANDARD DRAWING: STD SS 12
LAST REVISION DATE: 8/01/99
DRAWN BY: ADN
CHECKED BY:
APPROVED: MDK


5/8" R
3 3/4"
1/2"
1 3/16
12"
3 3/4"
5/8" R
1 3/16
3/4"
3/16"
9"
1/2"
1/2"
LARGE STEP
5/8" R
3 3/4"
4 2/1"
1/2"
5/8" R
13"
1/2"
1/2" R
7"
3/16"
3/4"
3/8"
5/16"
5 1/4"
7/8"
7/8"
1 3/16
7/8"
5/8"
STANDARD STEP
INLINE
TEE
CROSS
"Y"
45°
45°
22 1/2°
LOCATION OF MANHOLE STEPS
10"
10"
TYPICAL MANHOLE INVERT DETAIL

MANHOLE STEPS & INVERT DETAILS

CITY OF COWETA
STANDARD DRAWING: STD SS 11
LAST REVISION DATE: 8/01/99
DRAWN BY: ADN
CHECKED BY:
APPROVED: MDK

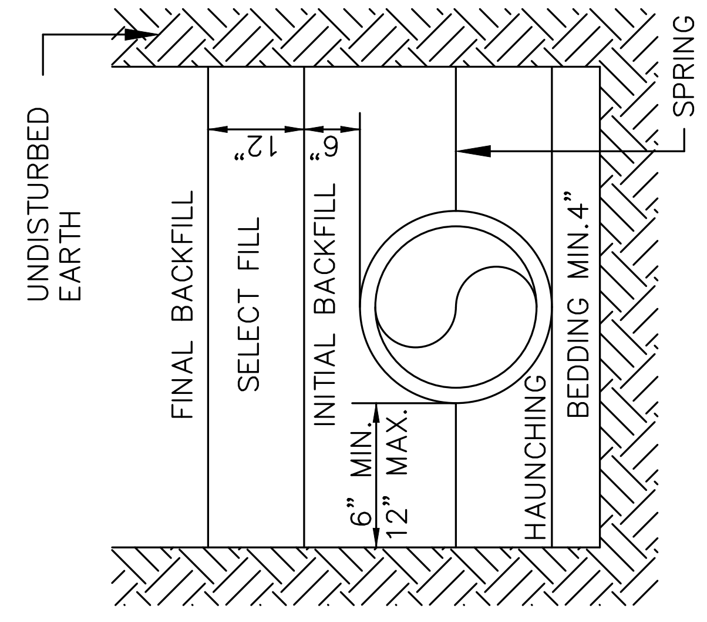

2" OR 4" REINFORCED CONCRETE CONCENTRIC RINGS AS FINISH GRADE REQUIRES, PLASTERED WITH 1/4" GROUT.
FINISHED GRADE TO BE DETERMINED BY ENGINEER
8"
24" MAX.
#2
27" MAX.
8"
8"
NOTE: DROP INLET TO BE STANDARD W/ TOP PIPE HAVING SLOPED INLET
RUBBER GASKET JOINT
RISER PIPE
5" MIN.
SEE NOTES
STEPS @ 15"c/c
1/2" PER/FT.
8" MIN.
4" MIN.
3000 P.S.I. CONCRETE (MIN.)
3" OF CLASS "A" CRUSHED STONE (COMPACTED)
UNDISTURBED EARTH
PRECAST MANHOLE
FLAT TOP
FINISHED GRADE TO BE DETERMINED BY ENGINEER
GROUT
DROP FULLY ENCASED
#2
8"
27" MAX.
24"
8"
RUBBER GASKET JOINT
BACKFILL & COMPACT ABOVE ENCASEMENT
FILL EXCESS W/ CONCRETE
INLET (FOR DROP M.H.)
5" MIN.
SEE NOTES
STEPS @ 15"c/c
8" MIN.
3000 P.S.I. CONCRETE (MIN.)
INLET FOR STD. M.H.
3" OF CLASS "A" CRUSHED STONE (COMPACTED)
UNDISTURBED EARTH
PRECAST MANHOLE
TAPERED TOP
CLEANED NEAT GROUT
1/2" PER/FT.
GROUT SEAL
8" MIN.
3"
8" MIN.
3000 P.S.I. CONCRETE (MIN.)
10 GAGE 6x6 MESH
UNDISTURBED EARTH
CAST-IN-PLACE BASE
STANDARD & DROP MANHOLE

NOTES:
1. SHALL CONFORM TO CURRENT ASTM C478.
2. 8" TO 18" PIPE, 4' ID MANHOLE REQUIRED.
3. 21" TO 27" PIPE, 5' ID MANHOLE REQUIRED.
4. OVER 27" PIPE MANHOLE ID AS SPECIFIED BY ENGINEER.
5. MANHOLES LESS THAN 4'-6" IN HEIGHT SHALL HAVE A FULL 4'-0" ID OR LARGER FROM TOP TO BOTTOM.

PRECAST MANHOLE DETAIL

CITY OF COWETA
STANDARD DRAWING: STD SS 08
LAST REVISION DATE:
DRAWN BY: ADN
CHECKED BY:
APPROVED: MDK

NON-PAVED AREAS			PAVED AREAS		
P V C	DUCTILE IRON	CONCRETE	P V C	DUCTILE IRON	CONCRETE
EXCAVATED MATERIAL	EXCAVATED MATERIAL	EXCAVATED MATERIAL	CRUSHED ROCK	CRUSHED ROCK	CRUSHED ROCK
SELECT FILL	SELECT FILL	SELECT FILL	CRUSHED ROCK	CRUSHED ROCK	CRUSHED ROCK
SAND	SAND	SAND	CRUSHED ROCK	CRUSHED ROCK	CRUSHED ROCK
SAND	SAND	SAND	SAND	SAND	SAND
3/8" CHIPS	3/8" CHIPS	3/8" CHIPS	3/8" CHIPS	3/8" CHIPS	3/8" CHIPS


UNDISTURBED EARTH
FINAL BACKFILL
SELECT FILL
12"
INITIAL BACKFILL
6"
6" MIN.
12" MAX.
HAUNCHING
BEDDING MIN.4"
SPRING LINE OF PIPE

NOTES:
1. SELECT FILL CONSISTS OF EXCAVATED MATERIALS CONTAINING NO ROCKS LARGER THAN 2 INCHES.
2. CRUSHED ROCK SHALL BE ODOT TYPE A ROCK.
3. BEDDING REQUIRED FOR ALL SANITARY SEWER REPLACEMENT PROJECTS IN ROCK EXCAVATION AND FOR LEVELING TRENCH IN NEW INSTALLATION.
4. COMPACTION REQUIREMENTS:
   a. NON-PAVED AREAS: 90% MAXIMUM STANDARD PROCTOR DENSITY FOR COHESIONLESS SOILS AND 85% FOR COHESIVE SOILS.
   b. PAVED AREAS: 95% MAXIMUM STANDARD PROCTOR DENSITY FOR COHESIONLESS SOILS.
5. FILLS OVER 10 FEET DEEP – MATERIAL IN THE AREA FROM SELECT FILL TO BEDDING SHALL BE 3/4" CRUSHER RUN, WELL GRADED.
6. FLOWABLE FILL MAY BE SUBSTITUTED FOR ALL MATERIALS IN ROAD CROSSING.
7. PROVIDE AND INSTALL APPROPRIATE TRACER WIRE IF PVC PIPE AND LOCATOR TAPE.

SANITARY SEWER PIPE BEDDING DETAIL

CITY OF COWETA
STANDARD DRAWING: STD SS 01
LAST REVISION DATE: 8/01/99
DRAWN BY:
CHECKED BY:
APPROVED:
DATE: 8/01/99

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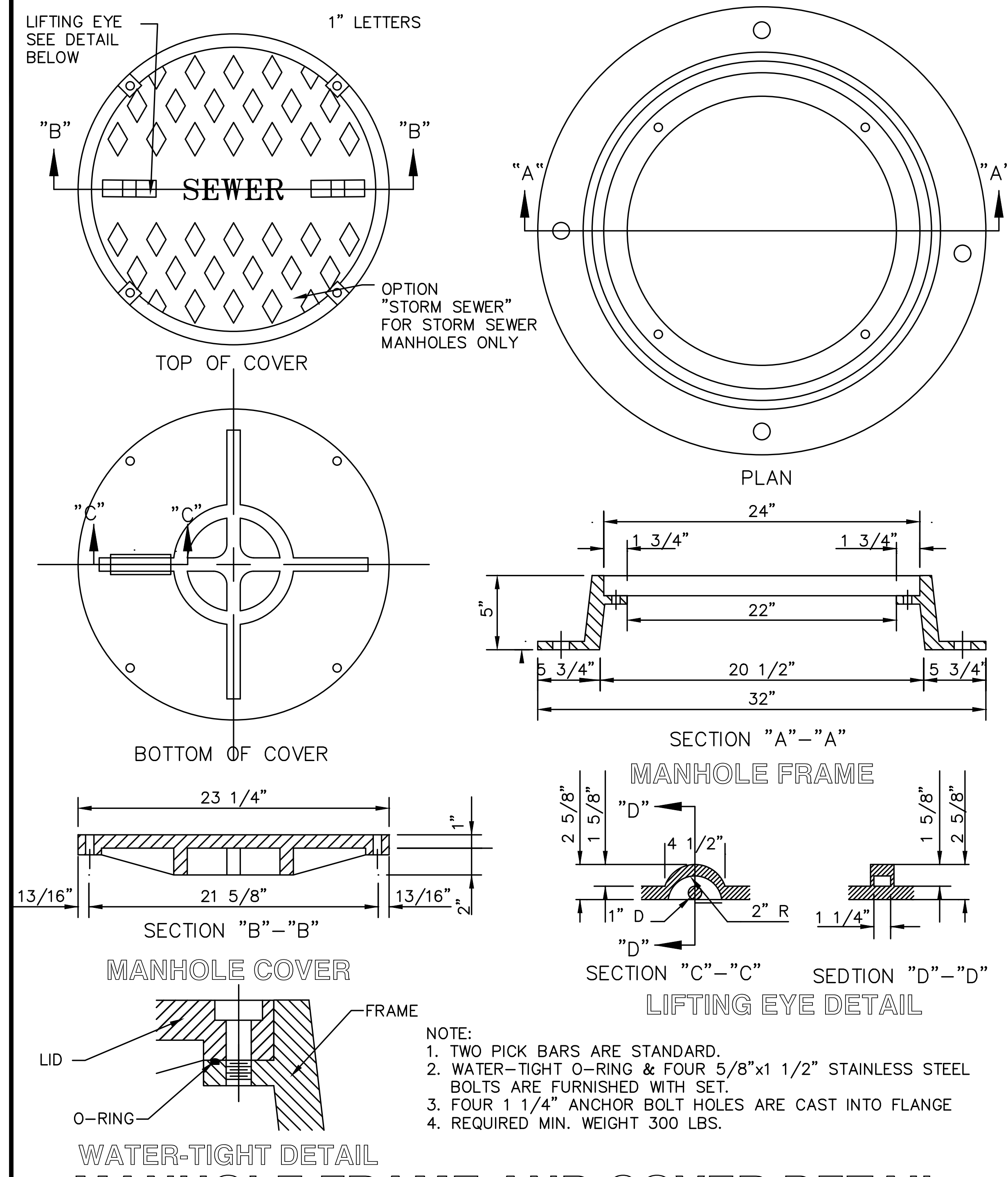
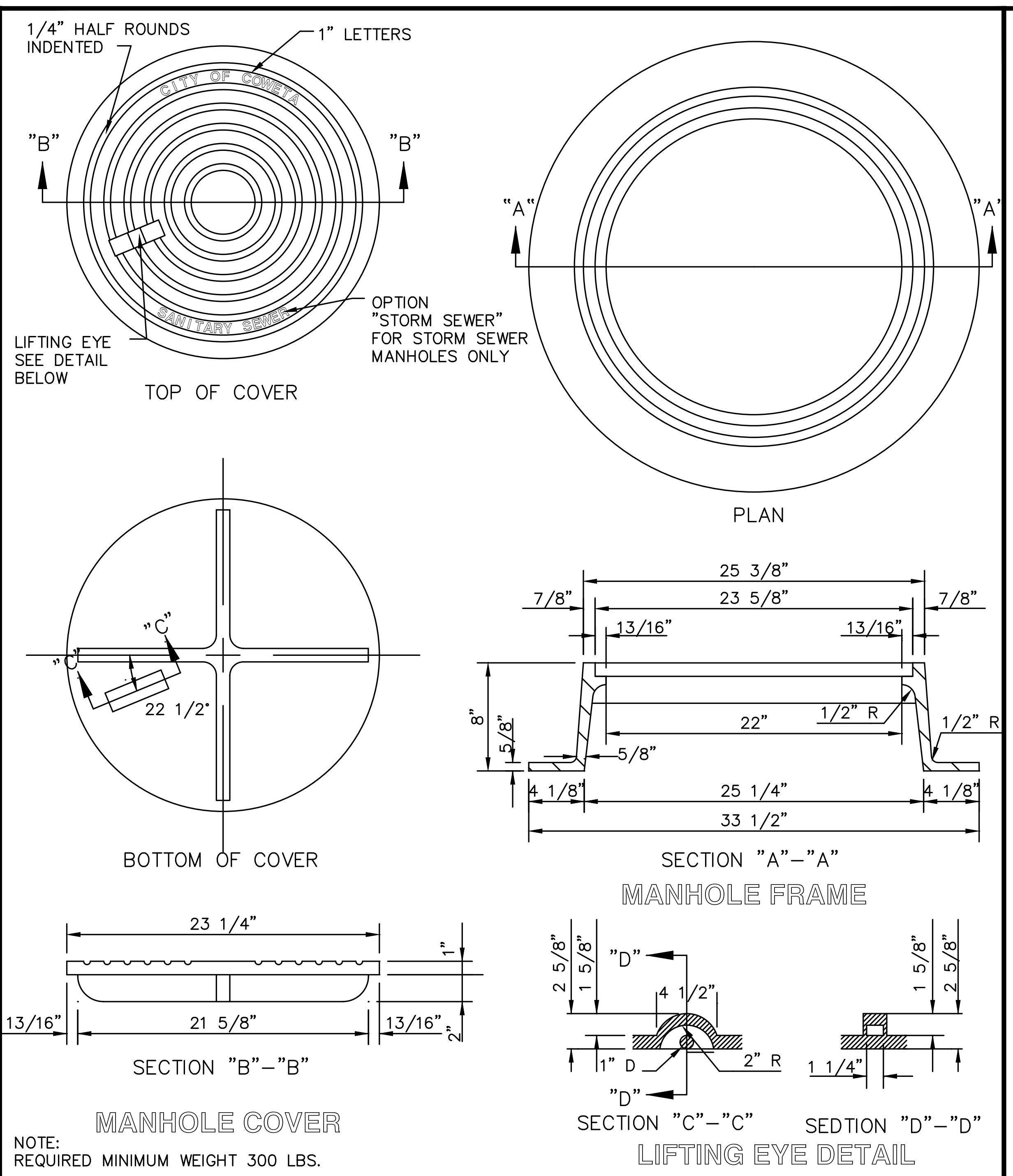

LIFTING EYE SEE DETAIL BELOW
1" LETTERS
"B"
"B"
SEWER
OPTION "STORM SEWER" FOR STORM SEWER MANHOLES ONLY
TOP OF COVER
"A"
"A"
PLAN
"C"
"C"
BOTTOM OF COVER
24"
1 3/4"
1 3/4"
5"
22"
5 3/4"
20 1/2"
5 3/4"
32"
SECTION "A"-"A"
MANHOLE FRAME
23 1/4"
1"
13/16"
21 5/8"
13/16"
2"
SECTION "B"-"B"
MANHOLE COVER
2 5/8"
1 5/8"
"D"
4 1/2"
1" D
2" R
"D"
SECTION "C"-"C"
1 5/8"
2 5/8"
1 1/4"
SEDTION "D"-"D"
LIFTING EYE DETAIL
LID
FRAME
O-RING
WATER-TIGHT DETAIL

NOTE:
1. TWO PICK BARS ARE STANDARD.
2. WATER-TIGHT O-RING & FOUR 5/8"x1 1/2" STAINLESS STEEL BOLTS ARE FURNISHED WITH SET.
3. FOUR 1 1/4" ANCHOR BOLT HOLES ARE CAST INTO FLANGE
4. REQUIRED MIN. WEIGHT 300 LBS.

MANHOLE FRAME AND COVER DETAIL

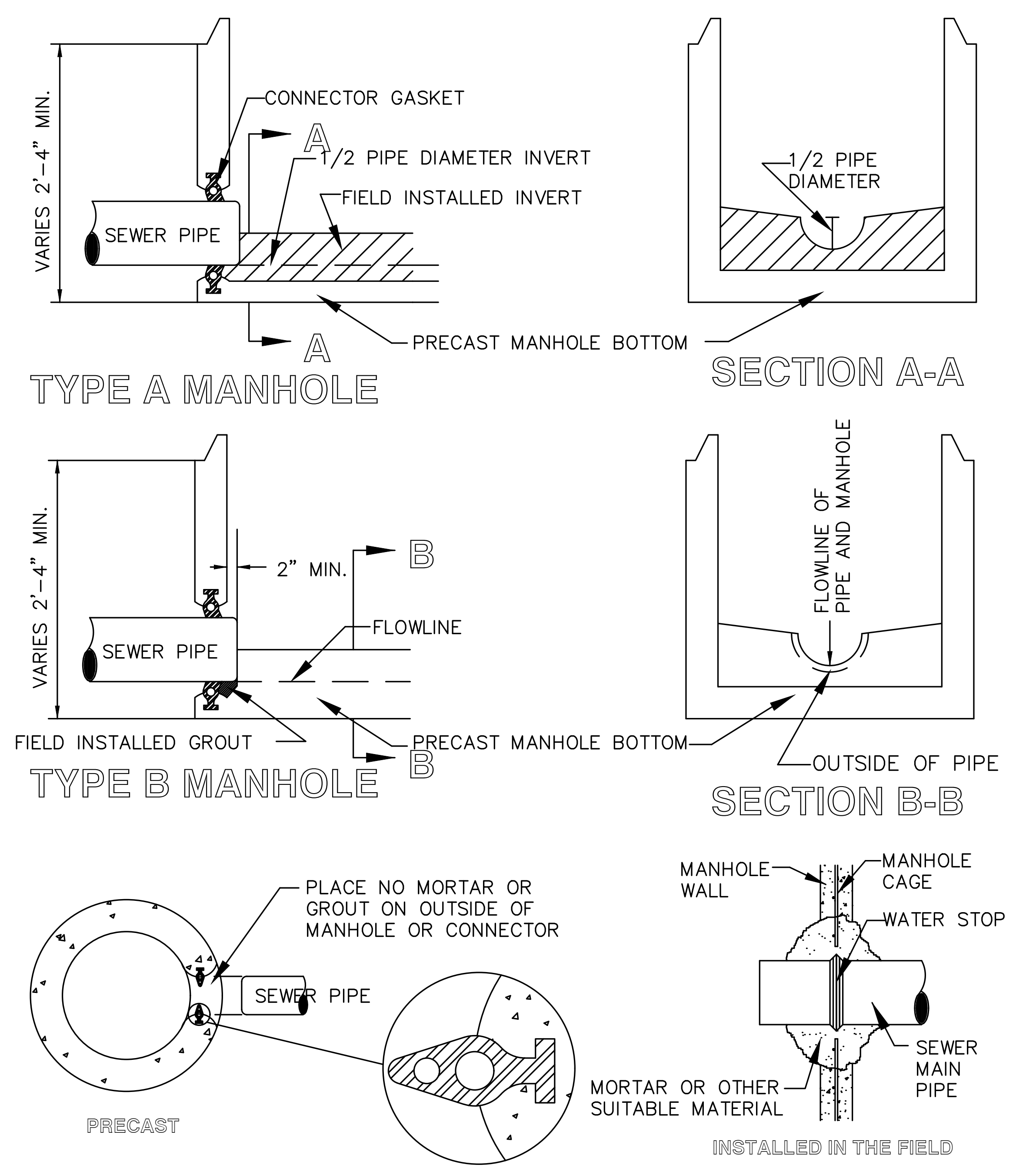
CITY OF COWETA
STANDARD DRAWING: STD SS 09a
LAST REVISION DATE: 8/01/99
DRAWN BY: ADN
CHECKED BY:
APPROVED: MDK


1/4" HALF ROUNDS INDENTED
1" LETTERS
CITY OF COWETA
SANITARY SEWER
"B"
"B"
LIFTING EYE SEE DETAIL BELOW
OPTION "STORM SEWER" FOR STORM SEWER MANHOLES ONLY
TOP OF COVER
"A"
"A"
PLAN
"C"
22 1/2°
BOTTOM OF COVER
25 3/8"
23 5/8"
7/8"
7/8"
13/16"
13/16"
8"
5/8"
22"
1/2" R
1/2" R
5/8"
4 1/8"
25 1/4"
4 1/8"
33 1/2"
SECTION "A"-"A"
MANHOLE FRAME
23 1/4"
1"
13/16"
21 5/8"
13/16"
2"
SECTION "B"-"B"
MANHOLE COVER
2 5/8"
1 5/8"
"D"
4 1/2"
1" D
2" R
"D"
SECTION "C"-"C"
1 5/8"
2 5/8"
1 1/4"
SEDTION "D"-"D"
LIFTING EYE DETAIL

NOTE:
REQUIRED MINIMUM WEIGHT 300 LBS.

MANHOLE FRAME AND COVER DETAIL

CITY OF COWETA
STANDARD DRAWING: STD SS 09
LAST REVISION DATE: 8/01/99
DRAWN BY: ADN
CHECKED BY: DLW
APPROVED: MDK
DATE: 8/01/99


VARIES 2'-4" MIN.
CONNECTOR GASKET
A
1/2 PIPE DIAMETER INVERT
FIELD INSTALLED INVERT
SEWER PIPE
A
PRECAST MANHOLE BOTTOM
TYPE A MANHOLE
1/2 PIPE DIAMETER
SECTION A-A
VARIES 2'-4" MIN.
2" MIN.
B
FLOWLINE
SEWER PIPE
FIELD INSTALLED GROUT
PRECAST MANHOLE BOTTOM
B
TYPE B MANHOLE
FLOWLINE OF PIPE AND MANHOLE
OUTSIDE OF PIPE
SECTION B-B
PLACE NO MORTAR OR GROUT ON OUTSIDE OF MANHOLE OR CONNECTOR
SEWER PIPE
PRECAST
MANHOLE WALL
MANHOLE CAGE
WATER STOP
SEWER MAIN PIPE
MORTAR OR OTHER SUITABLE MATERIAL
INSTALLED IN THE FIELD

SANITARY SEWER MANHOLE PIPE CONNECTOR DETAILS

CITY OF COWETA
STANDARD DRAWING: STD SS 06
LAST REVISION DATE: 8/01/99
DRAWN BY: ADN
CHECKED BY:
APPROVED: MDK
DATE: 8/01/99

LICENSED PROFESSIONAL ENGINEER
Dan Edwin Tanner
13090
OKLAHOMA
11.24.2025

Tanner Consulting LLC
CIVIL ENGINEERING | LAND SURVEYING
LANDSCAPE ARCHITECTURE | PLANNING

5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
OFFICE: 918.745.9929
www.tannerbaitshop.com

CERTIFICATE OF AUTHORIZATION NO.
OK CA 2661 EXP. 6/30/2027

BEFORE YOU DIG
1-800-522-OKIE
CALL OKIE

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MILESTONE	DATE
PLOT DATE: 12/01/25	

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF COWETA STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION).

Timber Ridge
S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

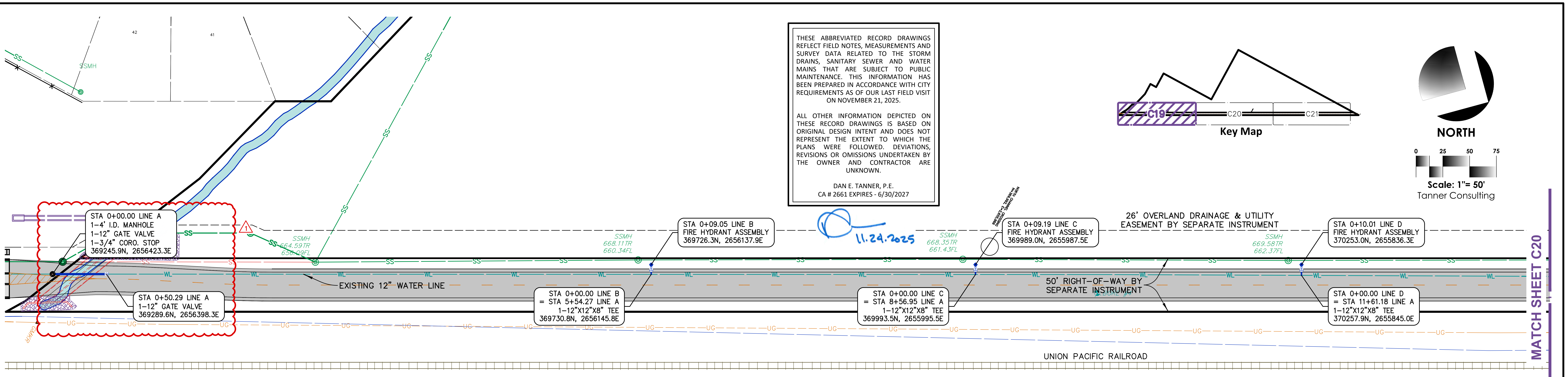
PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) N/A
(V) N/A

Sanitary Sewer Details

C18

P:\2021\21133\CIVIL\SHEETS\21133SPP.DWG, C18, 12/1/2025 8:03:22 AM, AWEBB, 1:1, TANNER CONSULTING, LLC, OK CA 2661 Exp 6/30/2027


42
41
SSMH
SS
STA 0+00.00 LINE A
1–4' I.D. MANHOLE
1–12" GATE VALVE
1–3/4" CORO. STOP
369245.9N, 2656423.3E
STA 0+50.29 LINE A
1–12" GATE VALVE
369289.6N, 2656398.3E
SSMH
664.59TR
656.09FL
SSMH
668.11TR
660.34FL
EXISTING 12" WATER LINE
STA 0+09.05 LINE B
FIRE HYDRANT ASSEMBLY
369726.3N, 2656137.9E
STA 0+00.00 LINE B
= STA 5+54.27 LINE A
1–12"X12"X8" TEE
369730.8N, 2656145.8E
SSMH
668.35TR
661.43FL
STA 0+09.19 LINE C
FIRE HYDRANT ASSEMBLY
369989.0N, 2655987.5E
STA 0+00.00 LINE C
= STA 8+56.95 LINE A
1–12"X12"X8" TEE
369993.5N, 2655995.5E
26' OVERLAND DRAINAGE & UTILITY
EASEMENT BY SEPARATE INSTRUMENT
50' RIGHT–OF–WAY BY
SEPARATE INSTRUMENT
SSMH
669.58TR
662.37FL
STA 0+10.01 LINE D
FIRE HYDRANT ASSEMBLY
370253.0N, 2655836.3E
STA 0+00.00 LINE D
= STA 11+61.18 LINE A
1–12"X12"X8" TEE
370257.9N, 2655845.0E
WL
UG
UNION PACIFIC RAILROAD
MATCH SHEET C20
C19
C20
C21
Key Map
NORTH
0
25
50
75
Scale: 1"= 50'
Tanner Consulting

THESE ABBREVIATED RECORD DRAWINGS REFLECT FIELD NOTES, MEASUREMENTS AND SURVEY DATA RELATED TO THE STORM DRAINS, SANITARY SEWER AND WATER MAINS THAT ARE SUBJECT TO PUBLIC MAINTENANCE. THIS INFORMATION HAS BEEN PREPARED IN ACCORDANCE WITH CITY REQUIREMENTS AS OF OUR LAST FIELD VISIT ON NOVEMBER 21, 2025.

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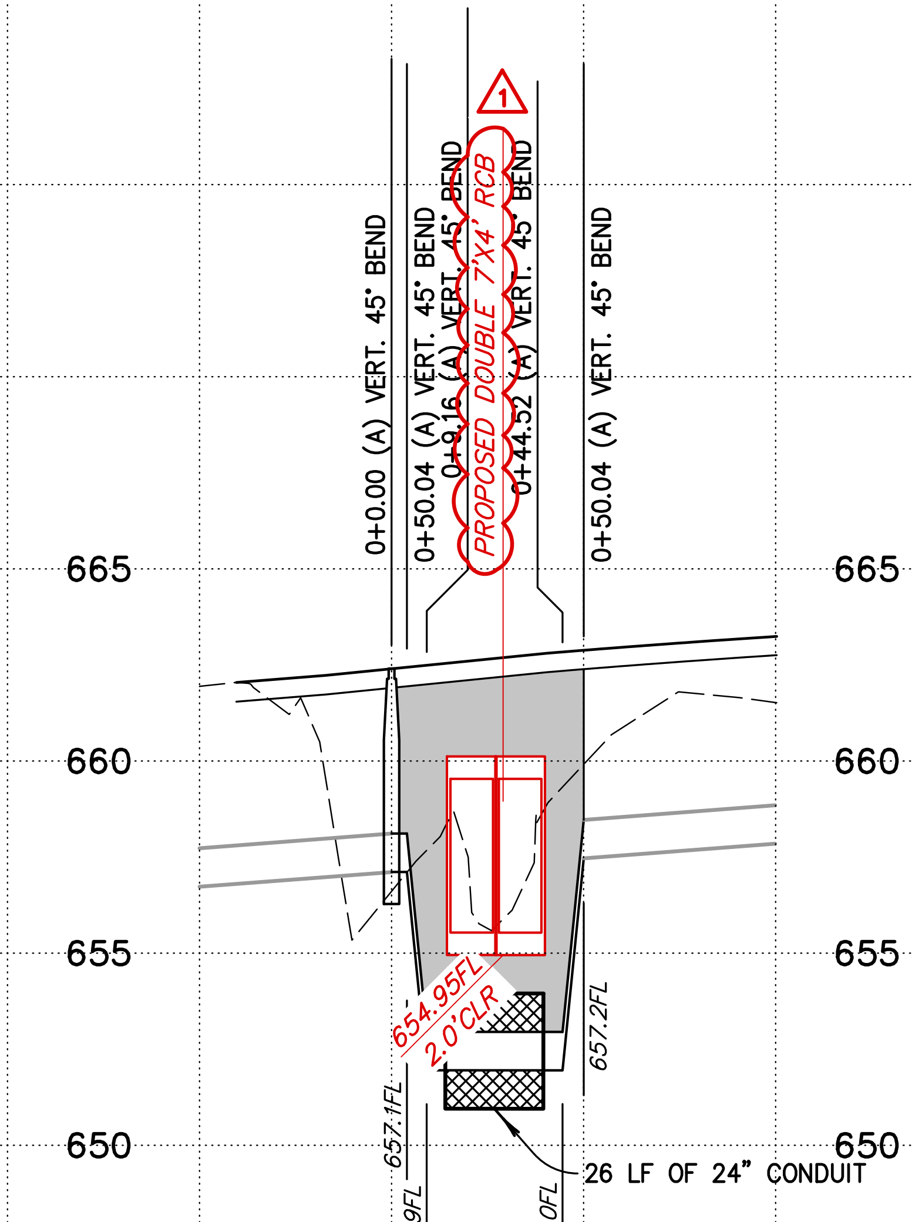
DAN E. TANNER, P.E.
CA # 2661 EXPIRES - 6/30/2027

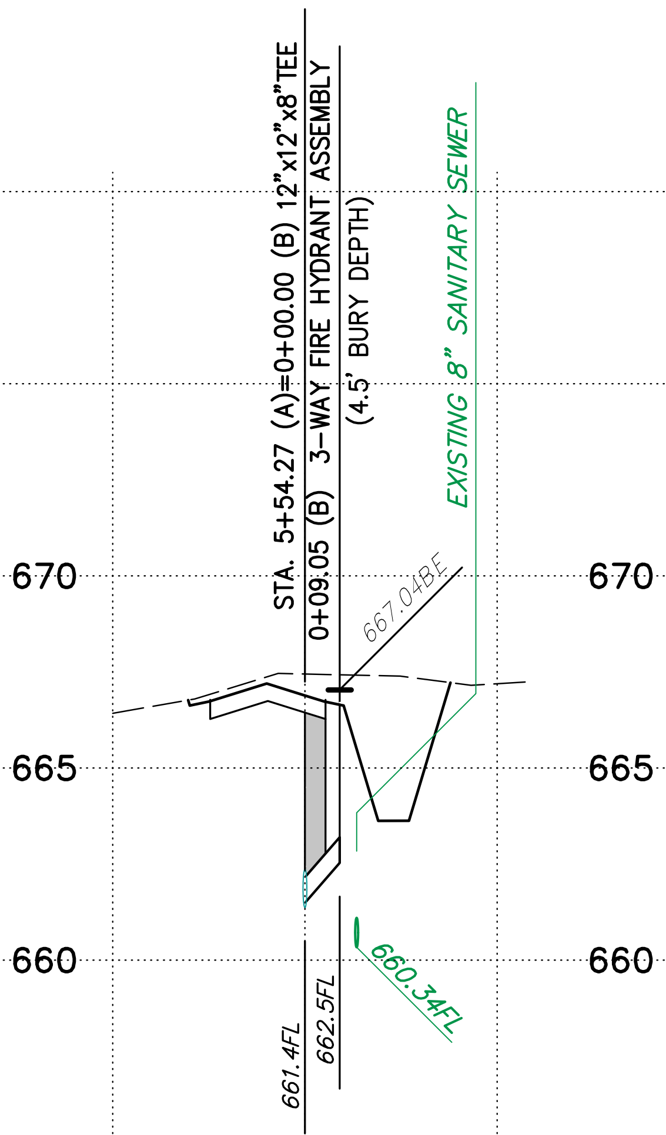
11.24.2025


0+0.00 (A) VERT. 45° BEND
0+50.04 (A) VERT. 45° BEND
0+44.52 (A) VERT. 45° BEND
0+05.56 (A) VERT. 45° BEND
PROPOSED DOUBLE 7'X4' RCB
665
660
655
650
654.95FL
2.0'CLR
657.2FL
657.1FL
651.9FL
652.0FL
26 LF OF 24" CONDUIT

Waterline A

50.04LF OF 12" PVC C–900

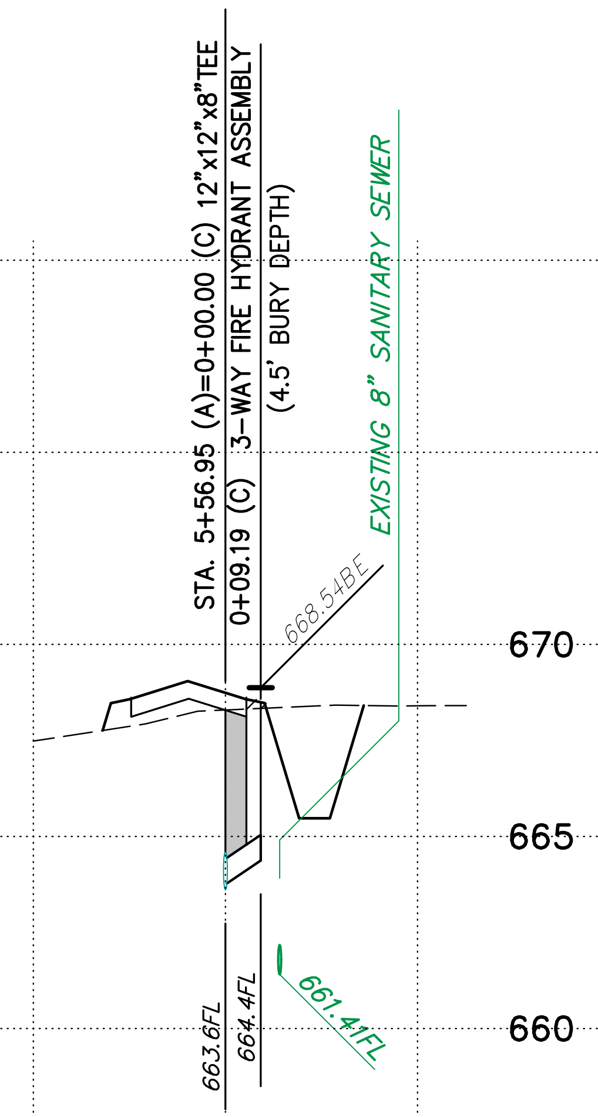
SCALE
1"=50' HORIZONTAL
1"=5' VERTICAL


STA. 5+54.27 (A)=0+00.00 (B) 12"x12"x8"TEE
0+09.05 (B) 3–WAY FIRE HYDRANT ASSEMBLY
(4.5' BURY DEPTH)
EXISTING 8" SANITARY SEWER
667.03BF
670
665
660
661.4FL
662.5FL
660.34FL

Waterline B

9.05LF OF 8" PVC C–900

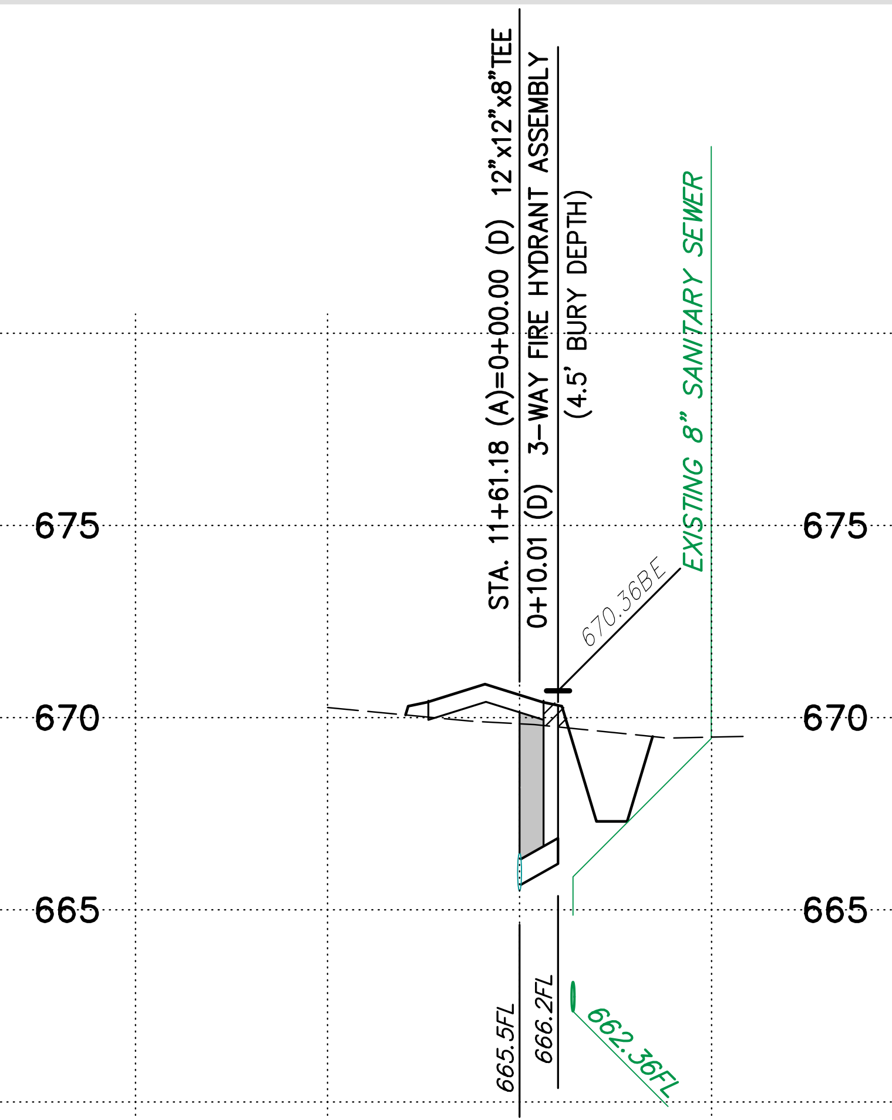
SCALE
1"=50' HORIZONTAL
1"=5' VERTICAL


STA. 5+56.95 (A)=0+00.00 (C) 12"x12"x8"TEE
0+09.19 (C) 3–WAY FIRE HYDRANT ASSEMBLY
(4.5' BURY DEPTH)
EXISTING 8" SANITARY SEWER
668.4BF
670
665
660
663.6FL
664.4FL
661.41FL

Waterline C

9.19LF OF 8" PVC C–900

SCALE
1"=50' HORIZONTAL
1"=5' VERTICAL


STA. 11+61.18 (A)=0+00.00 (D) 12"x12"x8"TEE
0+10.01 (D) 3–WAY FIRE HYDRANT ASSEMBLY
(4.5' BURY DEPTH)
EXISTING 8" SANITARY SEWER
670.36BF
675
670
665
665.5FL
666.2FL
662.36FL

Waterline D

10.01LF OF 8" PVC C–900

SCALE
1"=50' HORIZONTAL
1"=5' VERTICAL

▨ DENOTES AREAS TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY PRIOR TO UTILITY CONSTRUCTION.

● UTILITY LINES LOCATED UNDER PAVED STREETS SHALL BE LAID IN TYPE A AGGREGATE BASE AND THE TRENCH COMPLETELY FILLED TO SUBGRADE WITH TYPE A AGGREGATE BASE COMPACTED TO 95% STANDARD DENSITY, OR FLOWABLE FILL, AS SHOWN ON PROFILES.

Benchmark 2 ⌖

TOP RIM SANITARY SEWER MANHOLE LOCATED APPROX. 221' SOUTH AND 100' EAST OF THE SOUTHEAST PROPERTY LINE CORNER.
(369004.80N, 2656575.14E)

ELEVATION = 661.40 (NAVD 88)

Benchmark 1 ⌖

BRASS CAP LOCATED APPROX. 762' SOUTH AND 482' EAST OF NORTH CORNER OF PROPERTY NEXT TO EXISTING BOX CULVERT
(372349.49N, 2654731.65E)

ELEVATION = 683.60 (NAVD 88)

Water Notes

1. ALL WATER DISTRIBUTION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE CURRENT WAGONER COUNTY RURAL WATER DISTRICT #5 (RWD#5) SPECIFICATIONS AND ALL CONSTRUCTION INSTALLATION SHALL MEET OR EXCEED RWD#5 CONSTRUCTION STANDARDS.
2. ALL WATER DISTRIBUTION SYSTEM CONSTRUCTION SHALL BE INSPECTED BY THE RWD#5 ENGINEER.
3. DIG THROUGH LOCATOR TAPE WILL BE BURIED 2 FEET ABOVE THE LINE.
4. WHEN C-900 PVC IS USED, A NO. 8 BARE COPPER WIRE SHALL BE TAPED TO THE TOP SURFACE OF THE PIPE AND CONNECTED TO EACH FIRE HYDRANT BY ATTACHING TO A BOLT, JUST ABOVE GROUND LEVEL.
5. ALL IRON PIPE AND FITTINGS SHALL BE POLYWRAPPED.
6. STREET CROSSINGS FOR MAIN LINES TWELVE (12) INCHES AND LARGER, SHALL BE PLACED IN CONDUIT.
7. ALL MAIN LINES SHALL HAVE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF EIGHT (8) FEET OF COVER, UNLESS OTHERWISE SHOWN HEREIN.
8. BEDDING, BACKFILL, AND COMPACTION OVER WATER LINES SHALL BE IN ACCORDANCE WITH STANDARD DETAILS HEREIN. BACKFILL AND COMPACTION REQUIREMENT FOR STREET CROWNING SHALL EXTEND TWO (2) FEET BACK OF CURB.
9. ALL WATER DISTRIBUTION SYSTEM LINES, EXCEPT DEAD END FOR FIRE HYDRANTS ONLY AND AS NOTED OTHERWISE FOR FUTURE CONNECTIONS, SHALL BE LOOPED TO PROVIDE CIRCULATION.
10. DISTRIBUTION LINES SMALLER THAN FOUR (4) INCHES SHALL NOT BE INSTALLED.
11. FIRE HYDRANTS:
    - A. FIRE HYDRANTS SHALL BE A MINIMUM 5 1/4 INCH NOZZLE TYPE AND OF THE KENNEDY, MUELLER, OR AMERICAN DARLING BRAND NAME.
    - B. EACH HYDRANT SHALL BE SET WITH THE STREAMER NOZZLE FACING THE STREET AND WITH A MINIMUM CLEARANCE OF EIGHTEEN (18) INCHES ABOVE THE FINISHED GRADE.
    - C. ALL EXPOSED PORTIONS OF FIRE HYDRANTS SHALL BE PAINTED WITH A SAFETY YELLOW ENAMEL AS MANUFACTURED BY GLIDDEN OR DUPONT.
12. WHEN WORKING IN OR ADJACENT TO EXISTING SUBDIVISIONS ONLY ONE (1) DAYS WORTH OF TRENCH MAY BE OPEN AT A GIVEN TIME. THIS REQUIREMENT MAY BE MODIFIED, IN WRITING BY THE RWD#5 ENGINEER, FOR A SPECIFIC PROJECT.
13. ROAD CLOSURES MUST BE COORDINATED A MINIMUM OF TWENTY FOUR (24) HOURS IN ADVANCE. ROADS WILL NOT BE CLOSED FOR OVER EIGHT (8) HOURS WITHOUT WRITTEN PERMISSION FROM THE WAGONER COUNTY ENGINEER.
14. ODEQ NOTE: IN ACCORDANCE WITH OAC 252:626-19-2(d), PROVIDE REACTION BLOCKING, TIE RODS, OR JOINTS DESIGNED TO PREVENT MOVEMENT AT ALL TEES, BENDS, PLUGS, AND HYDRANTS TO PREVENT MOVEMENT OF THE PIPE.
15. ODEQ NOTE: IN ACCORDANCE WITH OAC 252:626-19-2(e), TEST THE INSTALLED PIPE FOR LEAKAGE IN ACCORDANCE WITH AWWA STANDARD SPECIFICATIONS. LEAKAGE MUST NOT EXCEED 10 GAL/INCH DIAMETER PER MILE OF PIPE PER 24 HOURS AT 150 PSI TESTING PRESSURE.
16. ODEQ NOTE: IN ACCORDANCE WITH OAC 252:626-19-2(f), "DISINFECTION AND TESTING", DISINFECT ALL WATERLINES ACCORDING TO AWWA STANDARD SPECIFICATIONS. OBTAIN SAFE BACTERIOLOGICAL SAMPLES ON TWO CONSERVATIVE DAYS BEFORE PLACING THE WATERLINE INTO SERVICE.
17. ODEQ NOTE: IN ACCORDANCE WITH OAC 252:626-19-2(h), THE FOLLOWING MINIMUM SEPARATION DISTANCES ARE REQUIRED, MEASURED EDGE TO EDGE, BETWEEN WATER LINES AND OTHER UTILITIES, SHOULD OTHER UTILITIES BE ENCOUNTERED DURING CONSTRUCTION.
    - A. 10-FEET HORIZONTALLY FROM SEWER LINES
    - B. 2-FEET VERTICALLY FROM SEWER LINES WITH SEWER LINES ARRANGED SO THAT ITS JOINT WILL BE EQUIDISTANT FROM THE WATER LINE. MAINTAIN A MINIMUM OF 2-FEET OF VERTICAL SEPARATION BETWEEN WATER LINES AND ANY EXISTING OR PROPOSED STORM SEWERS, RAW WATER LINES, PETROLEUM PRODUCT LINES, NATURAL GAS LINES, AND OTHER BURIED UTILITIES.
    - C. 5-FEET HORIZONTALLY FROM EXISTING OR PROPOSED STORM SEWERS, RAW WATER LINES, PETROLEUM PRODUCT LINES, NATURAL GAS LINES AND OTHER BURIED UTILITIES.
    - D. LOCATE CAST IRON WATER LINES AT LEAST 10-FEET FROM ANY GASOLINE STORAGE TANKS AND PVC WATER LINES AT LEAST 50-FEET HORIZONTALLY FROM ANY GASOLINE STORAGE TANKS AND LINES.
    - E. 15-FEET FROM ALL PARTS OF SEPTIC TANKS, ADSORPTION FIELDS, OR OTHER SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
    - F. WHEN IT IS IMPOSSIBLE TO OBTAIN SUCH HORIZONTAL OR VERTICAL SEPARATION BETWEEN THE WATER AND SEWER LINES, CONSTRUCT THE SEWER LINE OF WATER PIPE AND PRESSURE TEST IT TO ASSURE WATER TIGHTNESS.

LICENSED PROFESSIONAL ENGINEER
Dan Edwin Tanner
13090
OKLAHOMA
11.24.2025

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MILESTONE	DATE
PLOT DATE: 12/01/25	

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Timber Ridge

S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

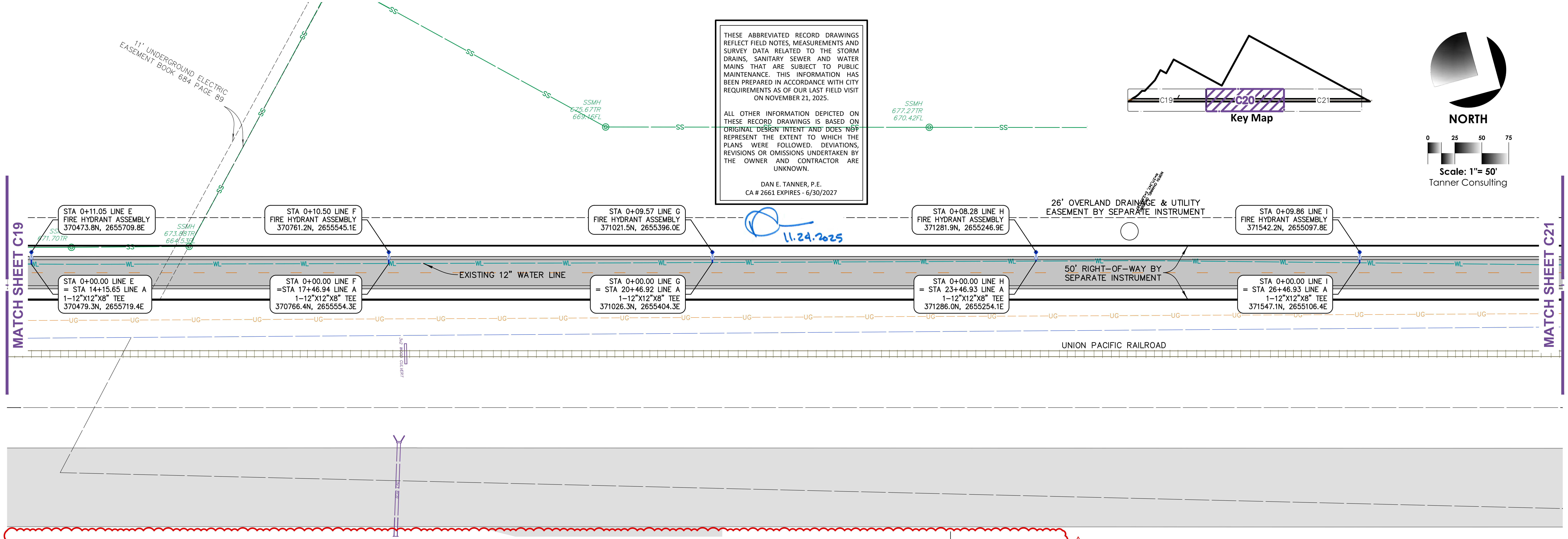
PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) 1"=50'
(V) 1"=5'

Waterline Plan & Profile A To D

C19

P:\2021\21133\Civil\SHEETS\21133WLPF.DWG, C19, 12/1/2025 8:01:31 AM, AWEBB, 1:1, TANNER CONSULTING, LLC, OK CA 2661 EXP 6/30/2027


11' UNDERGROUND ELECTRIC EASEMENT BOOK 684 PAGE 89
SSMH 675.67TR 669.16FL
SSMH 677.27TR 670.42FL
SSMH 673.88TR 664.53FL
671.70TR
SS
WL
UG
Key Map
C19
C20
C21
NORTH
0 25 50 75
Scale: 1"= 50'
Tanner Consulting
MATCH SHEET C19
MATCH SHEET C21
STA 0+11.05 LINE E
FIRE HYDRANT ASSEMBLY
370473.8N, 2655709.8E
STA 0+00.00 LINE E
= STA 14+15.65 LINE A
1–12"X12"X8" TEE
370479.3N, 2655719.4E
STA 0+10.50 LINE F
FIRE HYDRANT ASSEMBLY
370761.2N, 2655545.1E
STA 0+00.00 LINE F
=STA 17+46.94 LINE A
1–12"X12"X8" TEE
370766.4N, 2655554.3E
EXISTING 12" WATER LINE
STA 0+09.57 LINE G
FIRE HYDRANT ASSEMBLY
371021.5N, 2655396.0E
STA 0+00.00 LINE G
= STA 20+46.92 LINE A
1–12"X12"X8" TEE
371026.3N, 2655404.3E
STA 0+08.28 LINE H
FIRE HYDRANT ASSEMBLY
371281.9N, 2655246.9E
STA 0+00.00 LINE H
= STA 23+46.93 LINE A
1–12"X12"X8" TEE
371286.0N, 2655254.1E
26' OVERLAND DRAINAGE & UTILITY EASEMENT BY SEPARATE INSTRUMENT
50' RIGHT–OF–WAY BY SEPARATE INSTRUMENT
STA 0+09.86 LINE I
FIRE HYDRANT ASSEMBLY
371542.2N, 2655097.8E
STA 0+00.00 LINE I
= STA 26+46.93 LINE A
1–12"X12"X8" TEE
371547.1N, 2655106.4E
UNION PACIFIC RAILROAD
3x2 WOOD CULVERT

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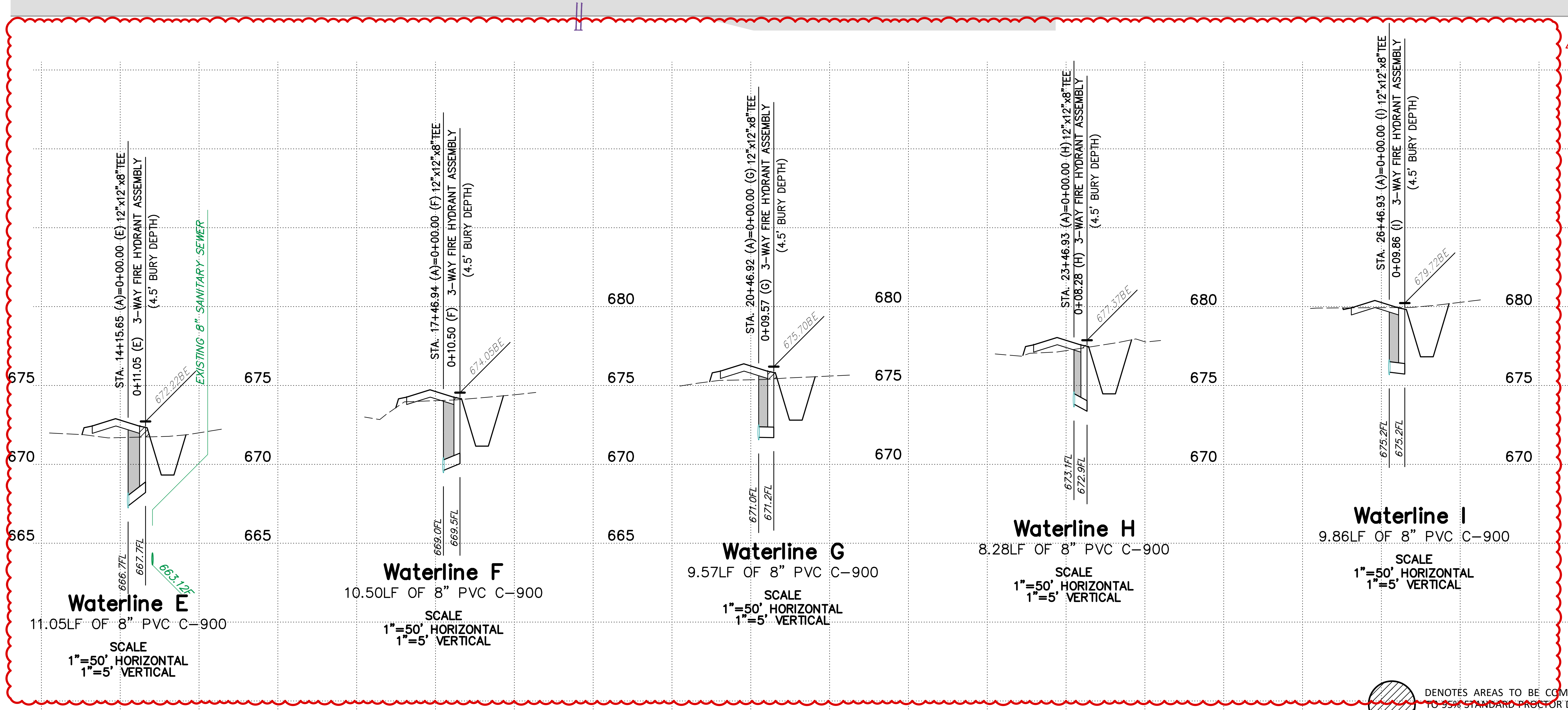
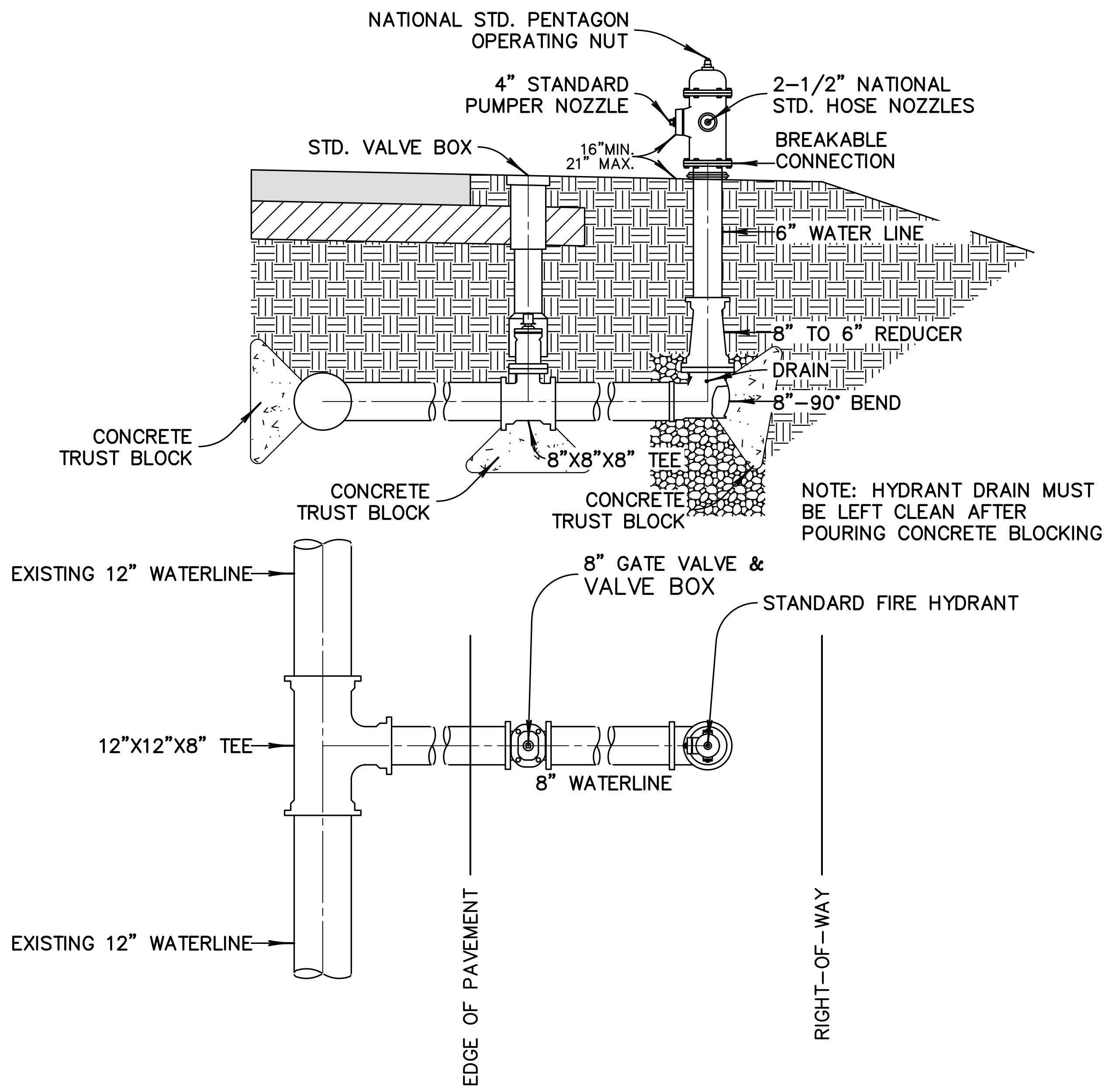
DAN E. TANNER, P.E.
CA # 2661 EXPIRES - 6/30/2027

11.24.2025


STA. 14+15.65 (A)=0+00.00 (E) 12"x12"x8" TEE
0+11.05 (E) 3–WAY FIRE HYDRANT ASSEMBLY (4.5' BURY DEPTH)
EXISTING 8" SANITARY SEWER
672.29BE
666.7FL
667.7FL
663.12FL
Waterline E
11.05LF OF 8" PVC C–900
SCALE
1"=50' HORIZONTAL
1"=5' VERTICAL
STA. 17+46.94 (A)=0+00.00 (F) 12"x12"x8" TEE
0+10.50 (F) 3–WAY FIRE HYDRANT ASSEMBLY (4.5' BURY DEPTH)
674.05BE
669.0FL
669.5FL
Waterline F
10.50LF OF 8" PVC C–900
SCALE
1"=50' HORIZONTAL
1"=5' VERTICAL
STA. 20+46.92 (A)=0+00.00 (G) 12"x12"x8" TEE
0+09.57 (G) 3–WAY FIRE HYDRANT ASSEMBLY (4.5' BURY DEPTH)
675.70BE
671.0FL
671.2FL
Waterline G
9.57LF OF 8" PVC C–900
SCALE
1"=50' HORIZONTAL
1"=5' VERTICAL
STA. 23+46.93 (A)=0+00.00 (H) 12"x12"x8" TEE
0+08.28 (H) 3–WAY FIRE HYDRANT ASSEMBLY (4.5' BURY DEPTH)
677.37BE
673.1FL
672.9FL
Waterline H
8.28LF OF 8" PVC C–900
SCALE
1"=50' HORIZONTAL
1"=5' VERTICAL
STA. 26+46.93 (A)=0+00.00 (I) 12"x12"x8" TEE
0+09.86 (I) 3–WAY FIRE HYDRANT ASSEMBLY (4.5' BURY DEPTH)
679.72BE
675.2FL
675.2FL
Waterline I
9.86LF OF 8" PVC C–900
SCALE
1"=50' HORIZONTAL
1"=5' VERTICAL
680
675
670
665


NATIONAL STD. PENTAGON OPERATING NUT
4" STANDARD PUMPER NOZZLE
2–1/2" NATIONAL STD. HOSE NOZZLES
STD. VALVE BOX
16" MIN 21" MAX.
BREAKABLE CONNECTION
6" WATER LINE
8" TO 6" REDUCER
DRAIN
6"–90° BEND
CONCRETE TRUST BLOCK
CONCRETE TRUST BLOCK
8"X8"X8" TEE
CONCRETE TRUST BLOCK
NOTE: HYDRANT DRAIN MUST BE LEFT CLEAN AFTER POURING CONCRETE BLOCKING
EXISTING 12" WATERLINE
8" GATE VALVE & VALVE BOX
STANDARD FIRE HYDRANT
12"X12"X8" TEE
8" WATERLINE
EXISTING 12" WATERLINE
EDGE OF PAVEMENT
RIGHT–OF–WAY

Typ. Waterline Extension & Fire Hydrant Detail

Scale: NONE

▨ DENOTES AREAS TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY PRIOR TO UTILITY CONSTRUCTION.

● UTILITY LINES LOCATED UNDER PAVED STREETS SHALL BE LAID IN TYPE A AGGREGATE BASE AND THE TRENCH COMPLETELY FILLED TO SUBGRADE WITH TYPE A AGGREGATE BASE COMPACTED TO 95% STANDARD DENSITY, OR FLOWABLE FILL, AS SHOWN ON PROFILES.

Benchmark 2 ⌖

TOP RIM SANITARY SEWER MANHOLE LOCATED APPROX. 221' SOUTH AND 100' EAST OF THE SOUTHEAST PROPERTY LINE CORNER.
(369004.80N, 2656575.14E)

ELEVATION = 661.40 (NAVD 88)

Benchmark 1 ⌖

BRASS CAP LOCATED APPROX. 762' SOUTH AND 482' EAST OF NORTH CORNER OF PROPERTY NEXT TO EXISTING BOX CULVERT
(372349.49N, 2654731.65E)

ELEVATION = 683.60 (NAVD 88)

Dan Edwin Tanner
13090
11.24.2025

Tanner Consulting LLC
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LANDSCAPE ARCHITECTURE | PLANNING

5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
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MILESTONE	DATE
PLOT DATE: 12/01/25	

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF COWETA STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION).

Timber Ridge

S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

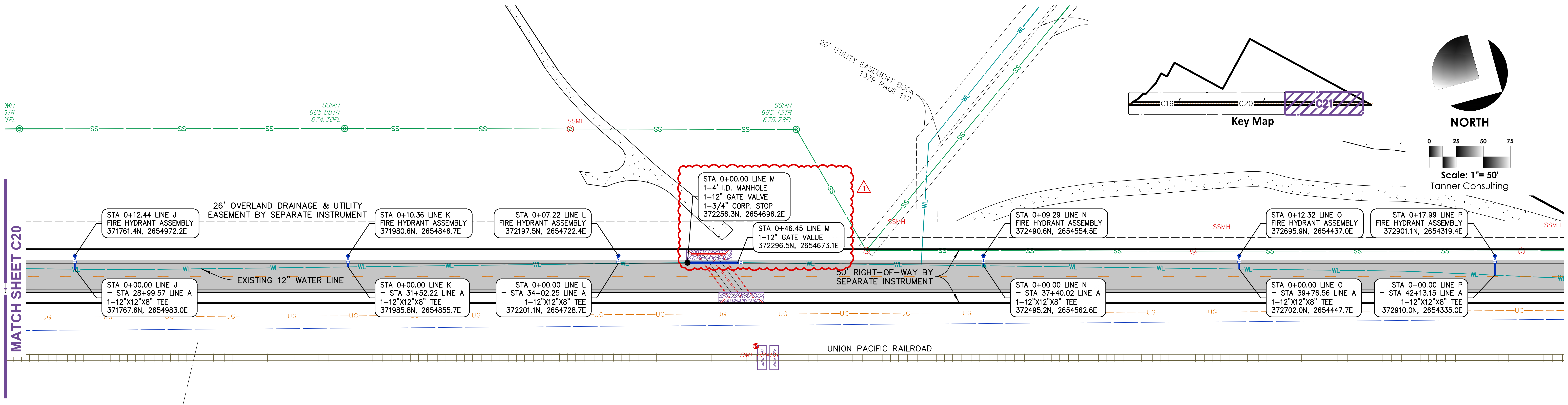
PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) 1"=50'
(V) 1"=5'

Waterline Plan & Profile E To I

C20

P:\2021\21133\CIVIL\SHEETS\21133WLPF.DWG, C20, 12/1/2025 8:04:37 AM, AWEBB, 1:1, TANNER CONSULTING, LLC, OK CA 2661 EXP 6/30/2027


MATCH SHEET C20
SSMH 685.88TR 674.30FL
SSMH 685.43TR 675.78FL
SSMH
20' UTILITY EASEMENT BOOK 1379 PAGE 117
26' OVERLAND DRAINAGE & UTILITY EASEMENT BY SEPARATE INSTRUMENT
STA 0+12.44 LINE J FIRE HYDRANT ASSEMBLY 371761.4N, 2654972.2E
STA 0+00.00 LINE J = STA 28+99.57 LINE A 1-12"X12"X8" TEE 371767.6N, 2654983.0E
EXISTING 12" WATER LINE
STA 0+10.36 LINE K FIRE HYDRANT ASSEMBLY 371980.6N, 2654846.7E
STA 0+00.00 LINE K = STA 31+52.22 LINE A 1-12"X12"X8" TEE 371985.8N, 2654855.7E
STA 0+07.22 LINE L FIRE HYDRANT ASSEMBLY 372197.5N, 2654722.4E
STA 0+00.00 LINE L = STA 34+02.25 LINE A 1-12"X12"X8" TEE 372201.1N, 2654728.7E
STA 0+00.00 LINE M 1-4' I.D. MANHOLE 1-12" GATE VALVE 1-3/4" CORP. STOP 372256.3N, 2654696.2E
STA 0+46.45 LINE M 1-12" GATE VALUE 372296.5N, 2654673.1E
1
50' RIGHT-OF-WAY BY SEPARATE INSTRUMENT
STA 0+09.29 LINE N FIRE HYDRANT ASSEMBLY 372490.6N, 2654554.5E
STA 0+00.00 LINE N = STA 37+40.02 LINE A 1-12"X12"X8" TEE 372495.2N, 2654562.6E
STA 0+12.32 LINE O FIRE HYDRANT ASSEMBLY 372695.9N, 2654437.0E
STA 0+00.00 LINE O = STA 39+76.56 LINE A 1-12"X12"X8" TEE 372702.0N, 2654447.7E
STA 0+17.99 LINE P FIRE HYDRANT ASSEMBLY 372901.1N, 2654319.4E
STA 0+00.00 LINE P = STA 42+13.15 LINE A 1-12"X12"X8" TEE 372910.0N, 2654335.0E
UNION PACIFIC RAILROAD
BM1
C19
C20
C21
Key Map
NORTH
0 25 50 75
Scale: 1"= 50'
Tanner Consulting

Water Quantities

FURNISHED/INSTALLED BY CONTRACTOR

ITEM#		QUANTITY	DESCRIPTION
301.	A	262 LF	RIGHT-OF-WAY CLEARING AND RESTORING
302.	A	148 CY	EXCAVATION & BACKFILL, UNCLASSIFIED
306.	A	88 LF	12" POLYVINYL CHLORIDE (PVC), AWWA C900,
	B	147 LF	8" POLYVINYL CHLORIDE (PVC), AWWA C900,
311.	A	8 EA	12" 45° VERTICAL BEND
	B	4 EA	12" SLEEVE
	C	14 EA	12"x12"x8" TEE
314.	A	18 EA	CONNECT TO EXISTING WATERLINE
	B	16 EA	3/4" CORPORATION STOP (FOR TESTING & DISINFECTION)
316.	A	4 EA	12" GATE VALVE
	B	14 EA	8" GATE VALVE
	C	14 EA	3-WAY FIRE HYDRANT ASSEMBLY
	D	14 EA	VALVE BOX
	E	2 EA	TRAFFIC RATED VALVE BOX
	F	2 EA	4' I.D. MANHOLE

THESE ABBREVIATED RECORD DRAWINGS REFLECT FIELD NOTES, MEASUREMENTS AND SURVEY DATA RELATED TO THE STORM DRAINS, SANITARY SEWER AND WATER MAINS THAT ARE SUBJECT TO PUBLIC MAINTENANCE. THIS INFORMATION HAS BEEN PREPARED IN ACCORDANCE WITH CITY REQUIREMENTS AS OF OUR LAST FIELD VISIT ON NOVEMBER 21, 2025.

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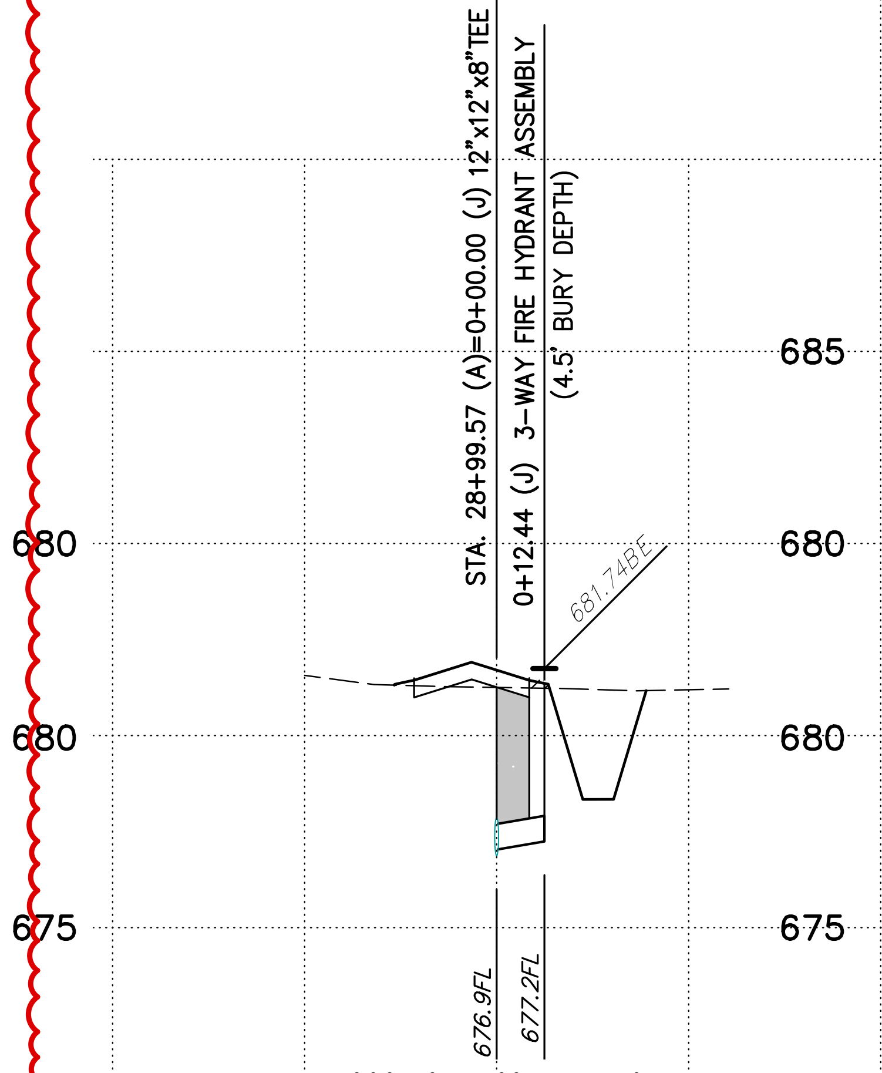
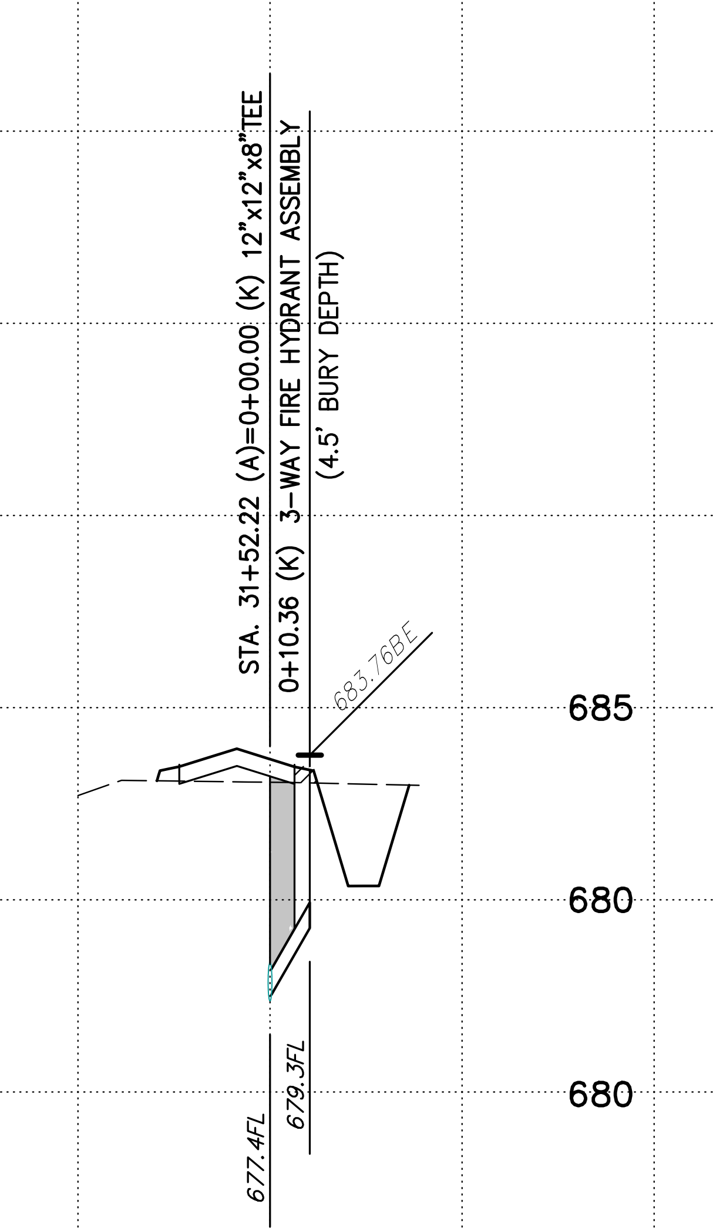
DAN E. TANNER, P.E.
CA # 2661 EXPIRES - 6/30/2027

11.24.2025


STA. 28+99.57 (A)=0+00.00 (J) 12"x12"x8" TEE
0+12.44 (J) 3-WAY FIRE HYDRANT ASSEMBLY (4.5' BURY DEPTH)
681.74BE
685
680
675
676.9FL
677.2FL

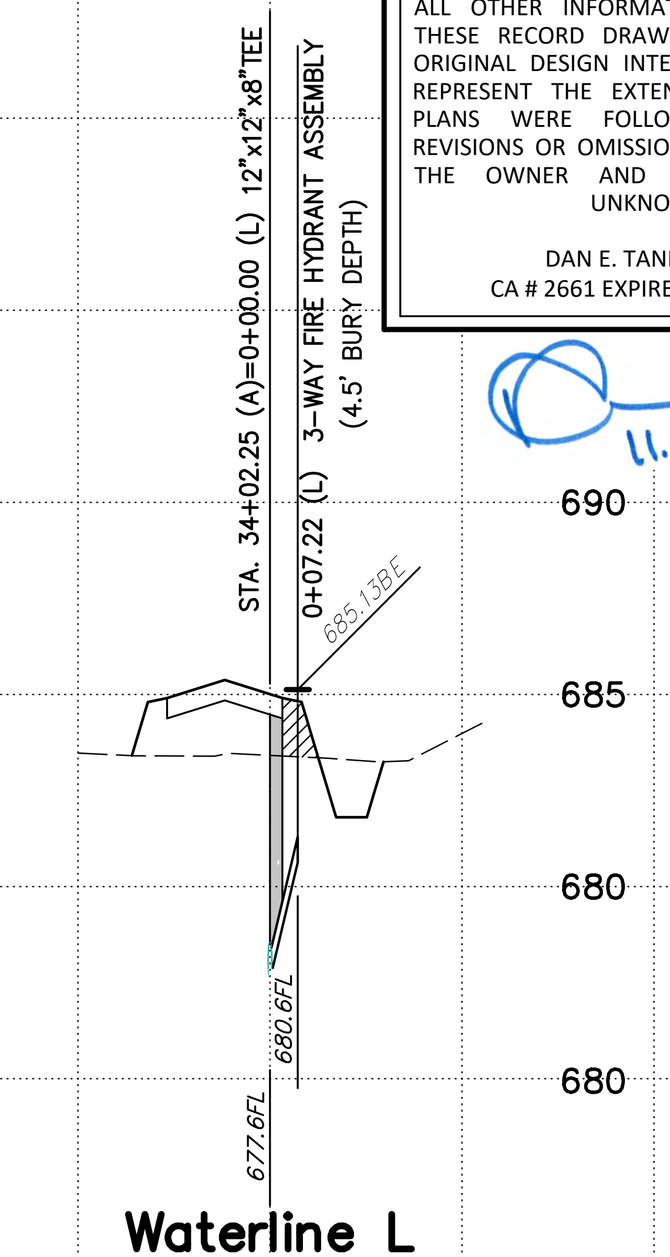
Waterline J
12.44LF OF 8" PVC C-900

SCALE
1"=50' HORIZONTAL
1"=5' VERTICAL


STA. 31+52.22 (A)=0+00.00 (K) 12"x12"x8" TEE
0+10.36 (K) 3-WAY FIRE HYDRANT ASSEMBLY (4.5' BURY DEPTH)
683.76BE
685
680
677.4FL
679.3FL

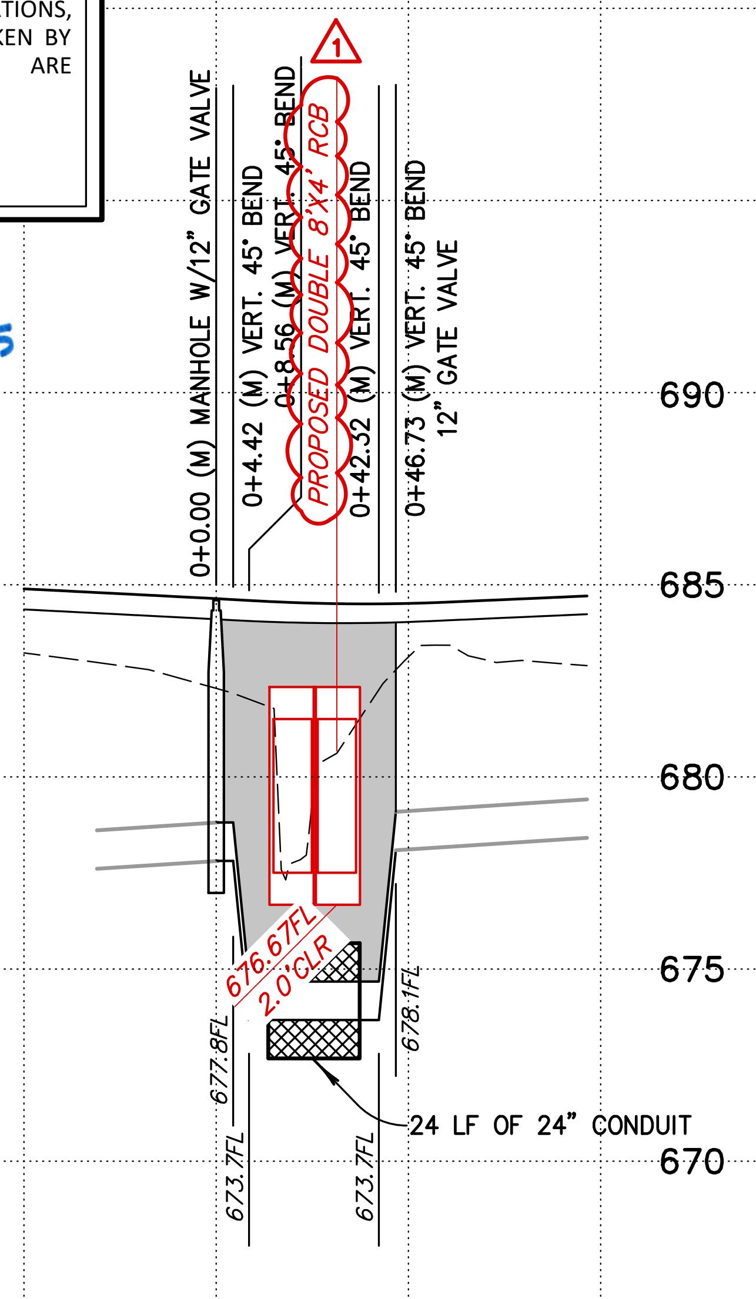
Waterline K
10.36LF OF 8" PVC C-900

SCALE
1"=50' HORIZONTAL
1"=5' VERTICAL


STA. 34+02.25 (A)=0+00.00 (L) 12"x12"x8" TEE
0+07.22 (L) 3-WAY FIRE HYDRANT ASSEMBLY (4.5' BURY DEPTH)
685.13BE
690
685
680
677.6FL
680.6FL

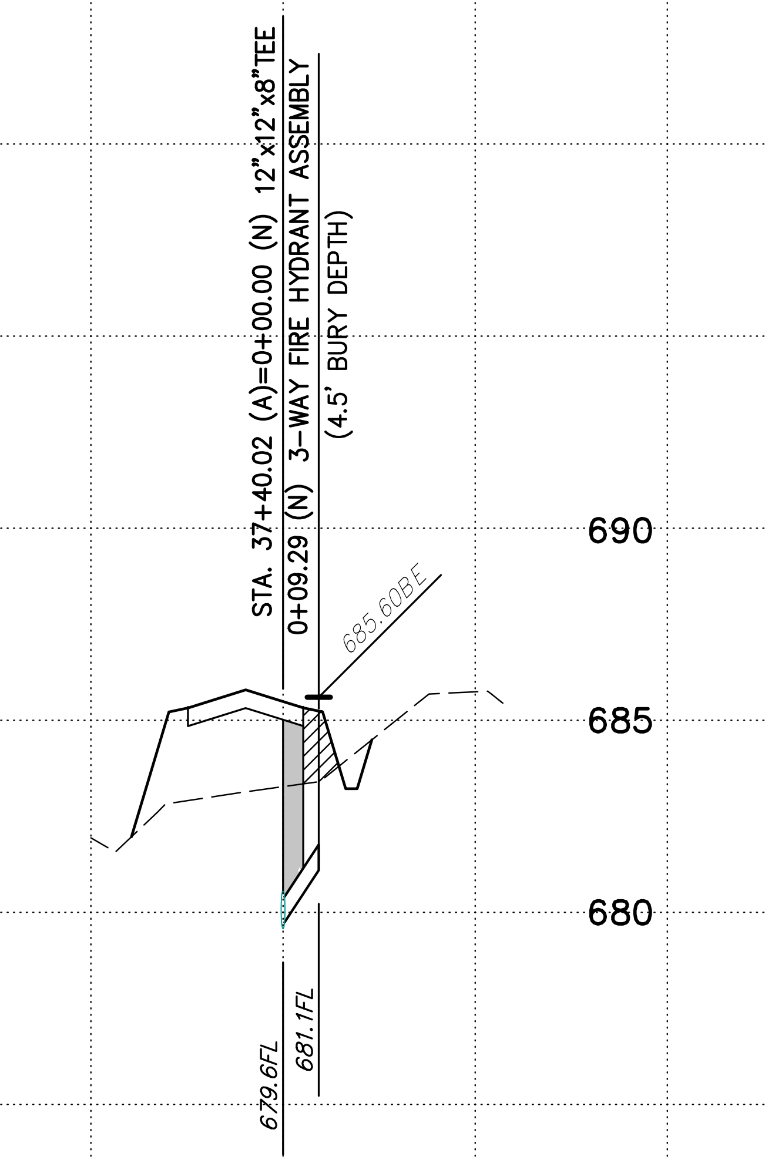
Waterline L
7.22LF OF 8" PVC C-900

SCALE
1"=50' HORIZONTAL
1"=5' VERTICAL


0+0.00 (M) MANHOLE W/12" GATE VALVE
0+4.42 (M) VERT. 45° BEND
0+8.56 (M) VERT. 45° BEND
1
PROPOSED DOUBLE 8'X4' RCB
0+42.32 (M) VERT. 45° BEND
0+46.73 (M) VERT. 45° BEND 12" GATE VALVE
690
685
680
675
670
676.67FL 2.0'CLR
677.8FL
678.1FL
673.7FL
673.7FL
24 LF OF 24" CONDUIT

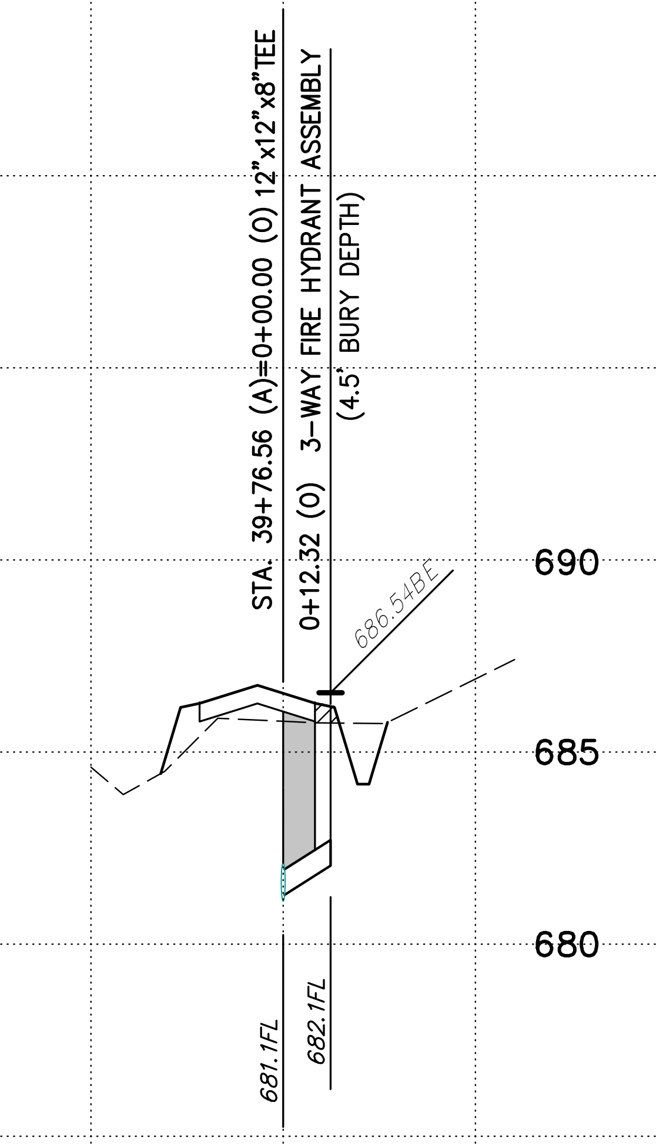
Waterline M
46.73LF OF 12" PVC C-900

SCALE
1"=50' HORIZONTAL
1"=5' VERTICAL


STA. 37+40.02 (A)=0+00.00 (N) 12"x12"x8" TEE
0+09.29 (N) 3-WAY FIRE HYDRANT ASSEMBLY (4.5' BURY DEPTH)
685.60BE
690
685
680
679.6FL
681.1FL

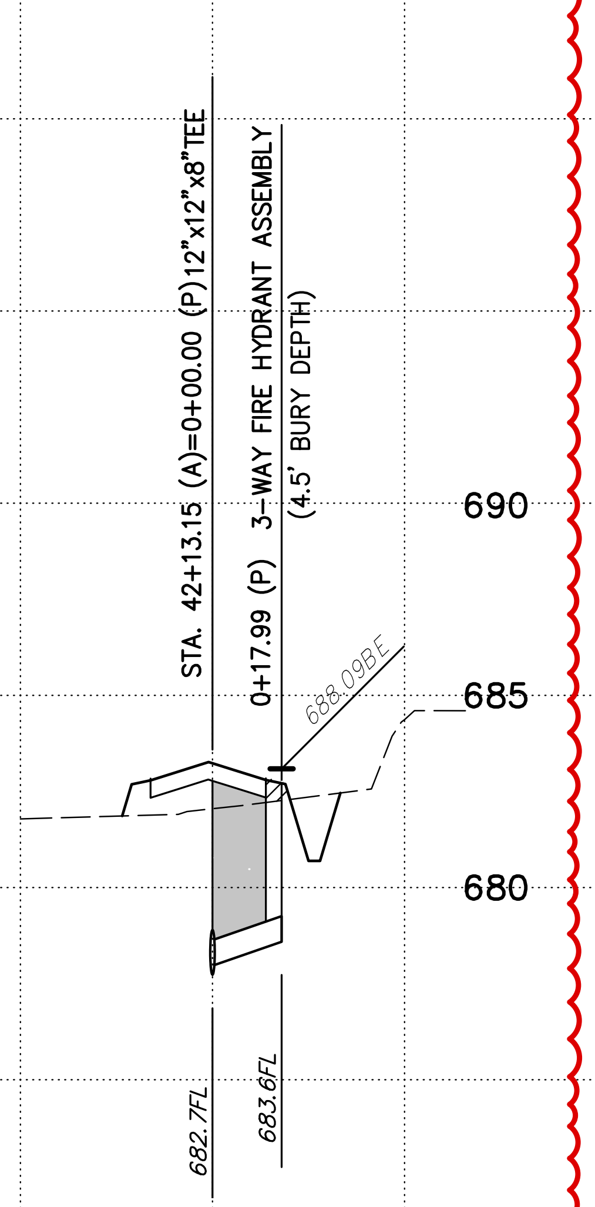
Waterline N
9.29LF OF 8" PVC C-900

SCALE
1"=50' HORIZONTAL
1"=5' VERTICAL


STA. 39+76.56 (A)=0+00.00 (O) 12"x12"x8" TEE
0+12.32 (O) 3-WAY FIRE HYDRANT ASSEMBLY (4.5' BURY DEPTH)
686.54BE
690
685
680
681.1FL
682.1FL

Waterline O
12.32LF OF 8" PVC C-900

SCALE
1"=50' HORIZONTAL
1"=5' VERTICAL


STA. 42+13.15 (A)=0+00.00 (P) 12"x12"x8" TEE
0+17.99 (P) 3-WAY FIRE HYDRANT ASSEMBLY (4.5' BURY DEPTH)
688.03BE
690
685
680
682.7FL
683.6FL

Waterline P
17.99LF OF 8" PVC C-900

SCALE
1"=50' HORIZONTAL
1"=5' VERTICAL

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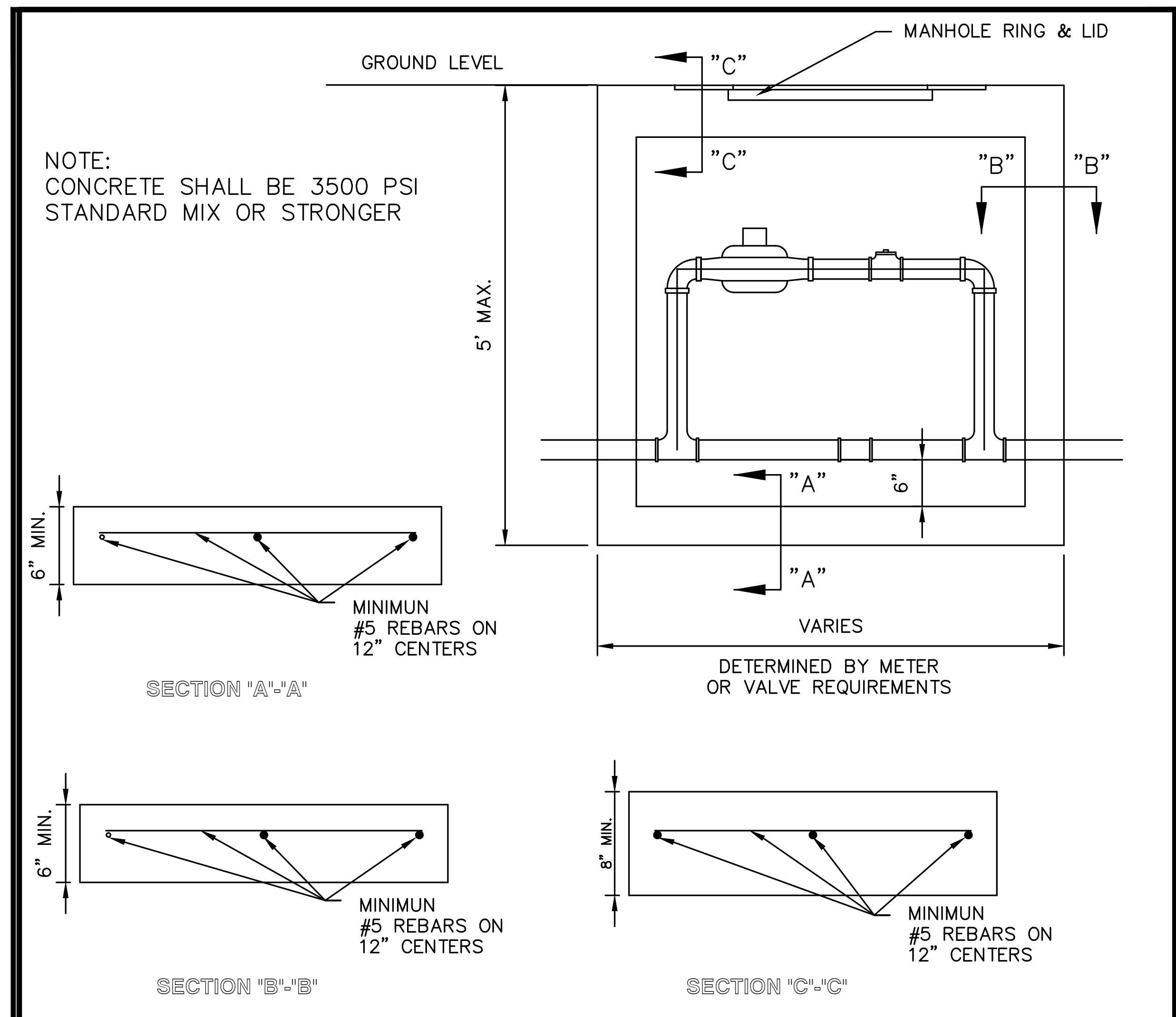
PLAN SCALE: (H) 1"=50'
(V) 1"=5'

Waterline Plan & Profile J To P

C21

P:\2021\21133\Civil\Sheets\21133WLPF.DWG, C21, 12/1/2025 8:04:08 AM, AWEBB, 1:1, TANNER CONSULTING, LLC, OK CA 2661 EXP 6/30/2027


MANHOLE RING & LID
GROUND LEVEL
"C"
"C"
"B"
"B"
5' MAX.
"A"
6"
"A"
VARIES
DETERMINED BY METER OR VALVE REQUIREMENTS
6" MIN.
MINIMUM #5 REBARS ON 12" CENTERS
SECTION 'A'-'A'
6" MIN.
MINIMUM #5 REBARS ON 12" CENTERS
SECTION 'B'-'B'
8" MIN.
MINIMUM #5 REBARS ON 12" CENTERS
SECTION 'C'-'C'

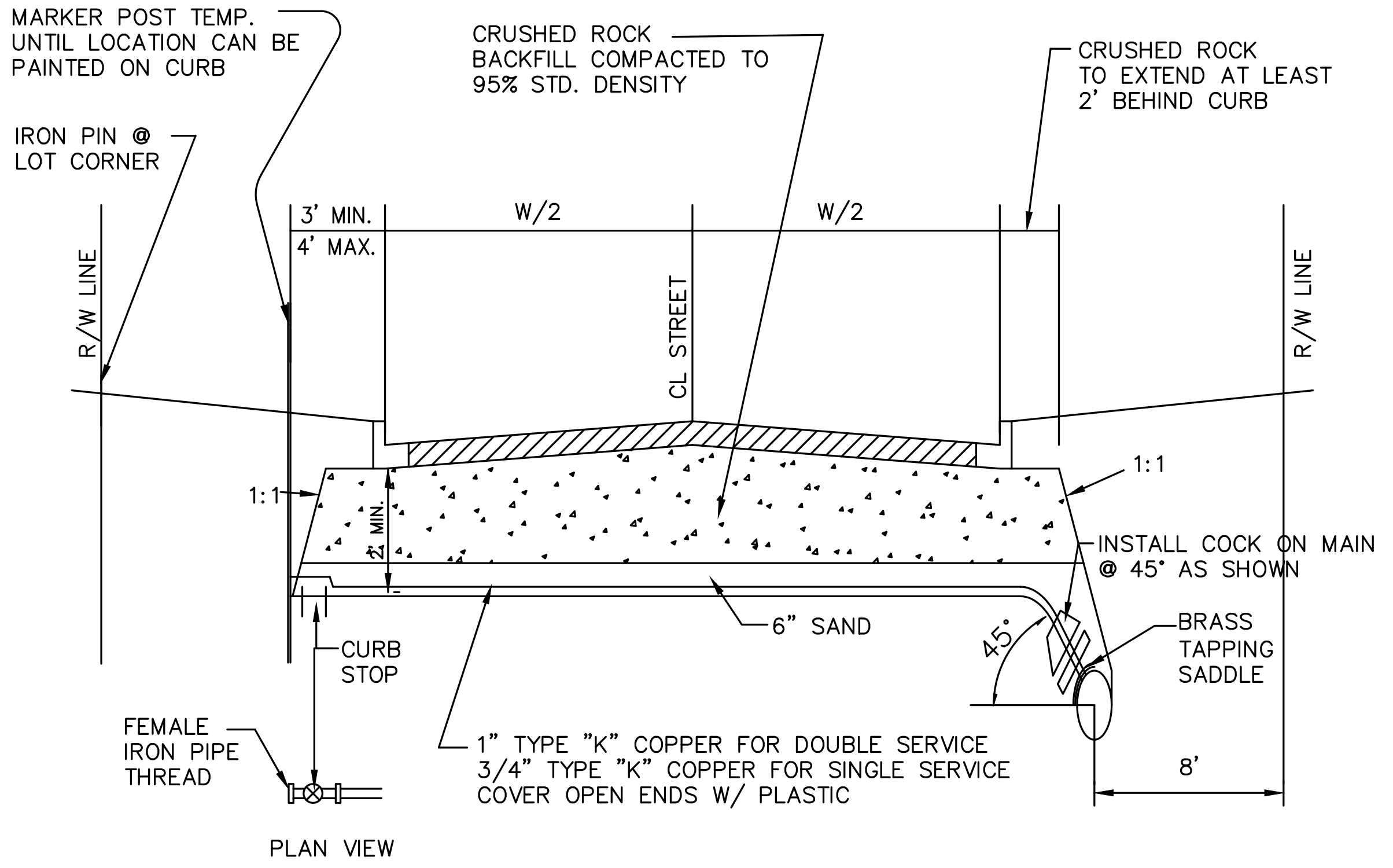
NOTE:
CONCRETE SHALL BE 3500 PSI STANDARD MIX OR STRONGER

NOTE:

1. FOR VAULTS LESS THAN 3 FEET DEEP MASONARY UNITS MAY BE SUBSTITUTED FOR CAST IN PLACE CONCRETE.
2. PRECAST MANHOLE SECTIONS OR CULVERTS MAY BE USED IN PLACE OF CAST IN PLACE VAULTS IF SIZE REQUIREMENTS ARE MET.
3. FOR VAULTS OVER 5 FEET DEEP , PRECAST MANHOLE SECTIONS WITH STEPS SHALL BE USED TO PROVIDE ACCESS TO THE VAULT.
4. EXACT DIMENSIONS AND REQUIREMENTS FOR EACH VAULT SHALL BE ESTABLISHED BY THE DESIGN ENGINEER.
5. MANHOLE RING AND LID SHALL BE THE CITY STANDARD AS SHOWN ON STD. W 03.

METER OR VALVE VAULT DETAIL

CITY OF COWETA
STANDARD DRAWING: STD W 17
LAST REVISION DATE:
DRAWN BY: CHECKED BY: APPROVED:

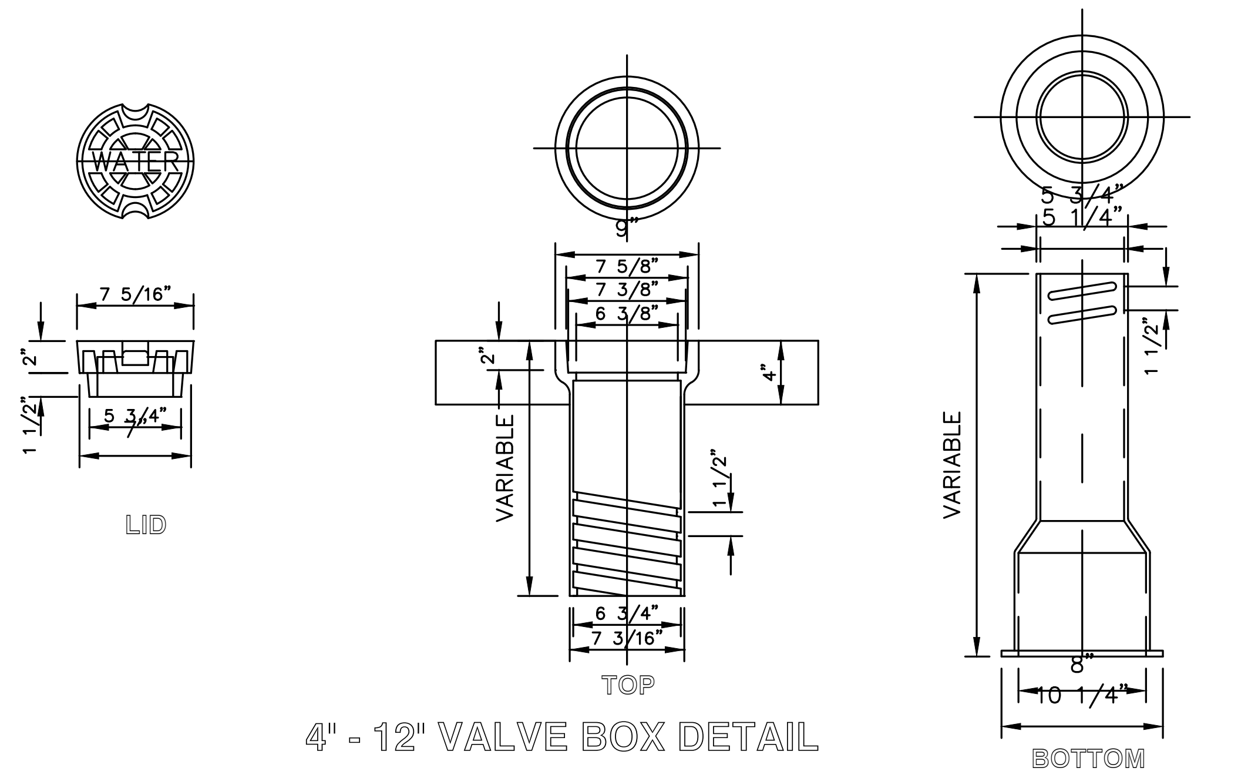

MARKER POST TEMP. UNTIL LOCATION CAN BE PAINTED ON CURB
IRON PIN @ LOT CORNER
CRUSHED ROCK BACKFILL COMPACTED TO 95% STD. DENSITY
CRUSHED ROCK TO EXTEND AT LEAST 2' BEHIND CURB
3' MIN.
4' MAX.
W/2
W/2
R/W LINE
CL STREET
R/W LINE
1:1
1:1
2' MIN.
INSTALL COCK ON MAIN @ 45° AS SHOWN
6" SAND
45°
BRASS TAPPING SADDLE
CURB STOP
FEMALE IRON PIPE THREAD
1" TYPE "K" COPPER FOR DOUBLE SERVICE
3/4" TYPE "K" COPPER FOR SINGLE SERVICE
COVER OPEN ENDS W/ PLASTIC
8'
PLAN VIEW

NOTES:

1. LOT CORNERS SHALL BE STAKED PRIOR TO CONSTRUCTION OF SERVICE LINES, CROSSING TO BE ON LOT LINE.
2. DETECTABLE MYLAR MARKING TAPE (LIFEGUARD TYPE II OR EQUAL) TO BE INSTALLED OVER COPPER SERVICE AS SHOWN.
3. CROSSING NOT REQUIRED IN LOOPED CUL-DE-SAC.
4. COPPER SHALL NOT BE SPLICED.
5. CROSSING TO BE INSPECTED BEFORE TRENCH IS BACKFILLED.
6. IF ROCK IS USED IN BACKFILL, COPPER SHALL BE PLACED IN SCHEDULE 40 PVC SLEEVE

WATER LINE STREET CROSSING DETAIL

CITY OF COWETA
STANDARD DRAWING: STD W 08
LAST REVISION DATE:
DRAWN BY: CHECKED BY: APPROVED:


WATER
7 5/16"
2"
1 1/2"
5 3/4"
LID
9"
7 5/8"
7 3/8"
6 3/8"
2"
4"
VARIABLE
1 1/2"
6 3/4"
7 3/16"
TOP
5 3/4"
5 1/4"
1 1/2"
VARIABLE
8"
10 1/4"
BOTTOM

4" - 12" VALVE BOX DETAIL

REQUIRED WEIGHTS	
LID	15 LBS
TOP (16")	30 LBS
BOTTOM (24")	35 LBS

NOTES:

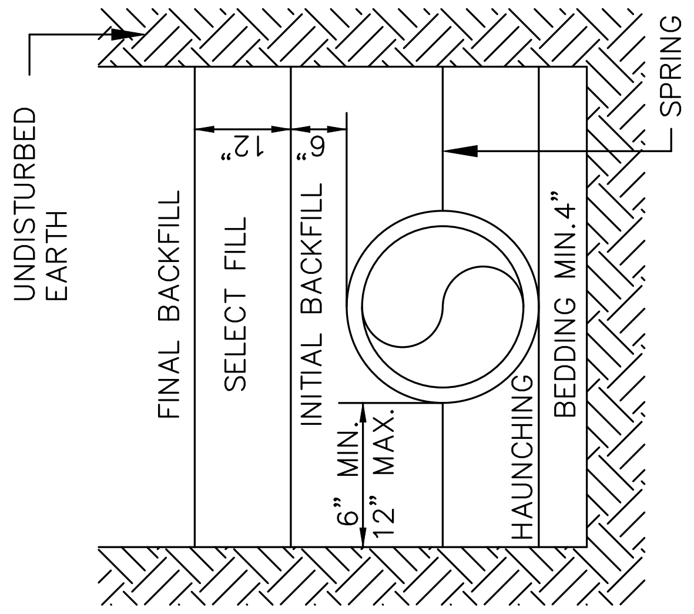
1. WATER LINE CONTRACTOR TO PLACE 2 FOOT SQUARE CONCRETE PAD AROUND EACH WATER VALVE AFTER FINAL GRADING HAS BEEN COMPLETED AND TRENCHES HAVE SETTLED.
2. VALVE BOXES REQUIRING OVER 2 ADDITIONAL BOTTOM SECTIONS SHALL BE EXTENDED USING C900 DR14 PVC PIPE WITH A BOTTOM AND TOP SECTION PLACED ON TOP OF THE C900 DR14 PVC PIPE.

VALVE BOX DETAIL

CITY OF COWETA
STANDARD DRAWING: STD W 04
LAST REVISION DATE:
DRAWN BY: CHECKED BY: APPROVED:

PAVED AREAS		
P V C	DUCTILE IRON	CONCRETE
CRUSHED ROCK	CRUSHED ROCK	CRUSHED ROCK
CRUSHED ROCK	CRUSHED ROCK	CRUSHED ROCK
3/8" CHIPS	3/8" CHIPS	3/8" CHIPS
3/8" CHIPS	3/8" CHIPS	3/8" CHIPS
CLEAN RIVER SAND		

NON-PAVED AREAS		
P V C	DUCTILE IRON	CONCRETE
EXCAVATED MATERIAL	EXCAVATED MATERIAL	EXCAVATED MATERIAL
SAND	SAND	SAND
SAND	SAND	SAND
SAND	SAND	SAND
CLEAN RIVER SAND		


UNDISTURBED EARTH
FINAL BACKFILL
SELECT FILL
INITIAL BACKFILL
12"
6"
6" MIN.
12" MAX.
HAUNCHING
BEDDING MIN.4"
SPRING LINE OF PIPE

NOTES:

1. SELECT FILL CONSISTS OF EXCAVATED MATERIALS CONTAINING NO ROCKS LARGER THAN 2 INCHES.
2. CRUSHED ROCK SHALL BE ODOT TYPE A BASE
3. BEDDING REQUIRED ONLY FOR ROCK EXCAVATION.
4. COMPACTION REQUIREMENTS:
   a. NON- PAVED AREAS: 90% MAXIMUM STANDARD PROCTOR DENSITY FOR COHESIONLESS SOILS AND 85% FOR COHESIVE SOILS.
   b. PAVED AREAS: 95% MAXIMUM STANDARD PROCTOR DENSITY FOR COHESIONLESS SOILS.
5. FILLS OVER 10 FEET DEEP – MATERIAL IN THE AREA FROM SELECT FILL TO BEDDING SHALL BE 3/4" CRUSHER RUN WELL GRADED.
6. FLOWABLE FILL MAY BE SUBSTITUTED FOR ALL MATERIALS IN ROAD CROSSING.
7 PAVED AREA INCLUDES 2' BEHIND CURB.

WATER PIPE BEDDING DETAIL

STANDARD DRAWING: STD W 01

Dan Edwin Tanner 13090 Oklahoma
11.24.2025

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MILESTONE	DATE
PLOT DATE: 12/01/25	

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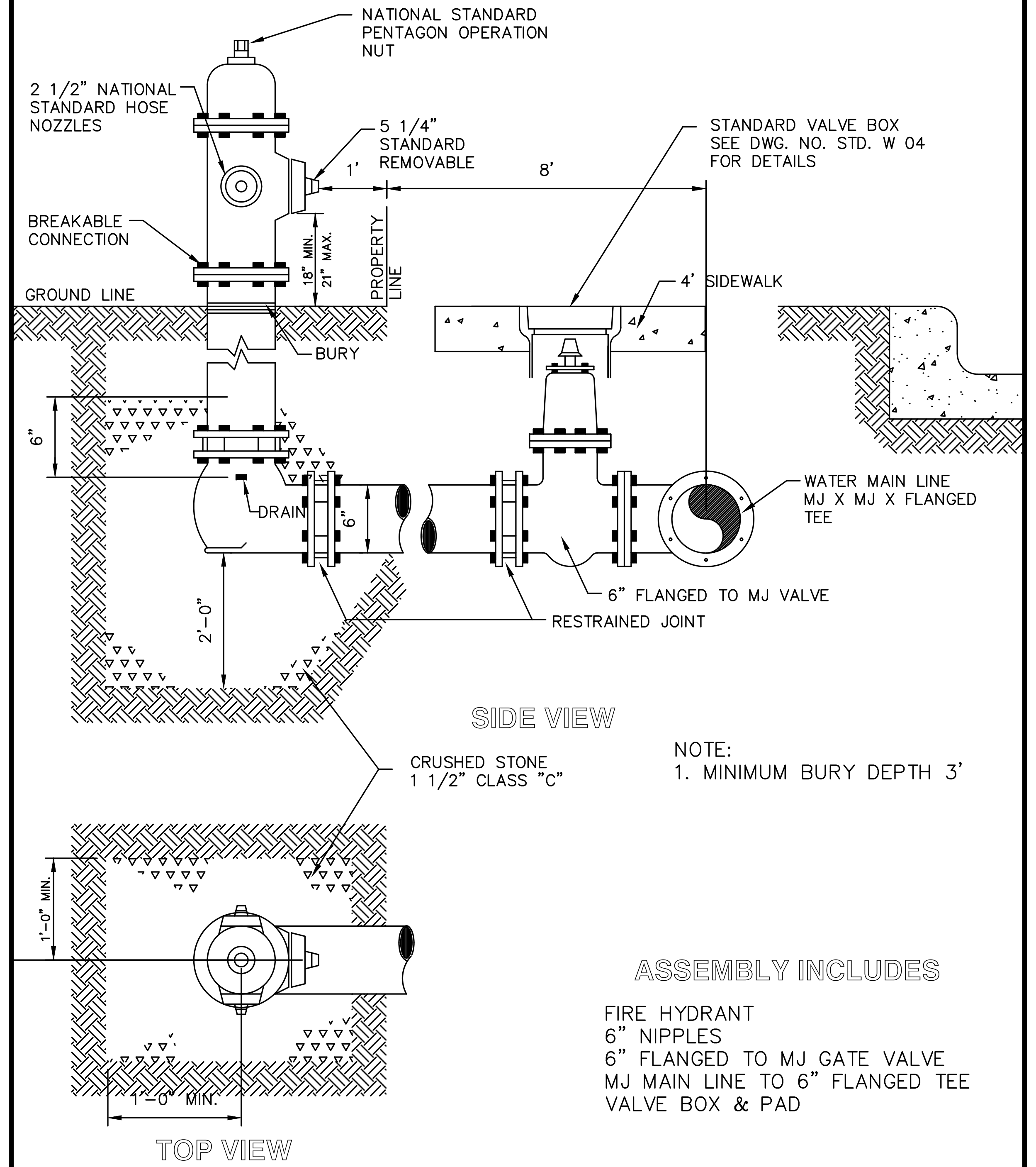

NATIONAL STANDARD PENTAGON OPERATION NUT
2 1/2" NATIONAL STANDARD HOSE NOZZLES
5 1/4" STANDARD REMOVABLE
1'
8'
STANDARD VALVE BOX SEE DWG. NO. STD. W 04 FOR DETAILS
BREAKABLE CONNECTION
18" MIN. 21" MAX.
PROPERTY LINE
4' SIDEWALK
GROUND LINE
BURY
6"
DRAIN
6"
WATER MAIN LINE MJ X MJ X FLANGED TEE
6" FLANGED TO MJ VALVE
RESTRAINED JOINT
2'-0"
SIDE VIEW
CRUSHED STONE 1 1/2" CLASS "C"
1'-0" MIN.
1'-0" MIN.
TOP VIEW

NOTE:
1. MINIMUM BURY DEPTH 3'

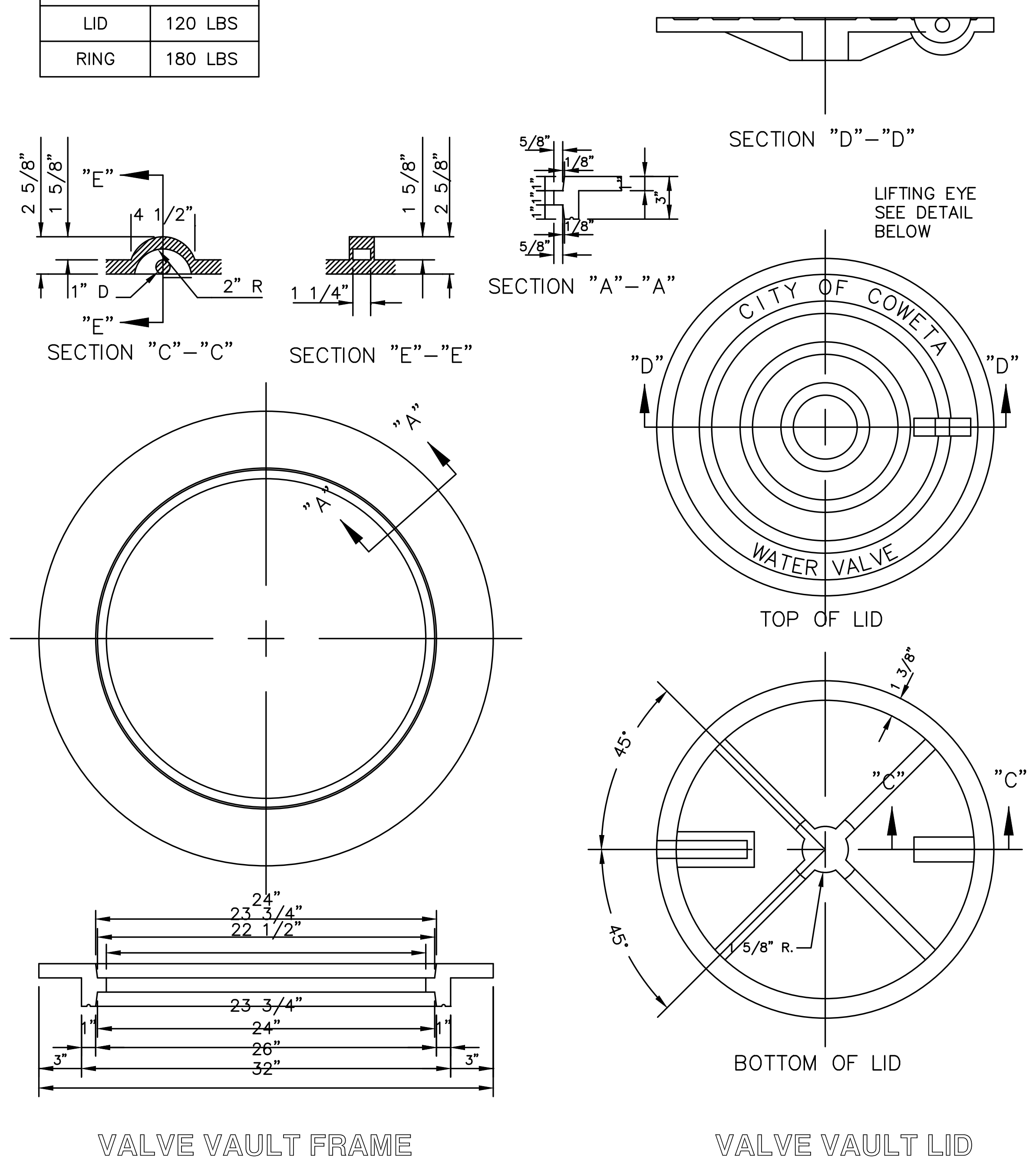
ASSEMBLY INCLUDES

FIRE HYDRANT
6" NIPPLES
6" FLANGED TO MJ GATE VALVE
MJ MAIN LINE TO 6" FLANGED TEE
VALVE BOX & PAD

FIRE HYDRANT ASSEMBLY DETAIL

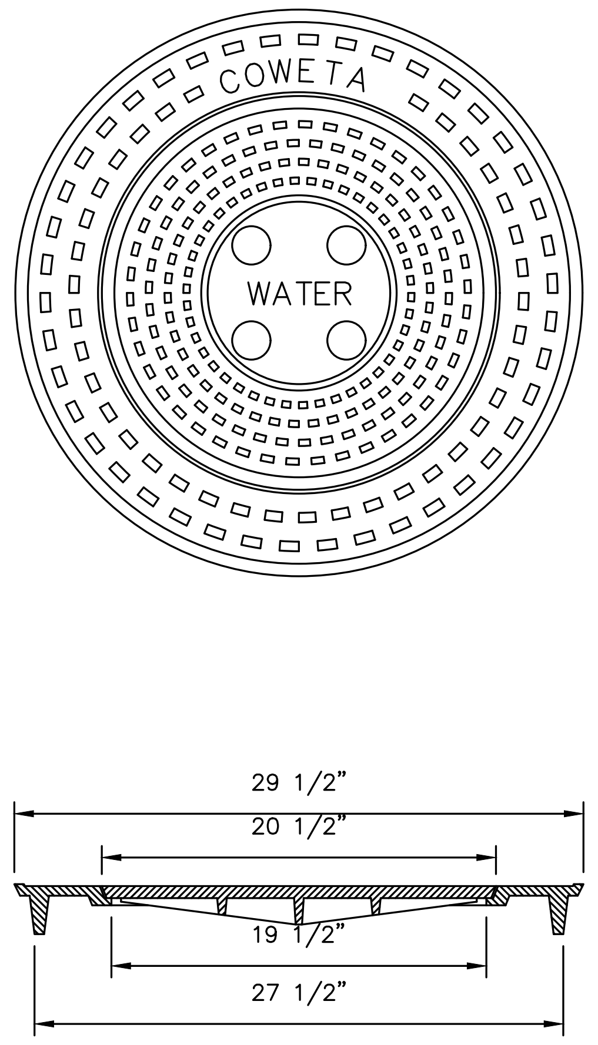
CITY OF COWETA
STANDARD DRAWING: STD W 09
LAST REVISION DATE:
DRAWN BY: CHECKED BY: APPROVED:

MIN. REQUIRED WEIGHT	
LID	120 LBS
RING	180 LBS


2 5/8"
1 5/8"
"E"
4 1/2"
1" D
2" R
"E"
SECTION "C"-"C"
1 5/8"
2 5/8"
1 1/4"
SECTION "E"-"E"
5/8"
1/8"
1"
1"
1/8"
5/8"
3"
SECTION "A"-"A"
SECTION "D"-"D"
LIFTING EYE SEE DETAIL BELOW
"A"
"A"
CITY OF COWETA
WATER VALVE
"D"
"D"
TOP OF LID
1 3/8"
45°
45°
"C"
"C"
1 5/8" R.
BOTTOM OF LID
24"
23 3/4"
22 1/2"
23 3/4"
24"
26"
32"
1"
1"
3"
3"
VALVE VAULT FRAME
VALVE VAULT LID

FRAME AND LID FOR VALVE VAULTS

CITY OF COWETA
STANDARD DRAWING: STD W 05
LAST REVISION DATE:
DRAWN BY: CHECKED BY: APPROVED:


COWETA
WATER
29 1/2"
20 1/2"
19 1/2"
27 1/2"

1. METER RING IS CAST WITH SIX BOLT/RIVIT HOLES THROUGH THE SKIRT FOR ATTACHMENT TO 28" DIAMETER CORRUGATED STEEL METER CAN. SPECIFY CAN HEIGHT WHEN ORDERING.
2. METER LID TO HAVE KEYED LOCKING MECHANISM.

	WEIGHT
LID	46 LBS
RING	61 LBS
SET	107 LBS

WATER VALVE VAULT FRAME AND LID DETAIL

CITY OF COWETA
STANDARD DRAWING: STD W 03
LAST REVISION DATE:
DRAWN BY: CHECKED BY: APPROVED:

Timber Ridge
S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

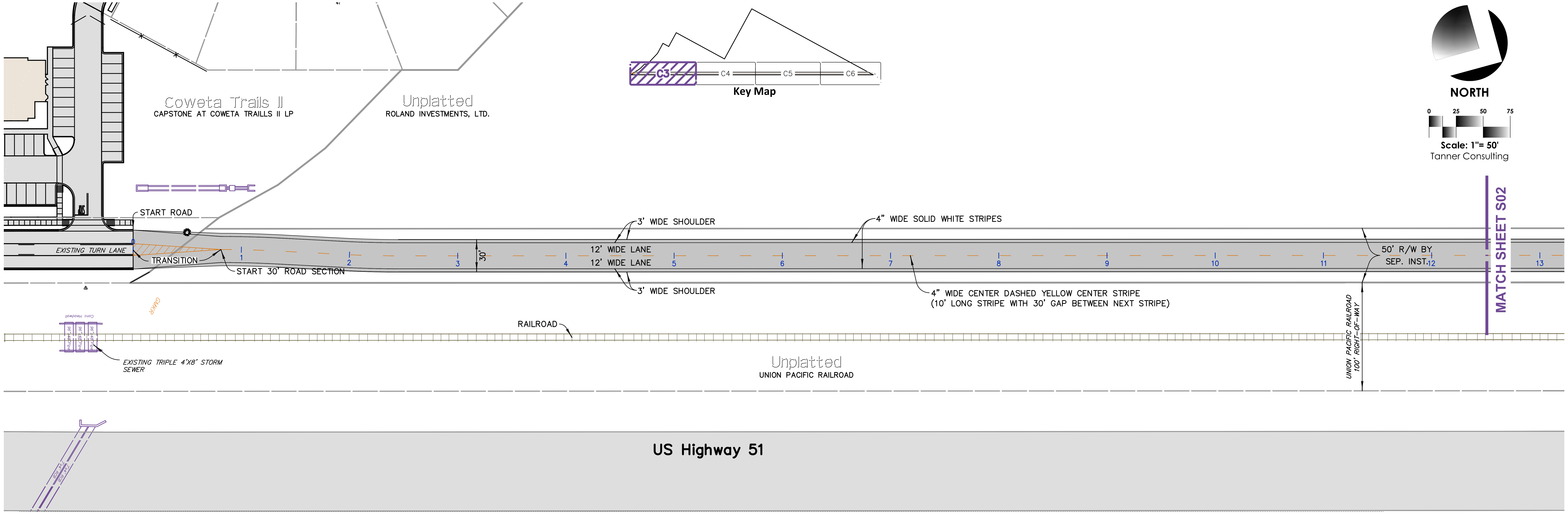
PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) 1"=50'
(V) 1"=5'

Waterline Details

C22

P:\2021\21133\CIVIL\SHEETS\21133WLPF.DWG, C22, 12/11/2025 8:05:07 AM, AWEBB, 1:1, TANNER CONSULTING, LLC, OK CA 2661 EXP 6/30/2027


C3
C4
C5
C6
Key Map
NORTH
0
25
50
75
Scale: 1"= 50'
Tanner Consulting
Coweta Trails II
CAPSTONE AT COWETA TRAILLS II LP
Unplatted
ROLAND INVESTMENTS, LTD.
START ROAD
EXISTING TURN LANE
TRANSITION
START 30' ROAD SECTION
3' WIDE SHOULDER
4" WIDE SOLID WHITE STRIPES
12' WIDE LANE
12' WIDE LANE
30'
3' WIDE SHOULDER
4" WIDE CENTER DASHED YELLOW CENTER STRIPE
(10' LONG STRIPE WITH 30' GAP BETWEEN NEXT STRIPE)
50' R/W BY
SEP. INST.
MATCH SHEET S02
0
1
2
3
4
5
6
7
8
9
10
11
12
13
GMKR
Conc Headwall
96"x48"Pipe
96"x48"Pipe
96"x48"Pipe
EXISTING TRIPLE 4'X8' STORM
SEWER
RAILROAD
UNION PACIFIC RAILROAD
100' RIGHT-OF-WAY
Unplatted
UNION PACIFIC RAILROAD
US Highway 51

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DAN E. TANNER, P.E.
CA # 2661 EXPIRES - 6/30/2027

11.24.2025

Dan Edwin
Tanner
13090
11.24.2025

Tanner Consulting LLC
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LANDSCAPE ARCHITECTURE | PLANNING

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TULSA OKLAHOMA 74105-6539
OFFICE: 918.745.9929
www.tannerbaitshop.com

CERTIFICATE OF AUTHORIZATION NO.
OK CA 2661 EXP. 6/30/2027

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MILESTONE	DATE
PLOT DATE: 12/01/25	

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Timber Ridge

S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) 1"=50'
(V) 1"=5'

Striping & Signage Plan 1

S01

P:\2021\21133\CIVIL\SHEETS\21133STRIPING PLAN.DWG, S01, 12/1/2025 8:03:59 AM, AWEBB, 1:1, TANNER CONSULTING, LLC, OK CA 2661 EXP 6/30/2027

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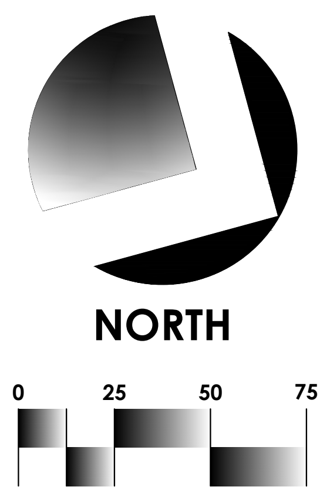
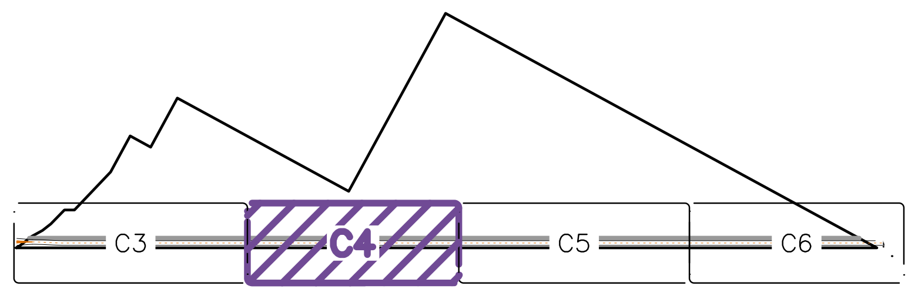
CA # 2661 EXPIRES - 6/30/2027

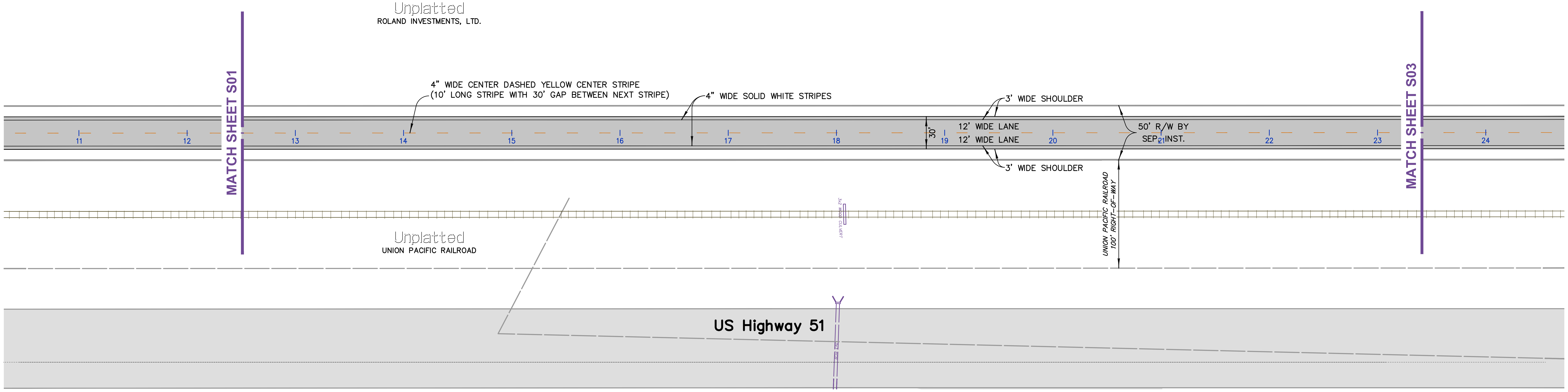
11.24.2025


NORTH
0
25
50
75

Scale: 1"= 50'
Tanner Consulting



Key Map


Unplatted
ROLAND INVESTMENTS, LTD.
4" WIDE CENTER DASHED YELLOW CENTER STRIPE
(10' LONG STRIPE WITH 30' GAP BETWEEN NEXT STRIPE)
4" WIDE SOLID WHITE STRIPES
3' WIDE SHOULDER
12' WIDE LANE
12' WIDE LANE
3' WIDE SHOULDER
30'
50' R/W BY
SEP. INST.
MATCH SHEET S01
MATCH SHEET S03
11
12
13
14
15
16
17
18
19
20
21
22
23
24
3x2 WOOD CULVERT
UNION PACIFIC RAILROAD
100' RIGHT-OF-WAY
Unplatted
UNION PACIFIC RAILROAD
US Highway 51

Dan Edwin Tanner
13090
11.24.2025

Tanner Consulting LLC
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LANDSCAPE ARCHITECTURE | PLANNING

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OFFICE: 918.745.9929
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MILESTONE	DATE

PLOT DATE: 12/01/25

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Timber Ridge

S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

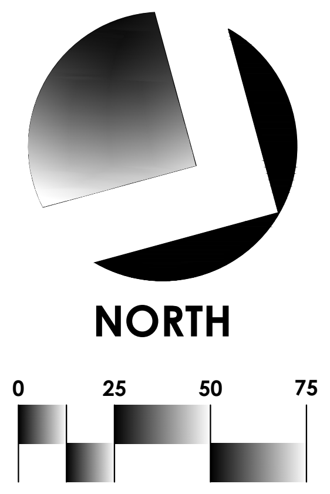
PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) 1"=50'
(V) 1"=5'

Striping & Signage Plan 2

S02

P:\2021\21133\Civil\Sheets\21133STRIPING PLAN.DWG, S02, 12/1/2025 8:02:45 AM, AWEBB, 1:1, TANNER CONSULTING, LLC, OK CA 2661 EXP 6/30/2027


NORTH
0
25
50
75

Scale: 1"= 50'
Tanner Consulting

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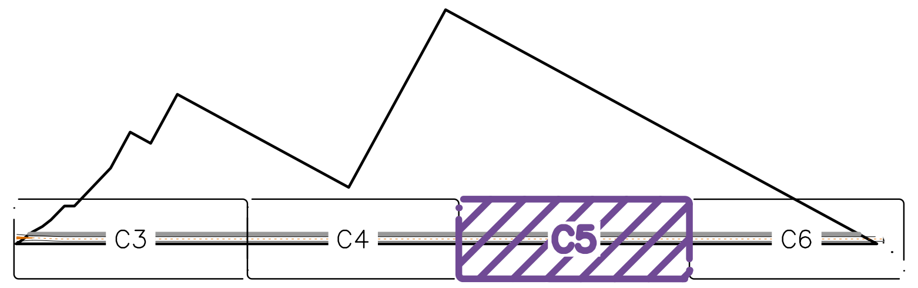
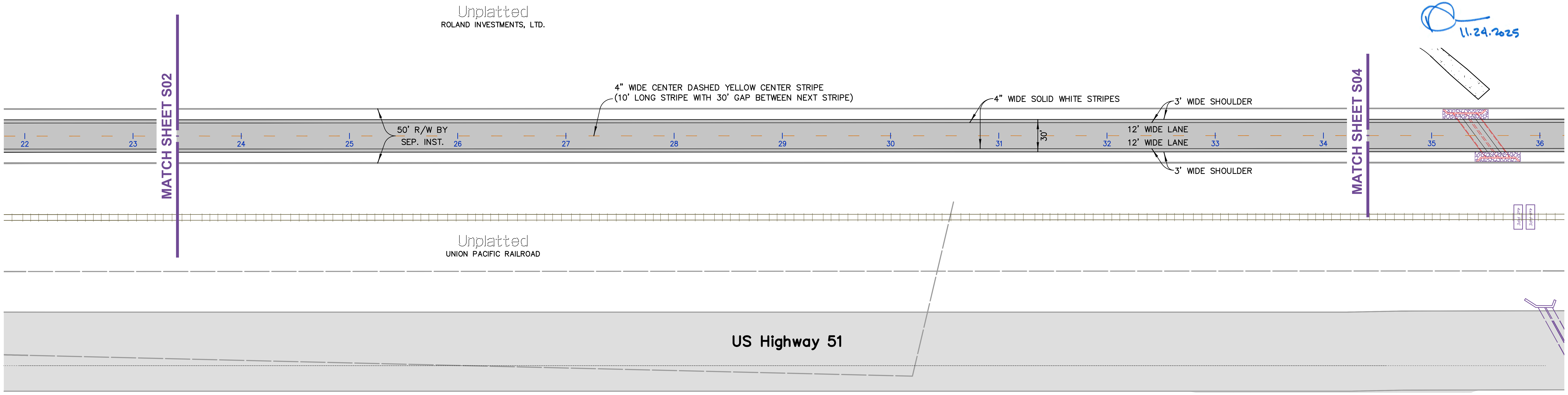
CA # 2661 EXPIRES - 6/30/2027

11.24.2025



Key Map


Unplatted
ROLAND INVESTMENTS, LTD.
MATCH SHEET S02
4" WIDE CENTER DASHED YELLOW CENTER STRIPE
(10' LONG STRIPE WITH 30' GAP BETWEEN NEXT STRIPE)
4" WIDE SOLID WHITE STRIPES
3' WIDE SHOULDER
50' R/W BY
SEP. INST.
30'
12' WIDE LANE
12' WIDE LANE
3' WIDE SHOULDER
MATCH SHEET S04
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
Unplatted
UNION PACIFIC RAILROAD
US Highway 51

Dan Edwin Tanner
13090
11.24.2025

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PLOT DATE: 12/01/25	

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Timber Ridge

S 273rd E Ave Between E 111th St & E 121st St
Coweta, Oklahoma

PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) 1"=50'
(V) 1"=5'

Striping & Signage Plan 3

S03

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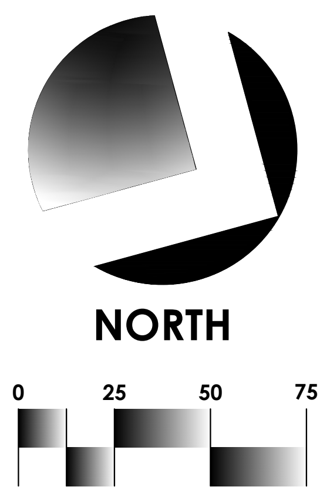
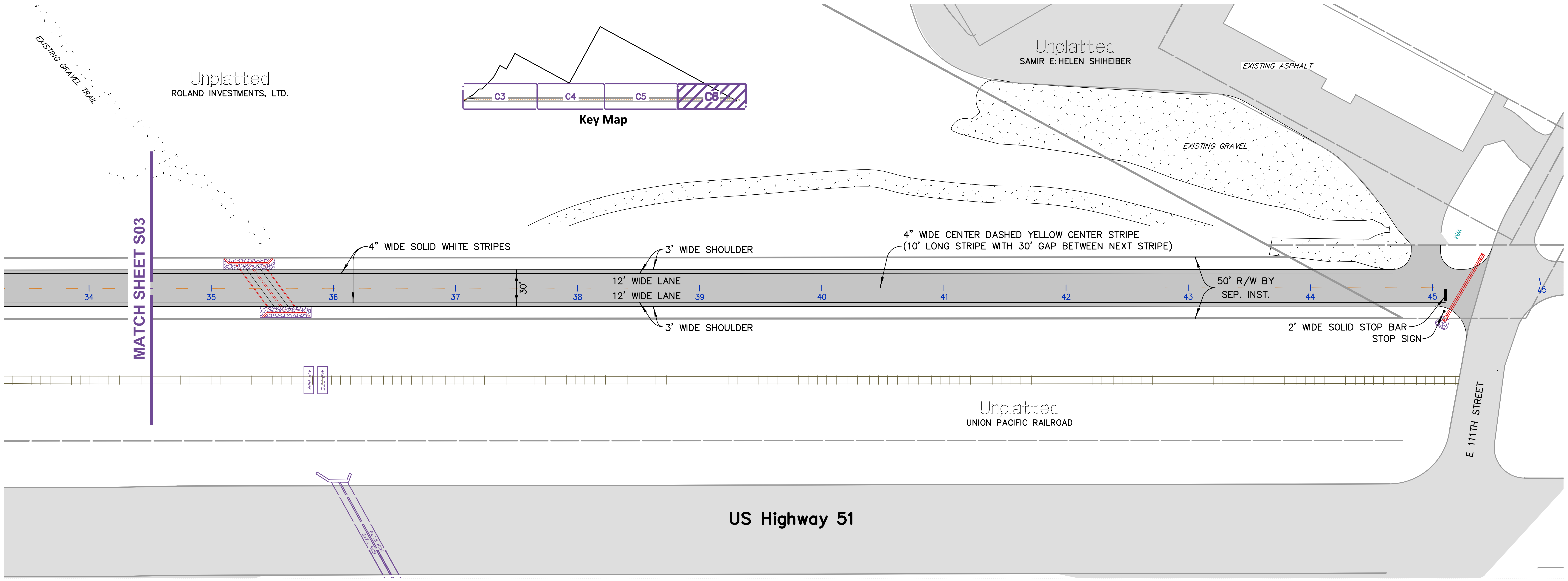

NORTH
0
25
50
75

Scale: 1"= 50'
Tanner Consulting


EXISTING GRAVEL TRAIL
Unplatted
ROLAND INVESTMENTS, LTD.
C3
C4
C5
C6
Key Map
Unplatted
SAMIR E: HELEN SHIHEIBER
EXISTING ASPHALT
EXISTING GRAVEL
MATCH SHEET S03
4" WIDE SOLID WHITE STRIPES
3' WIDE SHOULDER
4" WIDE CENTER DASHED YELLOW CENTER STRIPE
(10' LONG STRIPE WITH 30' GAP BETWEEN NEXT STRIPE)
12' WIDE LANE
12' WIDE LANE
30'
3' WIDE SHOULDER
50' R/W BY
SEP. INST.
2' WIDE SOLID STOP BAR
STOP SIGN
34
35
36
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38
39
40
41
42
43
44
45
45
E 111TH STREET
Unplatted
UNION PACIFIC RAILROAD
US Highway 51

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DAN E. TANNER, P.E.
CA # 2661 EXPIRES - 6/30/2027

11.24.2025

Dan Edwin Tanner
13090
11.24.2025

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LLC

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MILESTONE	DATE
PLOT DATE: 12/01/25	

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Timber Ridge

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Coweta, Oklahoma

PROJECT: 21133
ISSUE DATE: 11/24/2025

PLAN SCALE: (H) 1"=50'
(V) 1"=5'

Striping & Signage Plan 4

S04

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PERFORMANCE BOND

Bond Number: 101250717

KNOW ALL PERSONS BY THESE PRESENTS, That we Morton Excavating, LLC of PO Box 482, Coweta, OK 74429, hereinafter referred to as the Principal, and Merchants National Bonding, Inc. as Surety, are held and firmly bound unto City of Coweta of 310 Broadway, Coweta, OK, hereinafter referred to as the Obligee, in the sum of One Million Six Hundred Forty-six Thousand Eight Hundred Sixty-three & 00/100 ($1,646,863.00),for the payment of which we bind ourselves, our legal representatives, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has entered into a contract with Obligee, dated the __________ day of ________________ ________, for Grading, Paving, Storm, Sanitary Sewer, & Waterline - Timber Ridge

NOW, THEREFORE, if the Principal shall faithfully perform such contract or shall indemnify and save harmless the Obligee from all cost and damage by reason of Principal's failure so to do, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

ANY PROCEEDING, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

NO RIGHT OF ACTION shall accrue on this Bond to or for the use of any person or corporation other than the Obligee named herein or the heirs, executors, administrators or successors of the Obligee.

SIGNED, SEALED AND DATED this 22nd day of April , 2025 .

Morton Excavating, LLC
(Principal)
By ________________ (Seal)

Merchants National Bonding, Inc.
(Surety)
By ________________ (Seal)
Kristin Lewis Attorney-In-Fact

CON 0649 (3/10)

MAINTENANCE BOND

Bond Number: 101250717

KNOW ALL PERSONS BY THESE PRESENTS, That we Morton Excavating, LLC of PO Box 482, Coweta, OK 74429, hereinafter referred to as the Principal, and Merchants National Bonding, Inc. as Surety, are held and firmly bound unto City of Coweta of 310 Broadway, Coweta, OK, hereinafter referred to as the Obligee, in the sum of One Million Six Hundred Forty-six Thousand Eight Hundred Sixty-three & 00/100 ($1,646,863.00),for the payment of which we bind ourselves, our legal representatives, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has entered into a contract with the City of Coweta dated ________, ________, for Grading, Paving, Storm, Sanitary Sewer, & Waterline - Timber Ridge

WHEREAS, said contract provides that the Principal will furnish a bond conditioned to guarantee for the period of Two (2) year(s) after approval of the final estimate on said job, by the owner, against all defects in workmanship and materials which may become apparent during said period, and

WHEREAS, the said contract has been completed, and was approved on ________

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, if the Principal shall indemnify the Obligee for all loss that the Obligee may sustain by reason of any defective materials or workmanship which become apparent during the period of Two (2) year(s) from and after ________ then this obligation shall be void, otherwise to remain in full force and effect.

SIGNED, SEALED AND DATED this 22nd day of April, 2025.

Morton Excavating, LLC
(Principal)
By ________ (Seal)

Merchants National Bonding, Inc.
(Surety)
By ________ (Seal)
Kristin Lewis
Attorney-In-Fact

MERCHANTS
BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Becky Killman; Bobby J Young; Carey Kennemer; Daniel A Woolsey; Deborah L Raper; Dwight A Pilgrim; Faith Burleson; Gary Liles; Jamie M Burris; John Kelly Deer; John McClellan; Kristin Lewis; Michael Bettlach; Randy D Webb; Shelli R Samsel; Stephen Poleman; Teresa Allen; Thomas Perrault; Travis E Brown; Vaughn Graham; Vaughn Graham Jr; Vicki Wilson

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 29th day of July , 2024 .

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 29th day of July 2024 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL
IOWA
Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 22nd day of April , 2025 .

Secretary

POA 0018 (6/24)

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **ROLAND INVESTMENTS, LTD., an Oklahoma corporation, a/k/a ROLAND INVESTMENTS**, the owner of the legal and equitable title to the following real estate situated in the City of Coweta, Wagoner County, State of Oklahoma, for and in consideration of the sum of One Dollar, cash in hand, paid by the City of Coweta, Oklahoma, the grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby dedicate to the **CITY OF COWETA** for the benefit of the public, forever, the following described real property, to-wit:

SEE EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION,

Together with all the improvements thereon and appurtenances thereunto belonging.

TO HAVE AND TO HOLD such property unto the **CITY OF COWETA,** grantee, its successors and assigns forever.

DATED the 23rd day of October , 2025.

ROLAND INVESTMENTS, LTD.,

An Oklahoma corporation

By: Phillip M. Roland, President

STATE OF OKLAHOMA)

COUNTY OF TULSA) ss.

Before me, the undersigned Notary Public, in and for said County and State, on this 23 day of October , 2025, personally appeared **Phillip M. Roland**, known to me to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as President of **ROLAND INVESTMENTS, LTD.**, and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.

My Commission Expires:

SALLY WALES
Commission # 19012829
My Commission Expires 12-31-2027

Notary Public

Exhibit "A"
Legal Description

A TRACT OF LAND THAT IS A PART OF THE EAST HALF (E/2) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF COWETA TRAILS SUBDIVISION, AN ADDITION IN THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA; THENCE SOUTH 67°45'58" EAST, FOR A DISTANCE OF 16.71 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 29°48'16" WEST FOR A DISTANCE OF 4,316.87 FEET; THENCE NORTH 1°19'05" WEST FOR A DISTANCE OF 104.83 FEET; THENCE SOUTH 29°48'16" EAST FOR A DISTANCE OF 4,478.26 FEET; THENCE NORTH 58°54'00" WEST FOR A DISTANCE OF 20.60 FEET; THENCE NORTH 67°45'58" WEST FOR A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 219,775 SQUARE FEET, OR 5.045 ACRES.

COWAN GROUP ENGINEERING, LLC
7100 N Classen, Suite 500
Oklahoma City, Oklahoma 73116
T 405.463.3369

December 29, 2025

To: Edgar Barroso – Public Works Director – City of Coweta

From: Josh Fisher, PE/Construction Engineer – Cowan Group Engineering

RE: Roland Tract – Final Walkthrough

The final inspection was completed on December 29th, 2025. An entire walk through was completed and the parties present at the inspection are as follows:

- Josh Fisher – Cowan Group Engineering
- Blane Morton – Morton Excavating
- Edgar Barroso – City of Coweta

The following items have all been addressed:

As-Builts to be provided to the City of Coweta from the designer	Completed
Sod was covering several of the water valves	Completed
Replace Sanitary Sewer Manhole lid with Water Manhole lid	Completed
Take down temporary traffic control	Completed