

**MINUTES OF THE COWETA CITY COUNCIL SPECIAL MEETING  
FEBRUARY 2, 2026, 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 special session on Monday, February 2, 2026, at 6:02 p.m. in the Coweta City Hall, 310 S Broadway, Coweta, Oklahoma.

**COUNCILMEMBERS PRESENT:** Naomi Hogue, Jeremy Barnett, Daniel Beatie, Donald Vieth

Joshua Wilburn arrived at 6:13 p.m.

**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 stated that during a winter event having the right equipment pays off and thanked everyone for their hard work during the recent snowstorm. Vice Mayor Barnett thanked crews for the great job they did handling the winter weather and was glad we made it through the snow.

**V. CITY MANAGER REPORT**

**1. NEW HIRES**

City Manager Julie Casteen welcomed new hires Malachi Huck, Utility Locator, Shonda Goss, Communications Manager, and Sammantha Leeper, Animal Control Officer. She also thanked everyone on the team for the hard work during the winter storm.

**2. PROJECT UPDATES**

- **Public Safety Building Groundbreaking Ceremonies:** The audience was reminded that the groundbreaking for the Police Station is scheduled for Thursday, February 5, 2026, and the Fire Station groundbreaking is set for Wednesday, February 11, 2026, with both dates subject to change due to weather.

**MINUTES OF THE COWETA CITY COUNCIL SPECIAL MEETING  
FEBRUARY 2, 2026, 6:00 P.M.**

- **Skyview Water Tower Rehab:** Julie Casteen stated that the crew is currently sandblasting the interior of the tower. They have completed the entire floor and bottom ring and are now working on rings 2, 3, and 4 in sections approximately 40 feet wide. They have reported no issues other than the weather delays. The contractor was unable to operate during the extremely cold and heavy snow but resumed work on Wednesday, January 28, 2026.
- **257<sup>th</sup> E Avenue (Midway Road):** Julie Casteen noted that the contractor has removed the material from the northbound lane and is working to shape the ditch line and prepare the street base. However, they are encountering significant groundwater seeping to the surface. Once weather conditions improve, the site will be evaluated for revisions needed to allow construction to continue.
- **Water Treatment Plant Lagoon Sludge Removal:** Julie Casteen advised the sludge removal from the holding pond has been completed. Testing at several random locations confirmed that the sludge has been removed to an acceptable level. The contractors' next step is to rehabilitate the dam by trenching and installing a barrier to prevent leakage. Weather conditions have temporarily paused this work.
- **Oklahoma Municipal Assurance Group (OMAG) 2025 Stewardship Reports:** The City Manager went over the Oklahoma Municipal Assurance Group (OMAG) 2025 Stewardship reports.

No action taken by Council.

**VI. 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 January 5, 2026.
2. Approval of the quarterly financial results and operational activities of the City of Coweta's 911 system for the quarter ending June 30, 2025, in accordance with 63 O.S. §2868 v2 (H).
3. Approval of the quarterly financial results and operational activities of the City of Coweta's 911 system for the quarter ending September 30, 2025, in accordance with 63 O.S. §2868 v2 (H).
4. Approval of the quarterly financial results and operational activities of the City of Coweta's 911 system for the quarter ending December 31, 2025, in accordance with 63 O.S. §2868 v2 (H).

Aye: Naomi Hogue

**MINUTES OF THE COWETA CITY COUNCIL SPECIAL MEETING  
FEBRUARY 2, 2026, 6:00 P.M.**

Jeremy Barnett  
Daniel Beatie  
Donald Vieth

Joshua Wilburn not present for vote.

**VII. CONSIDER ITEMS REMOVED FROM CONSENT**

No items removed.

**VIII. ADMINISTRATION**

**1. RESOLUTION 2026-04 ACCEPTING INFRASTRUCTURE WYNSTONE PHASE IV**

Community Development Director Jessica Zwirtz led discussion and requested possible action related to the adoption of Resolution 2026-04, a resolution of the City Council of the City of Coweta, Oklahoma accepting as dedicated public improvements certain paving, grading, sanitary sewer and drainage improvements as shown on the final plat for the Wynstone Phase IV subdivision, located within Section 25, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Motion by Naomi Hogue, second by Jeremy Barnett to approve the adoption of Resolution 2026-04, a resolution of the City Council of the City of Coweta, Oklahoma accepting as dedicated public improvements certain paving, grading, sanitary sewer and drainage improvements as shown on the final plat for the Wynstone Phase IV subdivision, located within Section 25, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma with conditions to be completed within thirty (30) days.

Aye: Naomi Hogue  
Jeremy Barnett  
Daniel Beatie  
Joshua Wilburn  
Donald Vieth

**2. AGREEMENT WITH THE CENTER FOR ECONOMIC DEVELOPMENT LAW (TABLED FROM DECEMBER 1, 2025, AND JANUARY 5, 2026 CITY COUNCIL MEETINGS)**

Julie Casteen led discussion and requested possible action related to the approval of a Letter of Engagement with the Center of Economic Development Law for legal assistance in drafting a Development Agreement related to the Tax Increment District (TID) for Project Atlas.

**MINUTES OF THE COWETA CITY COUNCIL SPECIAL MEETING  
FEBRUARY 2, 2026, 6:00 P.M.**

Jimmy Rothrock, Allen Prather, Doug Longnecker, Megan Foster, Darren Blanchard, and Braden Roland offered public comments.

Concerns, questions, statements and suggestions included:

- Why was the Council even considering this item?
- What authority does the Council have in participating in such an agreement?
- The Council should not act on the agreement until the PUD and rezoning has been approved.
- Urged the approval of an agreement needed to be postponed and item tabled.
- Why should the city pay another attorney for such a thing if nothing related to the agreement has been approved.
- Competitive bidding should be used when dealing with an agreement such as this.
- Requests for transparency for the citizens.
- Why spend money on something that is not necessary at this time?
- How can public funds be used for nonpublic purposes?
- A Tax Increment District (TID) should be used as a bargaining chip with Beale.
- Offering a TID seems like a very “pro developer” tool.

Daniel Beatie asked if there was any risk to the City if the proposed agreement was delayed until the rezoning is approved. He also asked if the agreement could be approved as a contingent item.

Donald Vieth stated that if the Planning has already voted a certain way why would the City want to give Beale a two-month head start on things?

Motion by Donald Vieth, second by Joshua Wilburn to table item until the PUD and rezoning are resolved and voted upon.

Aye: Donald Vieth  
Joshua Wilburn  
Naomi Hogue  
Jeremy Barnett  
Daniel Beatie

**3. RESOLUTION 2025-45 REGARDING BUDGET AMENDMENTS (TABLED FROM DECEMBER 1, 2025, AND JANUARY 5, 2026 CITY COUNCIL MEETINGS)**

Julie Casteen led discussion and requested possible action related to the adoption 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,

**MINUTES OF THE COWETA CITY COUNCIL SPECIAL MEETING  
FEBRUARY 2, 2026, 6:00 P.M.**

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.

Motion by Naomi Hogue, second by Donald Vieth to table item until PUD and rezoning are resolved and voted upon.

Aye: Naomi Hogue  
Donald Vieth  
Jeremy Barnett  
Daniel Beatie  
Joshua Wilburn

**4. DISCUSS AND CONSIDER ACTION RELATED TO POTENTIAL CONDEMNATION OF PRIVATE PROPERTY REQUIRED FOR WIDENING THE 121<sup>ST</sup> SREET BRIDGE.**

This item was removed from the agenda.

**5. ORDINANCE 912- CONCEALED CARRY AUTHORIZATION FOR ELECTED OFFICIALS AND MUNICIPAL JUDGES (TABLED FROM JANUARY 5, 2026 CITY COUNCIL MEETING)**

Julie Casteen led discussion and requested possible action related to adoption of Ordinance 912, 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.

Doug Lonnecker asked if Ordinance 912 is passed and declared an emergency, would it be considered a permanent State of Emergency?

Naomi Hogue explained that if approved the emergency clause would make the Ordinance effective immediately.

Jeremy Barnett stated he was in agreeance waiting until the wording for proposed Ordinance 912 is perfect. He also stated he wanted a secure lock box outside of the Council Chambers for firearms to be kept.

Motion by Naomi Hogue, second by Jeremy Barnett to table this item indefinitely.

Aye: Naomi Hogue

**MINUTES OF THE COWETA CITY COUNCIL SPECIAL MEETING  
FEBRUARY 2, 2026, 6:00 P.M.**

Jeremy Barnett  
Daniel Beatie  
Joshua Wilburn  
Donald Vieth

**IX. PRESENTATIONS**

**1. REQUEST BY JACKI PRATHER TO ADDRESS CITY COUNCIL**

Jacki Prather reviewed, led discussion, and requested possible action to be taken to amend the process of the notification requirements for the rezoning of agricultural land for industrial purposes. She pointed out that it had been discovered early on that at least four (4) people surrounding the proposed data center site were in negotiations with Beale to sale their property. Jacki stated that people living well over 300ft away from the proposed site will feel effects of light and noise pollution. She urged the City Council to protect the Community.

Joshua Wilburn stated he would be curious to know the notification requirements for rezoning agricultural land for industrial purposes from other communities.

Jessica Zwirtz stated that Jenks, Broken Arrow, Wagoner and Muskogee all follow the 300-foot state statue, place signs on the property, and publish notifications in the paper just as the City of Coweta does.

No action taken by Council.

**2. REQUEST BY DARREN BLANCHARD TO ADDRESS CITY COUNCIL**

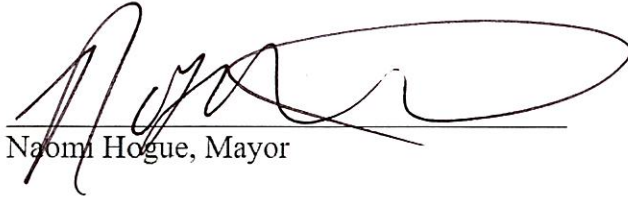
Darren Blanchard reviewed, led discussion of the City's records retention, availability, release procedures, and implementation practices; reviewed and led discussion of statements made by City officials during public hearings that may affect the accuracy of the public records as well as the rights and reputation of affected parties. He requested clarification, offered guidance and requested potential corrective actions from the City Council to ensure transparency, consistency with applicable laws and public confidence in the City's processes.

No action taken by Council.

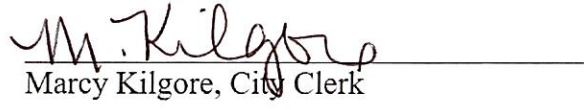
**X. ADJOURNMENT**

Mayor Hogue adjourned the meeting at 7:08 p.m.

MINUTES OF THE COWETA CITY COUNCIL SPECIAL MEETING  
FEBRUARY 2, 2026, 6:00 P.M.



Naomi Hogue, Mayor



Marcy Kilgore, City Clerk

