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**AGENDA - REGULAR MEETING  
COWETA CITY COUNCIL  
COWETA CITY HALL, 310 S. BROADWAY  
MONDAY, MAY 4, 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 \_\_\_\_ 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**

Jeffrey Downtrain, 04/15/2026 – Water Equipment Operator  
Justun Gable, 04/27/2026 – Water Equipment Operator

2. **PROJECT UPDATES**

• **Police Station**

This project is moving along on schedule. The building slab has been poured, and metal framing is set to begin within a couple of weeks. Bids were received for the communications tower and will be considered on this agenda for award within budget to a local contractor.

• **Fire Station No. 1**

The proofroll passed a few days ago, clearing the way for the construction of the building pad, currently scheduled for the week of May 11th.

• **121st Street Bridge:**

Utility relocations are in process. Once the relocation schedule has been finalized, the project will then proceed to bidding and construction. Construction time is anticipated to be

four to five months.

- **257th East Avenue (Midway Road):**

Construction on the second lane is underway. This project is scheduled for completion in May or June.

- **Skyview Water Tower Project:**

The project is substantially complete and will be considered for acceptance at an upcoming meeting.

- **Water Treatment Plant Generator**

The generator to power the pumps that send water to town in the event of a power outage is scheduled to be delivered to the water treatment plant in early June. We are looking forward to having this emergency power source in place in time for the storm season.

- **Wastewater Plant Improvement :**

Delays in valves needed for this project resulted in the City missing the May 1st construction deadline. The valves are expected in early September, and I am in discussions with DEQ for consideration of a construction extension to December 31, 2026. Any DEQ fines resulting from the delay will be offset by daily penalties to the contractor.

## VI. CORRESPONDENCE

1. **LETTER FROM MUSTANG'S ASSISTANT CITY MANAGER JUSTIN BATTLES SEEKING SUPPORT FOR RE-ELECTION TO THE OKLAHOMA MUNICIPAL ASSURANCE GROUP BOARD OF TRUSTEES.**
2. **LETTER FROM DURANT'S CITY MANAGER PAM POLK SEEKING SUPPORT FOR RE-ELECTION TO THE OKLAHOMA MUNICIPAL ASSURANCE GROUP BOARD OF TRUSTEES.**
3. **LETTER FROM MIDWEST CITY'S CITY MANAGER TIM LYON SEEKING SUPPORT FOR RE-ELECTION TO THE OKLAHOMA MUNICIPAL ASSURANCE GROUP BOARD OF TRUSTEES.**

## VII. PRESENTATIONS

1. **A PRESENTATION TO AND DISCUSSION WITH THE CITY COUNCIL AND THE CITY MANAGER REGARDING THE LACK OF RESPONSES TO EMAILS AND WHETHER THE "GHOST" EMAILS ISSUE HAS BEEN RESOLVED, INCLUDING ANY OUTCOMES**

## 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 SPECIAL MEETING**

Approval of the minutes of the Coweta City Council Special Meeting held on April 6, 2026.  
*Marcy Kilgore, City Clerk/Treasurer*

2. **RESOLUTION 2026-11 - ACCEPTANCE OF A SANITARY SEWER LINE EASEMENT FROM THE COWETA INDUSTRIAL DEVELOPMENT AUTHORITY**

Approval of a Resolution memorializing the City's acceptance of a Sanitary Sewer Line Easement granted by the Coweta Industrial Development Authority, on property located in Government Lot Two (2) of Section Thirty (30), Township 17 North, Range 16 East of the Indian Meridian, Wagoner County, Oklahoma, as more particularly described in that Easement, and authorization for the Mayor to sign the acceptance on such Easement on behalf of the City Council.

*Patrick Boulden, City Attorney*

3. **CITY OF COWETA'S 911 SYSTEM REVIEW- THIRD QUARTER FY2026**

Approval of the quarterly financial results and operational activities of the City of Coweta's 911 system for the quarter ending March 31, 2026, in accordance with 63 O.S. §2868 v2(H).

*Marcy Kilgore, City Clerk/Treasurer*

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

X. ADMINISTRATION

1. **APPROVAL OF THE PURCHASE OF COMPX NARCOTIC TRACKING SOFTWARE AND STORAGE SYSTEM FOR THE FIRE DEPARTMENT**

Discuss and consider approval of the purchase of CompX Narcotic storage and tracking software for an approximate cost of \$28,000, paid from the Grants Fund.

*Brian Woodward, Fire Chief*

2. **PUBLIC HEARING ON A PROPOSED AMENDMENT TO THE CITY OF COWETA ZONING CODE TO ESTABLISH A NEW ZONING CODE CLASSIFICATION - PATIO HOME (PH) DISTRICT**

Public hearing before the City Council has been initiated by staff to amend the city of Coweta zoning code by adding a new zoning district. A Patio Home (PH) District is a residential district designed as a development of small-lot, single-family detached residences that support low-maintenance lifestyles and attainable housing options. The district allows compact building footprints, smaller yards, and efficient land use while maintaining compatibility with surrounding residential areas.

*Jessica Zwirtz, Community Development Director*

3. **ORDINANCE 915 - PROPOSED AMENDMENT TO THE CITY OF COWETA ZONING CODE TO ESTABLISH A NEW ZONING CODE CLASSIFICATION - PATIO HOME (PH) DISTRICT**

Discuss and consider possible action on the approval, approval with conditions, or denial of Ordinance 915, an ordinance amending Coweta City Code Title 12, "ZONING, CHAPTER 12, "RESIDENTIAL DISTRICTS", by adding a new article 12-7F, titled "Ph Patio Home Districts"; establishing a new "Ph – Patio Home District" Classification; Describing The Characteristic Of This Zoning District; Identifying Certain Permitted Principal Uses; Establishing Certain Development Standards, As Well As Site Plan And Platting Requirements; Providing For Severability; And Declaring An Emergency.

*Jessica Zwirtz, Community Development Director*

4. **DISCUSS AND CONSIDER APPROVAL OF PURCHASE OF A 2026 CHEVROLET SILVERADO 1500 CREW CAB TRUCK FOR USE BY THE COMMUNITY DEVELOPMENT DEPARTMENT IN THE**

**AMOUNT OF \$44,070.40 FROM CARTER CHEVROLET.**

Consideration and Approval of Purchase of a 2026 Chevrolet Silverado 1500 Crew Cab for Use by the Civil Infrastructure Inspector in the amount of \$44,070.40 from Carter Chevrolet to be used by the Community Development Department

*Jessica Zwirtz, Community Development Director*

5. **MEMORANDUM OF UNDERSTANDING WITH WAGONER COUNTY FOR COMPUTER-AIDED DISPATCH**  
MOU between Wagoner County and the City of Coweta for CentralSquare's Computer-Aided Dispatch.  
*Mike Bell, Police Chief*
6. **APPROVAL TO APPLY FOR STATE GRANT FUNDING FOR DISPATCH RADIO CONSOLE REPLACEMENT**  
Discuss and consider approval for the Coweta Police Department to submit a grant application to fund the replacement of dispatch radio consoles.  
*Mike Bell, Police Chief*
7. **FISCAL YEAR 2024-2025 AUDITED FINANCIAL REPORT AND OPERATING REPORT**  
Presentation of the annual audited Financial Report and Operating Report for the Fiscal Year ended June 30, 2025 for discussion and possible action to acknowledge the receipt thereof.  
*McKay Hale, Assistant City Manager*
8. **RESOLUTION 2026-10 REGARDING BUDGET AMENDMENTS**  
Discuss and consider the approval of Resolution 2026-10, 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 \$46,100 in the Capital Improvement Fund from unencumbered fund balance for the purchase of a vehicle for the Civil Infrastructure Inspector in the Community Development department, and appropriating \$28,000 in the Grants Fund from unencumbered fund balance for a narcotics inventory control system for the Fire/EMS Department.  
*McKay Hale, Assistant City Manager*
9. **OKLAHOMA MUNICIPAL ASSURANCE GROUP BOARD OF TRUSTEES ELECTION BALLOT**  
Discussion and consider action related to the casting of a vote for three Trustees to the Oklahoma Municipal Assurance Group.  
*Julie Casteen, City Manager*
10. **EASTERN OKLAHOMA DEVELOPMENT DISTRICT EXECUTIVE COMMITTEE NOMINATION BALLOT**  
Discussion and consider action related to the casting of a vote for the appointment of a representative to the Executive Committee for the Eastern Oklahoma Development District.  
*Julie Casteen, City Manager*
11. **FORMAL INVESTIGATION INTO PUBLIC ALLEGATIONS OF MISCONDUCT INVOLVING CITY OFFICIALS AND STAFF**  
Discuss and consider possible action to approve, amend, table, or decline to take action on a proposed letter from the City Council to the Chief of Police directing him to initiate a formal

investigation into public allegations of misconduct involving city officials and staff, as more particularly detailed in the proposed letter.

*Mike Bell, Police Chief*

**12. INITIATIVE PETITION REGARDING THE REZONING OF A PARCEL OF LAND GREATER THAN FORTY-NINE (49) ACRES**

Mayor's presentation to and discussion with the City Council of an Initiative Petition submitted to the City Clerk on March 24, 2026, by Mr. Kenneth Foster, calling for the adoption of an ordinance amending the City's Zoning Code, as more particularly described in the approved Ballot Title, to be submitted to the voters of the City of Coweta for their approval or rejection at a special city election to be held on April 6, 2027. The ballot question to be presented to the voters is as follows:

"Do you approve adoption of Ordinance Number 916 which would amend Section 12-3C-2-4 of the Coweta City Zoning Code to require that any change in the designated zoning district of any parcel of land over 49 acres, after being approved by the City Council, shall then be subject to approval by the voters in the Council Ward in which the land is located and that the City Council may require that the rezoning applicant pay the cost of such election; that no adjacent parcel of any size can be rezoned within 12 months of the election results; and no amount of adjacent properties of any size with the sum of 49 acres or greater shall be rezoned within a span of 24 months?"

*Patrick Boulden, City Attorney*

**13. ORDINANCE NO. 916 - THE REZONING OF A PARCEL OF LAND GREATER THAN FORTY-NINE (49) ACRES SHALL BE SUBJECT TO A SPECIAL ELECTION**

Discuss and consider possible action, to approve, table, or decline to take action on Ordinance No. 916 of the City of Coweta; amending Coweta City Code, Title 12, "Zoning", Chapter 12-3 "Administration And Enforcement", Article 12-3C "Amendments", Section 12-3C-2 4 "City Council Action"; inserting a new Subsection "B" which requires that any City Council approval of a rezoning of a parcel of land greater than forty-nine (49) acres shall be subject to approval in a special election voted upon by voters of the ward which contains the proposed rezoning lot; prohibiting the rezoning of certain adjacent properties within twelve (12) and twenty-four (24) periods; providing for severability; and declaring and emergency.

*Patrick Boulden, City Attorney*

**14. WARD 3 APPOINTMENT**

Discuss and consider action on the appointment of a candidate to the Ward 3 Council Seat, including possible discussions with applicants Tim Ahlstrom, Todd Griebel, and Billy Embrey, as well as other candidates whose applications were not received by the time this agenda was posted.

*Julie Casteen, City Manager*

**XI. NEW BUSINESS**

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

**XII. ADJOURNMENT**

*If you wish to speak during this meeting, please sign in before the meeting begins using the sign-up sheet located on the table near the podium. Speakers may address only those items listed on the posted agenda. All cell phones and electronic devices must be turned **off** or **set to silent** for the duration of the meeting.*

*If you are a person with a disability and require an accommodation to participate, please contact the City Clerk at 918-486-2189 no later than 9:00 a.m. at least two business days prior to the meeting so arrangements can be made.*