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**AGENDA - REGULAR MEETING
COWETA CITY COUNCIL
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, JUNE 1, 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**

Maverick McFall, 05/21/2026 – Cemetery Maintenance Worker

2. **PROJECT UPDATES**

• **Police Station**

This project remains on schedule. Metal framing is currently underway, and the layout of the 911 Dispatch Center and jail cells is now clearly taking shape. Steel is being delivered this week. Bids for low-voltage systems, including security cameras and door access systems, are scheduled to be opened on June 20.

• **Fire Station No. 1**

Construction of the building pad began a couple of weeks ago, with footings in process. The slab is expected to be poured within the next couple of weeks. City Staff are continuing to evaluate options for the audio component of the emergency alerting system for station personnel.

• **Skyview Water Tower Project:**

The rehabilitated water tower was successfully returned to service on May 8 with no issues. This item is anticipated to be accepted at the next Council meeting, formally closing out the grant project. We look forward to evaluating how the improvements contribute to enhanced water quality in upcoming testing.

• **Water Treatment Plant Generator Project:**

The generator has been delivered to the site. We are waiting for a date to be set by ONG for installing the meter and connecting service.

• **Wastewater Plant Improvement Project:**

Delays by the contractor in obtaining the valves required for this project caused the City to miss the May 1 construction deadline. While we are still awaiting written confirmation, it appears that DEQ will grant an extension until January 1, 2027 to complete construction.

• **Food Truck Park:**

The design for the new food truck park is nearing completion, and we expect to begin the bidding process within the next few days. The park, to be located on the vacant lot south of City Hall, will be known as “Coweta Commons,” with the food truck area named “The Feedlot.”

We are excited to introduce another venue within the Broadway District that will support event hosting while also providing additional parking for the area. We also extend our thanks to our partners at the Wagoner County Economic Development Authority for their support and matching funds.

VI. 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 May 4, 2026.
Marcy Kilgore, City Clerk/Treasurer

2. **MINUTES OF JOINT SPECIAL MEETING**

Approval of the minutes of the Coweta City Council/Coweta Public Works Authority/Coweta Industrial Development Authority Joint Special meeting held on May 5, 2026. (Marcy Kilgore, City Clerk/Treasurer)

3. **RESOLUTION 2026-16, RENEWAL OF SALES TAX AGREEMENT**

Consider action on the adoption of Resolution No. 2026-16, a resolution of the City Council of the City of Coweta, Oklahoma, whereby the City of Coweta, Oklahoma, agrees to make payments to the Coweta Public Works Authority in amounts sufficient to pay principal and interest on the Authority’s 2016 Utility System Revenue Bonds.
Julie Casteen, City Manager

4. **RESOLUTION 2026-21 REGARDING BUDGET AMENDMENTS**

Discuss and consider the approval of Resolution 2026-21, 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 \$600,000 in the General Fund from unencumbered fund balance for transfers to the Coweta Public Works Authority to comply with the City of Coweta's security agreement related to the indebtedness of the Coweta Public Works Authority.

Julie Casteen, City Manager

5. RESOLUTION 2026-23 REGARDING BUDGET AMENDMENTS

Approval of Resolution 2026-23, 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 \$2,494 in the General Fund from unencumbered fund balance 01-5310.009 for the cost of repairs to #22-3850 Pumper Truck for the Fire Department, and appropriating \$6,989 in the General Fund for the receipt of Insurance Claim Proceeds 01-04.03.39.

McKay Hale, Assistant City Manager

6. AGREEMENT WITH KI BOIS COMMUNITY ACTION

Approval and authorization for the mayor to sign a contract with KI BOIS Community Action Foundation in the amount of \$50,000.00 for the provision of transportation services within the City of Coweta, Oklahoma.

Julie Casteen, City Manager

7. SCHOOL RESOURCE OFFICER (SRO) MEMORANDUM OF UNDERSTANDING 2026-2027

Discuss and consider approval of the School Resource Officer MOU, an Understanding of Services provided by the Coweta Police Department to the Coweta Public Schools.

Michael Bell, Police Chief

8. RENEWAL OF STORAGE BUILDING LEASE AGREEMENT

Approval of a 12-month lease for storage of Fire Department and Public Works Department equipment.

Brian Woodward, Fire Chief

9. APPOINTMENT OF MIRANDA HOWARD TO THE LIBRARY BOARD OF DIRECTORS

Confirmation of the Appointment of Miranda Howard to the Library Board of Directors by the Mayor of the City of Coweta, Oklahoma for a term ending June 1, 2029.

Julia Stephens, Library Director

10. APPOINTMENT OF SUE COKER TO THE LIBRARY BOARD OF DIRECTORS

Confirmation of the Appointment of Sue Coker to the Library Board of Directors by the Mayor of the City of Coweta, Oklahoma for a term ending June 1, 2029.

Julia Stephens, Library Director

11. APPOINTMENT OF KAYLA COFFEY TO THE LIBRARY BOARD OF DIRECTORS

Confirmation of the Appointment of Kayla Coffey to the Library Board of Directors by the Mayor of the City of Coweta, Oklahoma for a term ending June 1, 2029.

Julia Stephens, Library Director

VII. CONSENT RATIFICATION OF PREVIOUS ACTIONS TAKEN BY THE COWETA CITY COUNCIL ON MAY 4, 2026

1. **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.
Michael Bell, Police Chief
2. **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.
Michael Bell, Police Chief
3. **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
4. **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
5. **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
6. **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
7. **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.

Michael Bell, Police Chief

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

This item was unanimously voted on May 4, 2026 to decline to adopt Ordinance No. 916 and allow it to go to an election to be held on April 6, 2027. However, it was discovered that the exterior doors to City Hall were inadvertently locked at 7:00 p.m. Therefore, this item is being considered again to ratify the Council's action to decline to adopt Ordinance No. 916 on May 4, 2026.

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

9. 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

10. 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

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

IX. PRESENTATIONS

1. **PRESENTATION OF POLICE RECORDS MANAGEMENT SYSTEM BY CHRIS BERRY WITH CENTRAL SQUARE**

X. ADMINISTRATION

1. **FY26 AUDIT PROPOSAL**

Discuss and consider acceptance of a proposal from Hinkle & Company, PC to provide auditing services for the fiscal year ending June 30, 2026 in the amount of \$34,500, with half being paid by the Coweta Public Works Authority, and authorization for the Mayor and City Manager to accept and sign all documents related to the engagement.

McKay Hale, Assistant City Manager

2. **ORDINANCE 918 - PERMIT REQUIRED FOR EXCAVATION IN PUBLIC RIGHTS-OF-WAY**

An Ordinance of the City of Coweta, Oklahoma; amending Coweta City Code Title 9, "Public Ways and Property", by adding a new Chapter 9-2, "Regulation of Excavation within Public Rights of Way"; establishing regulations for the excavation and occupancy of public rights-of-way; requiring permits for construction, installation, maintenance, repair, replacement, and occupancy within public rights-of-way; establishing application requirements, construction standards, restoration requirements, insurance, bonding, fees, enforcement, and penalties; providing for severability; and declaring an emergency.

Julie Casteen, City Manager

3. **RESOLUTION 2026-12 ON FY27 BUDGET ADOPTION**

Discuss and consider action on the adoption of Resolution No. 2026-12, a resolution of the City Council of the City of Coweta, Oklahoma; adopting the budget for the General Fund, the Street and Alley Fund, the Cemetery Fund, the Library Fund, the Rural Fire Fund, the Self Insurance Fund, the E-911 Fund, the Grants Fund, and the Capital Improvement Fund for the fiscal year beginning July 1, 2026, and ending June 30, 2027; and providing for the investment of these funds; and including any possible amendments to the FY27 Proposed Budget and Financial Plan, including adding, deleting, increasing, or decreasing any appropriations, expenditures, and the amounts thereof.

Julie Casteen, City Manager

4. **JOINT RESOLUTION 2026-15 FY27 MASTER FEE SCHEDULE**

Discuss and consider action on the adoption of Resolution 2026-15, a joint resolution of the City Council of the City of Coweta, Oklahoma, the Board of Trustees of the Coweta Public Works Authority, and the Board of Trustees of the Coweta Industrial Development Authority; establishing a master fee schedule confirming and modifying fees, fines, and rates charged by the City of Coweta, the Coweta Public Works Authority, and the Coweta Industrial Development Authority to be effective July 1, 2026.

Julie Casteen, City Manager

5. **PUBLIC HEARING FOR CZ 26-02 REZONE FROM RESIDENTIAL SINGLE FAMILY (RS-3) TO RESIDENTIAL DUPLEX (RD) FOR PROPERTY LOCATED AT 325 EAST PECAN STREET**

A public hearing to receive public comment on CZ 26-02, a request to change the zoning for the described property from Residential Single Family (RS-3) to Residential Duplex (RD) by the applicant, YOHO Investments. Located at 325 East Pecan Street, New Coweta City, Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Sixty (60), City of Coweta, Wagoner County, State of Oklahoma.

Jessica Gough

6. **ORDINANCE 917 - CZ 26-02 REZONE FROM RESIDENTIAL SINGLE FAMILY (RS-3) TO RESIDENTIAL DUPLEX (RD) FOR PROPERTY LOCATED AT 325 EAST PECAN STREET**

Discuss and consider action for approval, approval with conditions, or denial of a request by YOHO Investments to rezone from Residential Single Family (RS-3) to Residential Duplex (RD). Located at 325 East Pecan Street, New Coweta City, Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Sixty (60), City of Coweta, Wagoner County, State of Oklahoma.

Jessica Gough

7. **FINAL PLAT - THE WOODS PHASE 4 BLOCKS 18-24**

Discuss and consider action on a request for Final Plat approval of The Woods Phase 4, Blocks 18-24, a subdivision of approximately 33.487 acres more or less with 97 lots located in part of the North Half of the Southwest Quarter (NE/2 SW/4) and part of the Southeast Quarter (SE/4) of Section Thirty-Six (36), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, A Subdivision within the City of Coweta, Wagoner County, State of Oklahoma

Jessica Gough

8. **RESOLUTION 2026-25 ACCEPTING INFRASTRUCTURE THE WOODS PHASE 4 BLOCKS 18-24**

Discuss and consider action on the adoption of Resolution 2026-25, 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 Woods Phase 4 Blocks 18-24 subdivision located in part of the North Half of the Southwest Quarter (NE/2 SW/4) and part of the Southeast Quarter (SE/4) of Section Thirty-Six (36), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, A Subdivision within the City of Coweta, Wagoner County, State of Oklahoma.

Jessica Gough

9. **FINAL PLAT - THE WOODS PHASE 5 BLOCK 25-31**

Discuss and consider action on a request for Final Plat approval of The Woods Phase 5, Blocks 25-31, a subdivision of approximately 20.475 acres more or less with 107 lots, zoned Residential Single-Family (RS-2). Part of the South Half (S/2) of Section Thirty-Six (36), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, A Subdivision within the City of Coweta, Wagoner County, State of Oklahoma.

Jessica Gough

10. **RESOLUTION 2026-26 ACCEPTING INFRASTRUCTURE THE WOODS PHASE 5 BLOCKS 25-31**

Discuss and consider action on the adoption of Resolution 2026-26, 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 Woods Phase 5, a subdivision of approximately 20.475 acres more or less with

107 lots. Located in part of the South Half (S/2) of Section Thirty-Six (36), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, A Subdivision within the City of Coweta, Wagoner County, State of Oklahoma.

Jessica Gough

11. ORDINANCE 915 - PROPOSED AMENDMENT TO THE CITY OF COWETA ZONING CODE TO ESTABLISH A NEW ZONING CODE CLASSIFICATION - PATIO HOME (PH) DISTRICT (TABLED FROM MAY 4, 2026 CITY COUNCIL MEETING)

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

12. 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, Billy Embrey, Michael Dobbins, and Sunny Sisco, as well as other candidates whose applications were not received by the time this agenda was posted.

Julie Casteen, City Manager

13. DISCUSSION AND POSSIBLE ACTION TO SCHEDULE A SPECIAL CITY COUNCIL MEETING TO ADOPT AN ELECTION RESOLUTION TO FILL THE VACANCY IN COUNCIL WARD 3.

Discussion and possible action to schedule a special meeting of the City Council to adopt an election resolution calling for an election to fill the vacancy in Coweta City Council Ward 3 at a special election to be held on August 25, 2026.

Patrick Boulden, City Attorney

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.