

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
MAY 4, 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 regular session on Monday, May 4, 2026, at 6:00 p.m. at City Hall, 310 S Broadway, Coweta, OK 74429.

COUNCILMEMBERS PRESENT: Naomi Hogue, Jeremy Barnett, Daniel Beatie, 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

No comments were made by City Council.

V. CITY MANAGER REPORT

1. NEW HIRES

City Manager Julie Casteen welcomed new hires Jeffrey Downtrain and Justin Gable.

2. PROJECT UPDATES

- **Police Station:** The 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 the award within budget to a local contractor.
- **Fire Station No. 1:** The proofroll passed a few days ago, clearing the way for construction of the building pad, currently scheduled for the week of May 11th.
- **121st Street Bridge:** Utility relocations are in progress. 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 Est Avenue (Midway Road):** Construction on the second lane is underway. This project is scheduled for completion in May or June.

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
MAY 4, 2026, 6:00 P.M.**

- **Skyview Water Tower Project:** This 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 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 RESPONSE TO EMAILS AND WHETHER THE “GHOST” EMAILS ISSUE HAS BEEN RESOLVED, INCLUDING ANY OUTCOMES.

Kathy Foster spoke of the importance of communication for everyone. She asked why Councilmembers did not respond to emails and said that one Councilmember did respond to her. Although they did not agree with her, she appreciated their response and time. She asked about the “ghost” emails that the Councilmembers had spoken about recently.

Ms. Foster was advised that the “ghost” emails has been deferred to Chief Bell. Chief Bell stated that these “ghost” type of emails are happening all over the place and his team is looking into the issue involving Coweta.

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
MAY 4, 2026, 6:00 P.M.**

Councilmember Daniel Beatie stated that there was a huge amount of email traffic and that he makes it a point to read every one of them and does try to respond.

Jimmy Rothrock also brought up the lack of communication. He said he has spoken with many people himself. He also added that some Councilmembers had responded to him but one or two of them never sent a response. He told Councilmembers that they need to be respectful and respond even if they do not like what they hear.

Mayor Naomi Hogue stated that there were numerous repetitive emails, some rude and degrading and that is why she did not respond to some. Ms. Hogue said that she had responded to Kathy Foster. She also wishes communication was better, and advises that if someone needs to get a hold of the Councilmembers that they are welcome to contact City Hall.

Vice-Mayor Jeremy Barnett acknowledged that he did not respond to several emails. He explained that many emails had been sent listing all the Councilmembers in the "To:" line. Responding could have resulted in a quorum and violating the open meeting act. Mr. Barnett recommended everyone to blind copy the Councilmembers if they are sending an email to all of them.

David Seals asked if the City had a policy regarding Councilmembers responding to emails.

City Attorney Patrick Boulden told the audience that Councilmembers cannot discuss anything together if three or more are present due to creating a quorum and violating the open meeting act. He also suggested that blind copying Councilmembers in emails was the best practice and currently Councilmembers responding to emails was at their discretion.

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 March 2, 2026.
2. Approval of the Declaration of Surplus on the following items and authorizing the City Manager to dispose of them accordingly:
 1. Hurst Jaws of Life Rescue System
 2. CAT RP 3600 generator
 3. Phoenix Mosquito Fogger
3. Adoption of Resolution 2026-08, 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,

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
MAY 4, 2026, 6:00 P.M.**

Oklahoma, for Fiscal Year ending June 30, 2026; appropriating \$396,697 in the Grants Fund from Fund Balance previously reserved for purchase orders and projects that remained open from the prior fiscal year to be paid in the fiscal year ending June 30, 2026.

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

IX. CONSIDER ITEMS REMOVED FROM CONSENT

No items removed.

X. ADMINISTRATION

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

Fire Chief Brian Woodward led discussion and requested possible action related to the purchase of CompX Narcotic storage and tracking software for an approximate cost of \$28,000, paid from the Grants Fund.

Motion by Naomi Hogue, second by Jeremy Barnett to approve the purchases of CompX Narcotic storage and tracking software for an approximate cost of \$28,000, paid from the Grants Fund, and waiving competitive bidding due to the sole source nature of the product.

Aye: Naomi Hogue
Jeremy Barnett
Daniel Beatie
Donald Vieth

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

A Public Hearing before the City Council was 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.

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
MAY 4, 2026, 6:00 P.M.**

Motion by Naomi Hogue, second by Jeremy Barnett to open the Public Hearing at 6:28 p.m.

Aye: Naomi Hogue
Jeremy Barnett
Dnaiel Betie
Donald Vieth

Comments were received by citizens such as concerns of fires spreading easier, creating a recipe for catastrophe for the city's infrastructure. Other comments included the concern that the city currently does not have enough staff to fix the present infrastructure; how is the city going to be able to take on anymore? Also, the question was asked of where the income would come from for a project like this to pay for the improvements that this would require. Concerns were expressed for emergency vehicle egress as well. There was a call to also require fire resistant material to be used in any PH-zoned area. It was asked if any developer or anyone else approached the city about buying up big lots in this proposed zoning area.

Community Development Director Jessica Zwirtz told the Council that this would be limited to the original town of Coweta. She stated that these would be detached structures not townhouse style homes. She said that the proposed amendment would not lessen the existing street rights-of-way or utility and drainage requirements; that developers would be required to follow all existing fire codes and engineering standards. The amendment will reduce lot width and lot size. All proposed projects will be required to go through a rezoning process with a site plan to be approved by the City Council. The proposed amendment would not interfere with commercial zoning. There are no developers in line, but individual lot owners have raised concerns to the city about issues with building under the existing zoning.

Councilmembers' comments included asking how the amendment might affect the businesses downtown. Statements that this might be a good option to take dilapidated properties and put them to use. It was asked if most of the area was currently zoned RS-3 and if this was just for new builds.

Motion by Naomi Hogue, second by Jeremy Barnett to close the Public Hearing at 6:44 p.m.

Aye: Naomi Hogue
Jeremy Barnett
Dnaiel Betie
Donald Vieth

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
MAY 4, 2026, 6:00 P.M.**

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

Community Development Director Jessica Zwirtz led discussion and requested possible action related to 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.

Donald Vieth requested more fact gathering to take place before Ordinance 915 is passed.

Motion by Naomi Hogue to approve the adoption 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.

The motion died due to the lack of a second.

Jessica Zwirtz stated that the proposed amendment would only create a Patio Home (PH) zoning code, and a PUD is not required.

Motion by Donald Vieth, second by Naomi Hogue to table this item until the next meeting scheduled on June 1, 2026.

Aye: Donald Vieth
Naomi Hogue
Jeremy Barnett
Daniel Beatie

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 FOR CARTER CHEVROLET

Jessica Zwirtz led discussion and requested possible action related to the purchase of a 2026 Chevrolet Silverado 1500 Crew Cab for use by the Civil Infrastructure Inspector in

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
MAY 4, 2026, 6:00 P.M.**

the amount of \$44,070.40 from Carter Chevrolet to be used the Community Development Department.

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

Joe Zook asked what the process was to match vehicles to positions. He also asked about any personal use of the vehicle being allowed.

David Seals questioned the need for a 4x4 vehicle and asked if the vehicle would be part of a motor pool or assigned to an individual.

Another question asked by the audience was why a crew cab truck was being requested rather than a standard size truck.

Julie Casteen explained that the Department Heads submit their requests which are then evaluated before going to the City Council for approval. Vehicles are usually acquired from a dealer using the Oklahoma state contract price. She also said that vehicles would typically be requested during the budget process. However, the City has a newly created position and the department is in need of the vehicle now. The price difference between a standard cab and a crew cab is minimal and allows the ability to transport more people if needed.

Aye: Naomi Hogue
Jeremy Barnett
Daniel Beatie
Donald Vieth

THE FOLLOWING AGENDA ITEMS WERE CONSIDERED BY THE CITY COUNCIL AFTER 7:00 P.M. WHEN IT WAS LATER DISCOVERED THAT THE ACCESS DOORS TO THE MEETING WERE INADVERTENTLY, AUTOMATICALLY LOCKED. COUNCIL ACTION ON THESE ITEMS WILL BE CONSIDERED FOR RATIFICATION AT THE CITY COUNCIL'S MONDAY, JUNE 1, 2026, REGULAR MEETING.

5. MEMORANDUM OF UNDERSTANDING WITH WAGONER COUNTY FOR COMPUTER AIDED DISPATCH

Police Chief Mike Bell led discussion and requested possible action related to the approval of a MOU between Wagoner County and the City of Coweta for CentralSquare's Computer-Aided Dispatch software.

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
MAY 4, 2026, 6:00 P.M.**

Motion by Naomi Hogue, second by Jeremy Barnett to approve a MOU between Wagoner County and the City of Coweta for CentralSquare's Computer-Aided Dispatch software.

Aye: Naomi Hogue
Jeremy Barnett
Daniel Beatie
Donald Vieth

6. APPROVAL TO APPLY FOR STATE GRANT FUNDING FOR DISPATCH RADIO CONSOLE REPLACEMENT

Mike Bell led discussion and requested possible action related to the approval for the Coweta Police Department to submit a grant application to fund the replacement of dispatch radio consoles.

Motion by Naomi Hogue, second by Jeremy Barnett to approval the Coweta Police Department to submit a grant application to fund the replacement of dispatch radio consoles.

Aye: Naomi Hogue
Jeremy Barnett
Daniel Beatie
Donald Vieth

7. FISCAL YEAR 2024-2025 AUDITED FINANCIAL REPORT AND OPERATING REPORT

Kirk Vanderslice with Hinkle and Company presented the Fiscal Year 2025 audited financial statements. He reported that there was a clean unmodified opinion on the financial statements. He also said there is clean opinion on internal controls with no deficiencies noted. There is also a clean opinion regarding compliance with federal programs with no deficiencies noted. He said it was a very clean audit overall. He said that the financials were very consistent to previous years. The auditor stated that the report would be posted with the State Auditors and will be put on their website as well. Julie Casteen stated that the report would also be added to the City's website.

Motion by Naomi Hogue, second by Jeremy Barnett to accept the Fiscal Year 2024-2025 audited financial report and operating report.

Aye: Naomi Hogue
Jeremy Barnett
Daniel Beatie
Donald Vieth

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
MAY 4, 2026, 6:00 P.M.**

8. RESOLUTION 2026-10 REGARDING BUDGET AMENDMENTS

McKay Hale led discussion and requested possible action related to the approval of Resolution 2026-10, a resolution of the City Council of the City 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.

Motion by Naomi Hogue, second by Jeremy Barnett to approve the adoption of Resolution 2026-10, a resolution of the City Council of the City 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.

Aye: Naomi Hogue
Jeremy Barnett
Daniel Beatie
Donald Vieth

**9. OKLAHOMA MUNICIPAL ASSURANCE GROUP BOARD OF TRUSTEES
ELECTION BALLOT**

Julie Casteen led discussion and requested possible action related to the casting of a vote for three Trustees to the Oklahoma Municipal Assurance Group.

Motion by Naomi Hogue, second by Jeremy Barnett to cast a vote for Justin Battles, Tim Lyon, and Pam Polk for the three Trustees to the Oklahoma Municipal Assurance Group.

Aye: Naomi Hogue
Jeremy Barnett
Daniel Beatie
Donald Vieth

**10. EASTERN OKLAHOMA DEVELOPMENT DISTRICT EXECUTIVE
COMMITTEE NOMINATION BALLOT**

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
MAY 4, 2026, 6:00 P.M.**

Julie Casteen led discussion and requested possible action related to making a nomination for the appointment of a representative to the Executive Committee for the Eastern Oklahoma Development District.

Motion by Jeremy Barentt, second by Daniel Beatie to nominate Naomi Hogue with McKay Hale as alternate for the appointment to the Executive Committee for the Eastern Oklahoma Development District.

Aye: Jeremy Barnett
Daniel Beatie
Naomi Hale
Donald Vieth

11. FORMAL INVESTIGATION INTO PUBLIC ALLEGATIONS OF MISCONDUCT INVOLVING CITY OFFICIALS AND STAFF

Mike Bell led discussion and requested possible action related to approve, amend, table, or to 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 involving city officials and staff, as more particularly detailed in the proposed letter.

Mike Bell told the Councilmembers that he wrote the letter since he did not have any citizens come into the Police Department to report any crimes. He stated that he needs someone to come forward to do so.

Motion by Naomi Hogue, second by Jeremy Barnett to approve the initiation of a formal investigation into public allegations involving city officials and staff, as more particularly detailed in the proposed letter and to remove from the investigation item number 4 listed in the letter.

Aye: Naomi Hogue
Jeremy Barnett
Daniel Beatie
Donald Vieth

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

City Attorney Patrick Boulden presented to the Mayor and led discussion with the City Council concerning 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 approval Ballot Title, to be submitted

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
MAY 4, 2026, 6:00 P.M.**

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?”

Jimmy Rothrock offered an example of forty-nine acres to be compared to the size of a Walmart-size development property; it would not stifle the growth of business in town for retail space but would give citizens a vote in doing larger projects that would be heavy industrial that could potential affect everyone in the community. He said that they felt the cost of a special election should be put on the developer as the cost would be burdensome on the city.

He asked Council to give the citizens the opportunity to vote.

Kathy Foster asked Council to decline to adopt Ordinance 916 and let it go to an election on April 6, 2027.

Motion by Naomi Hogue, second by Jeremy Barnett to decline to adopt Ordinance No. 916 and allow it to go to an election of the people on April 6, 2027.

Aye: Naomi Hogue
Jeremy Barnett
Dnaiel Beatie
Donald Vieth

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

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
MAY 4, 2026, 6:00 P.M.**

within twelve (12) and twenty-four (24) periods; providing for severability; and declaring and emergency.

The item died due to the lack of a motion.

14. WARD 3 APPOINTMENT

Julie Casteen led a discussion and requested possible action related to the appointment of a candidate to the Ward 3 Council seat. Tim Ahlstrom, Todd Griebel, and Billy Embry were interviewed by the City Councilmembers and listened to applicants explain why they would like to be appointed to the Ward 3 Council seat.

Jimmy Rothrok noted that there are three of the five Council seats currently being filled by appointment by the City Council. He urged the Council to please let the citizens vote on the vacant Ward 3 Council seat stating the current Council would gain trust and show transparency.

David Seal offered his viewpoint that the Council should not want to appoint and allow the citizens to vote.

Mayor Hogue stated she had spoken to all three applicants on the phone. She asked each applicant if they were related to anyone sitting on the City Council and what kind of local events they had participated in while living in Coweta.

Other questions discussed were how long each applicant had lived in Coweta, what the cost of an election would be, how voting would work for the time being if someone was not appointed tonight and it went to an election. It was noted that if an applicant was appointed, they would be required to run in the next election in 2027 to fill the remaining term.

Motion by Daniel Beatie, second by Naomi Hogue to accept additional applicants and review them at the next meeting.

Aye: Daniel Beatie
Naomi Hogue
Jeremy Barnett
Donald Vieth

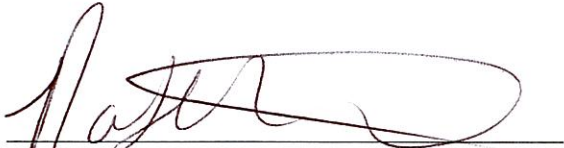
XI. NEW BUSINESS

No new business.

XII. ADJOURNMENT

**MINUTES OF THE COWETA CITY COUNCIL REGULAR MEETING
MAY 4, 2026, 6:00 P.M.**

Mayor Hogue adjourned the meeting at 8:03 p.m.



Naomi Hogue, Mayor



Marcy Kilgore, City Clerk

