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**AGENDA - SPECIAL MEETING
COWETA CITY COUNCIL
COWETA CITY HALL, 310 S. BROADWAY
TUESDAY, JUNE 30, 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. PRESENTATIONS

1. PRESENTATION RELATED TO THE FORMAL INVESTIGATION INTO PUBLIC ALLEGATIONS OF MISCONDUCT INVOLVING CITY OFFICIALS AND STAFF

Police Chief Mike Bell will present information related to the formal investigation into public allegations of misconduct involving city officials and staff. Other than this presentation and discussion among Councilmembers, no other action will be taken.

Michael Bell, Police Chief

V. 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.*

Persons who require a special accommodation to participate in this meeting should contact the Coweta City Clerk, 310 South Broadway, P.O. Box 850, Coweta, Oklahoma, 74429, 918-486-2189 or via Email: cityclerk@cityofcoweta-ok.gov, as far in advance as possible and preferably at least 48 hours before the date of the meeting. Persons using a TDD may contact OKLAHOMA RELAY at 1-800-722-0353; voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.



Citizen Complaint Investigation Findings – Council and Public Briefing

PRESENTING KEY FINDINGS FROM RECENT COMPLAINT INVESTIGATIONS



Introduction and Purpose of the Investigation

Overview of the Citizen Complaint Investigation

Purpose of Investigation

The investigation was initiated to address citizen complaints of misconduct and ensure accountability in local government.

Investigation Process

An independent, evidence-based review was conducted focusing on objectivity, transparency, and legal compliance.

Focus Areas

The inquiry distinguished criminal conduct from civil or ethical issues and verified allegations with credible evidence.

Presentation Goals

To communicate findings openly, reduce misinformation, and build public trust through transparency and accountability.





Purpose and Guiding Principles of the Review

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Investigation Final Report
06/29/2026

Investigation Purpose

The investigation aimed to identify criminal violations, verify allegations, and provide transparent findings to the public and City Council.

Principle of Objectivity

Objectivity ensured conclusions were based solely on evidence, avoiding influence from public opinion or politics.

Transparency and Communication

Transparency required clear communication about findings to maintain public confidence and trust.

Legal Accuracy

Legal accuracy involved applying criminal statutes and investigative standards correctly for defensible findings.

Scope and Methodology



Scope of Investigation and Evidence Reviewed

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Presentation title
06/29/2026

Broad Evidence Collection

The investigation included a wide range of materials such as citizen complaints, legal advisories, and internal reports to ensure thoroughness.

Coordination with Agencies

Investigators collaborated with external agencies, including the OSBI, the State Attorney General's Office, and the Wagoner County District Attorney's Office, to effectively address jurisdictional and legal questions.

Assessment of Intent and Impact

Investigators evaluated whether evidence showed intent, benefit, or harm to establish potential criminal conduct.

Consideration of Public Concerns

Public concerns beyond formal complaints were also reviewed to maintain community trust and transparency.

Findings by Allegation Category

Complaint I – Summary of Allegations and Outcomes

Allegation Types Reviewed

Multiple allegations included misuse of resources, legal violations, favoritism, and misleading statements analyzed independently.

Evidence and Findings

Sworn statements and records often contradicted claims, leading to several unsubstantiated findings and inconclusive procedural concerns.

Legal Compliance Confirmed

Attorney General advisements supported that the city responded promptly and legally to Open Records Act claims, confirming compliance.

No Criminal Conduct Found

No evidence showed personal gain, neglect, or fraud; leadership dissatisfaction was not criminal misconduct according to the investigation.

Complaint II – Records, NDAs, and Transparency Concerns

Open Records Compliance

Investigation confirmed the city met Open Records Act requests with lawful redactions under recognized exemptions.

Nondisclosure Agreements Review

NDAs were examined for misuse but found to include provisions allowing disclosures when legally required.

Transparency and Legal Findings

No evidence showed NDAs blocked transparency; jurisdictional issues limited enforceability of some NDA clauses.

Public Perception and Legal Outcome

Multiple NDAs raised perception concerns, but allegations were unsubstantiated criminally, emphasizing future transparency.

Bribery and Improper Compensation Review

Investigation Scope

Allegations were reviewed thoroughly due to their seriousness and public concern.

Evidence Examination

Investigators analyzed financial records, communications, and witness statements for proof.

No Corroborating Evidence

No evidence supported quid pro quo or improper financial relationships with officials.

Legal Standards Applied

Criminal bribery statutes require intent and benefit, neither proven in this case.



Firework Contract Issue – Allegation and Review

Allegation Overview

Citizens alleged improper sharing of bidder information during the city's fireworks contract process.

Investigation Outcome

OSBI review found the contract below bidding threshold and no unfair advantage evidence.

Legal Implications

The process complied with state law, highlighting importance of statutory threshold awareness.

Perception vs Reality

Informal procurement may seem unfair, but legal review confirmed no violations occurred.



Firework Contract Conclusion and Determination

Investigation Outcome

The investigation found no legal violations in the fireworks contract handling based on thorough OSBI review.

Lack of Procurement Violations

No applicable bidding statutes or monetary details indicated absence of procurement violations in the contract.

Focus on Legal Standards

Conclusion centered on legal standards over public perception to determine the validity of allegations.

Recommendations for Future

City may improve documentation and communication to prevent future concerns despite no violations found.

Overall Conclusions and Next Steps

Overall Investigation Results

No Criminal Conduct Found

The investigation found no substantiated criminal conduct or willful intent among city officials.

Role of Independent Oversight

Independent bodies like the Attorney General and OSBI ensured impartial review and validated findings.

Procedural Concerns Not Criminal

Some procedural or transparency issues were noted but did not meet criminal enforcement criteria.

Clear Evidence-Based Outcome

The overall findings provide a clear, evidence-based conclusion answering the public's main question: no criminal wrongdoing.

Recommendations for Transparency and Best Practices

Strengthen Documentation Standards

Reinforce procurement and vendor communication documentation to enhance transparency and public trust.

Consistent Transparency Training

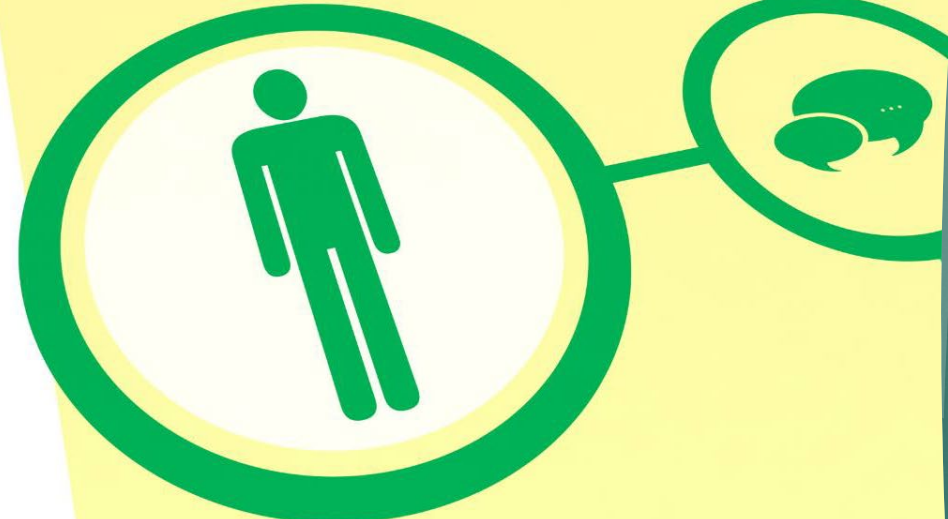
Provide ongoing training on transparency laws to ensure understanding across city staff and officials.

Clear Legal Boundaries

Communicate clearly the distinctions between criminal, civil, and administrative matters to prevent misunderstandings.

Engage Oversight Resources

Encourage collaboration with state-level oversight bodies for guidance on records and meetings questions.





Final Statement to Council and Citizens

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Investigation Final Report
06/29/2026

Transparent Investigation Process

Investigation followed evidence impartially and reported results with full transparency to the public.

Community Engagement Importance

Investigation highlights the value of listening to citizens and maintaining ongoing dialogue with the community.

Commitment to Accountability

City demonstrates dedication to fairness, rule of law, and openness to new credible evidence.



Citizen Complaints and Council Requested Investigation

Investigation Findings Report

Prepared by:

Coweta Police Department

Date: June 2026

Abstract

This report presents the findings of an investigation initiated at the request of the Coweta City Council following citizen complaints alleging misconduct by municipal officials. Allegations included violations of the Oklahoma Open Records Act, concerns regarding the Open Meetings Act, misuse of public office, unethical conduct, and concerns about transparency in economic development activities.

Consistent with the investigative commitment outlined in the May 2026 public statement, the Coweta Police Department conducted a thorough review utilizing internal records, sworn statements, Attorney General advisements, and coordination with external agencies as needed. Findings are categorized as **substantiated, unsubstantiated, inconclusive, or requiring further investigation.**

Introduction

In May 2026, the Coweta Police Department initiated an investigation following citizen concerns brought forward through appropriate channels and acknowledged in an official department press release. *[Press Release May 2026 | PDF]*

The investigation was conducted with a commitment to:

- Objectivity and evidentiary review
- Transparency to the public
- Coordination with external agencies, including the Oklahoma State Bureau of Investigation (OSBI) and Wagoner County District Attorney
- Following evidence wherever it leads

The purpose of this report is to provide the City Council with a **comprehensive, evidence-based evaluation** of all allegations and related concerns.

Scope of Investigation

The investigation included a review of:

- Citizen complaints (Dobbins and Blanchard)
- Attorney General Public Access Counselor determinations
- Police reports and sworn statements
- Municipal policy and City Manager authority
- Supporting documentation (NDAs, emails, development materials)
- Public allegations and concerns raised in community discourse

Additionally, consistent with the open investigative posture, this report addresses:

- Potential **criminal misconduct (if supported by evidence)**
- **Ethical violations vs. criminal violations vs. Civil violations**
- Allegations lacking a formal complaint but raised publicly

Methodology

Investigative steps included:

1. Review of submitted complaints and supporting documentation
2. Legal analysis of cited Oklahoma statutes
3. Evaluation of sworn and voluntary statements
4. Cross-reference with Attorney General determinations
5. Consultation with external agencies when appropriate
6. Assessment of evidentiary sufficiency for criminal vs. civil findings

I. Complaint: Michael Dobbins

A. Allegation: Improper Use of City Resources / Endorsement of Private Entity

Statute Cited:

- Oklahoma Ethics Rules (74 O.S., Ch. 62, App., Rule 4.4) ¹

Summary of Allegation:

Mr. Dobbins alleges that the city improperly allowed a private company to use City Hall and promoted the company on the municipal website, thereby constituting endorsement and the misuse of public resources. *[Michael Dobbins 002 | PDF]*

Findings:

- No blanket statutory prohibition exists regarding municipal web links to private entities.
- A violation would require proof of:
 - Direct endorsement
 - Lack of public purpose
 - Improper authorization

Conclusion:

Unsubstantiated. Insufficient evidence to prove statutory violation.

B. Allegation: Violation of the Oklahoma Open Meetings Act

Statute Cited:

- 25 O.S. §§ 301–314²

Summary:

Allegation that decisions were made outside public meetings.

Findings:

- Evidence suggests potential procedural concerns (e.g., alleged postponement decision).
[Police Report, OSBI Report, and Attorney General Letters]

- However, such violations are civil in nature unless intent or conspiracy is proven.

Conclusion:

Inconclusive. No criminal evidence was established.

C. Allegation: Real Estate Brokering by City Manager

Statutes Cited:

- Conflict of Interest laws (general Oklahoma ethics statutes) ³

Summary:

Mr. Dobbins alleges that the City Manager brokered real estate transactions on behalf of a private entity.

Findings:

- Sworn statement from property owners denies any involvement by the City Manager.
- No documentary evidence was provided confirming the allegation.

Conclusion:

Unsubstantiated. Direct contradictory sworn testimony negates the claim.

D. Allegation: Open Records Act Violations

Statute Cited:

- Oklahoma Open Records Act (51 O.S. §§ 24A.1 et seq.) ⁴

Summary:

Claims include delayed responses, altered documents, improper fees, and withheld records.

Findings:

- Attorney General advisements concluded:
 - City responses were "prompt and reasonable." *[Attorney General Response]*
 - Requests were fulfilled appropriately. *[Attorney General Response]*
- Redactions legally permissible in certain cases.

Conclusion:

Unsubstantiated. Independent state review found compliance.

E. Allegation: Providing Private Citizen Information to a Company

Statutes Cited:

- Privacy protections under the Open Records Act⁵

Findings:

- Citizen information was given to Beale, but the information release was publicly available information. No such information, including Driver's License, Social Security, or Date of Birth, was released. *[Coweta Police Report, OSBI Findings]*
- Unable to verify any harm.

Conclusion:

Unsubstantiated.

F. Allegation: Misuse of Office / Favoritism Toward Private Entity

Findings:

- Allegations are largely based on perception and social media content. *[Coweta Police Report]*
- No documented misuse of authority or financial gain identified.

Conclusion:

Unsubstantiated.

G. Allegation: Failure to Perform Duties / Ethical Misconduct

Statutes Cited:

- 21 O.S. § 580 (Neglect of duty) ⁶

Findings:

- Allegations reflect dissatisfaction with leadership rather than criminal conduct. [*Coweta Police Report*]
- No evidence of willful neglect meeting criminal threshold.

Conclusion:

Unsubstantiated.

H. Allegation: False Statements / Fraudulent Conduct

Findings:

- Misleading statements alone do not constitute criminal activity without proof of fraudulent intent. [*Coweta Police Report, OSBI Findings*]

Conclusion:

Unsubstantiated.

II. Complaint: Darren Blanchard

A. Allegation: Failure to Comply with Open Records Requests

Statute Cited:

- 51 O.S. § 24A.40⁷

Findings:

- Attorney General determined:
 - Requests were fulfilled
 - City response was reasonable
 - No further action required

Conclusion:

Unsubstantiated.

B. Allegation: Improper Redaction of Records

Statute Cited:

- 51 O.S. § 24A.14⁸

Findings:

- Attorney General determined redactions were lawful and protected communications.

Conclusion:

Unsubstantiated.

C. Additional Evidence Submitted

Source: Darren Blanchard Complaint Attachment (002.pdf)

Summary of Evidence:

The supplemental materials include:

- Email correspondence between City officials and representatives of a private developer
- Copies of nondisclosure agreements (NDAs) and confidentiality agreements
- Supporting documentation related to Project Atlas, including a water infrastructure term sheet
- Communications alleging disclosure of citizen information and improper confidentiality practices

1. Allegation: Improper Use of NDAs and Concealment of Government Activity

Statutes Referenced by Complainant:

- Oklahoma Open Records Act, 51 O.S. § 24A.17⁴

Analysis:

- The submitted NDA demonstrates standard private-sector confidentiality provisions governing business negotiations.
- The agreement explicitly allows disclosure where required by law, including court or administrative process.
- Oklahoma law does not automatically invalidate NDAs involving municipalities but limits their ability to override statutory disclosure requirements.

Findings:

- No direct evidence establishes that the NDA prevented legally required disclosures.
- Attorney General advisements previously determined that records requests were fulfilled appropriately.

Conclusion:

Unsubstantiated. No evidence that the NDA was used unlawfully to conceal records.

2. Allegation: Multiple NDAs and Failure to Produce Records

Analysis:

- Evidence confirms the existence of multiple NDA documents.
- However, Attorney General findings state that records requests were eventually fulfilled and responses were reasonable. *[Attorney General Response Letters]*

Conclusion:

Unsubstantiated. The presence of multiple documents alone does not constitute a violation.

3. Allegation: Improper Coordination with Private Developer (Project Atlas)

Analysis:

- Emails demonstrate communication between City officials and developer representatives regarding potential development and due diligence. *[City Manager Job Description, 2026]*
- The City Manager's job description explicitly includes stakeholder engagement and economic development coordination. *[City Manager Job Description, 2026]*

Conclusion:

Unsubstantiated. Activities fall within the normal scope of municipal administrative functions.

4. Allegation: Attempt to Circumvent Transparency Laws through Confidentiality Agreements

Analysis:

- The NDA includes provisions allowing legally compelled disclosure.
- Attorney General determinations confirm compliance with Open Records Act obligations.
- Wagoner County District Attorney stated the NDAs were not enforceable due to a State Court Jurisdiction issue within the document.

Conclusion:

Unsubstantiated. Although not illegal, it appears that proper reviewing and due diligence should have been used, with transparency issues.

III. Bribery and Improper Compensation

Overview

Although not substantiated in the original complaints, public concern and the seriousness of these allegations warrant an explicit review.

Applicable Law

- Oklahoma bribery statutes (21 O.S. §§ 381–387)
- Conflict of interest and unlawful compensation provisions

Findings

- No financial records, witness statements, or documentary evidence were presented, indicating:
 - Exchange of money, gifts, or favors for official action
 - Quid pro quo arrangements
 - Undisclosed financial benefit to any public official
- No evidence of:
 - Outside compensation tied to municipal decision-making
 - Improper financial relationships with private developers

Conclusion

Unsubstantiated due to lack of evidence.

Recommendation

- Encourage reporting consistent with the department’s public directive [*Press Release May 2026 | PDF*]

IV. Firework Contract Bidding Process Concern

Overview

Citizens expressed concerns that the City Manager may have violated Oklahoma state laws in the handling of the bidding process for the City's patriotic festival fireworks show. Specifically, it was alleged that information provided by one bidder may have been shared with another bidder, potentially impacting the fairness of the competitive process.

Applicable Law and Standards

- Oklahoma public purchasing and competitive bidding statutes
- Municipal procurement policies (if applicable)
- Ethical standards regarding fairness in vendor selection

Findings

- The Oklahoma State Bureau of Investigation (OSBI) conducted a review of this allegation. [OSBI Investigative Findings]
- OSBI determined that the fireworks contract did not fall within the State of Oklahoma competitive bidding statutes, as the total contract amount was below the statutory threshold requiring formal bidding procedures.
- It was further determined that no monetary or pricing information was included in the materials reviewed that would have provided a competitive financial advantage to any bidder.
- No evidence was identified demonstrating that any action taken resulted in a violation of state law.

Analysis

- Because the contract value did not meet the statutory threshold, the formal requirements governing sealed bids and competitive bidding protections were not applicable in this instance.
- The absence of pricing or financial details eliminates a key element necessary to establish an unfair competitive advantage.
- While perceptions of unfairness can arise in informal procurement situations, the available evidence does not support the finding of statutory or criminal misconduct.

Conclusion

Unsubstantiated.

Based on the findings of the Oklahoma State Bureau of Investigation and the evidence reviewed, **no state laws were violated** in the handling of the fireworks contract bidding process.

Recommendation

- Continue to maintain transparency in vendor communications
- Consider documenting informal procurement processes to avoid future concerns
- Reinforce best practices to ensure public confidence in City contracting procedures

Final Note to Council

This investigation was conducted in alignment with the publicly stated commitment to follow the evidence without bias and present findings transparently. At this time, **no criminal conduct has been substantiated**, including allegations related to bribery or improper compensation.

However, the investigation remains **open to new evidence**, and any credible information brought forward will be pursued accordingly.

Attachments

- A. Letter from the City Council Requesting the Investigation (*Press Release to City Leaders May 2026*)
- B. City Manager Job Description (Obtained from the City Clerk during Investigation)
- C. Letter from the Oklahoma State Bureau of Investigation (*Referenced coordination notice*)
- D. Michael Dobbins Complaint Information
- E. Darren Blanchard Complaint Information (*Original submission*) and Darren Blanchard Supplemental Complaint Materials (002.pdf – NDAs, email correspondence, Project Atlas documentation)
- F. Coweta Police Department Report 2026-0273
- G. Letters from the Oklahoma State Attorney General (Public Access Counselor Advisements and Determinations)

Footnotes

1. Oklahoma Ethics Commission Rules, Rule 4.4.
2. Oklahoma Open Meetings Act, 25 O.S. §§ 301–314.
3. Oklahoma conflict of interest statutes (general applicability).
4. Oklahoma Open Records Act, 51 O.S. §§ 24A.1 et seq.
5. Oklahoma Open Records Act confidentiality provisions.
6. 21 O.S. § 580 (Neglect of duty).
7. 51 O.S. § 24A.40 – Public Access Counselor authority.
8. 51 O.S. § 24A.14 – Confidential communications exemptions.
9. Oklahoma State Bureau of Investigation. (2026). Investigative findings regarding the City of Coweta fireworks contract procurement process.

References

Coweta Police Department. (2026). *Press release: Investigation into citizen concerns. [Press Release May 2026 | PDF]*

Oklahoma Attorney General. (2026). *Public Access Counselor advisements. [Attorney General Response Letters...May 2026 | Word]*

Oklahoma Legislature. (n.d.). *Oklahoma Open Records Act (51 O.S. §§ 24A.1–24A.40).*

Oklahoma Legislature. (n.d.). *Oklahoma Open Meetings Act (25 O.S. §§ 301–314).*

Oklahoma Legislature. (n.d.). *Title 21 O.S. § 580 – Neglect of duty.*

Oklahoma Ethics Commission. (n.d.). *Ethics rules (Rule 4.4).*

FOR IMMEDIATE RELEASE

Coweta Police Department

Coweta, Oklahoma

Statement Regarding Open Investigation into Citizen Concerns

The Coweta Police Department has initiated an investigation at the request of the Coweta City Council after several citizens raised concerns regarding the actions of city leaders. These concerns are outlined in a letter I drafted and sent to Mayor Naomi Hogue explaining the need for an investigation.

This investigation will be conducted with the utmost integrity and dedication to following the evidence wherever it leads. It is my mission to determine whether these concerns raised by citizens have merit—or don't. Additionally, the Coweta Police Department has received a formal complaint from one citizen alleging a violation of the Oklahoma Open Records Act. That matter is currently under investigation by the Oklahoma State Bureau of Investigation.

The letter provided to the Mayor clearly states that the help of outside agencies will be requested as necessary to assist in this investigation. This approach is intended to ensure that the process remains unimpeachable and transparent to the public. We have already contacted outside agencies, including notifying the Wagoner County District Attorney of our intentions.

At this time, I will not discuss specific investigative steps, nor will I provide a timeline for completion. This investigation will take whatever time needed in order to be conducted thoroughly and properly. Upon completion, a full report will be presented to the City Council during an open meeting, allowing for public discussion of the findings.

I would also like to address a misconception that has circulated within the community. The Chief of Police does not report to, nor serve at the pleasure of, the City Council. Council members have the same rights as any citizen to report suspected criminal activity. This investigation is being initiated in the same spirit—based on citizen concerns raised through appropriate channels.

It is important to note that now that there IS an open investigation into these matters as outlined in the letter presented to Mayor Hogue, any person with evidence pertaining to any part of this investigation is encouraged to come forward and bring that evidence to my department. In fact, failing to bring evidence forward during an open investigation is an obstruction of justice and will be treated as such. I would also note that posting on social media does not constitute bringing forward evidence. Come see me.

It would be inappropriate to speculate at this early stage as to whether any arrests or other outcomes may result from this investigation.

I appreciate the concern shown by our citizens and thank everyone for being present and engaged. I take my oath of office very seriously and will not allow my integrity or reputation to be tarnished. My commitment remains to conduct this matter fairly, transparently, and in accordance with the law.

Thank you.

Chief Mike Bell

Coweta Police Department

City of Coweta, OK

Job Description Report

Job Title: City Manager



Basic Information

Effective Date:	12/1/2023	Revised Date:	11/27/2023
Department:	Administration	Supervises:	8
Classification:	Exempt/Salary	Pay Basis:	Salary
Reports To:	Coweta City Council	Pay Status:	FT Employee
Approved By:		Pay Frequency:	Bi-Weekly
Job Grade:	CM	Salary Range:	Depends on experience

Job Summary

Under general policy guidance from the City Council, the City Manager plans, organizes, directs, integrates, fiscally controls, administers, reviews, and evaluates municipal programs for activities and operations of the City of Coweta; serves as the top administrative executive for the City, responsible for carrying out the policies and programs determined by the City Council; ensures development and execution of the municipality's strategic plan and supervising the preparation of the annual budget that reflects projected revenue and expenses.

Supervises Directors of essential municipal departments such as Public Works, Police Department, Fire Department, Attorney's Office/Municipal Court, Community Development, Human Resources and the Assistant City Manager, ensuring City government operations and functions are effectively serving the needs of Coweta residents; and performs related duties as assigned by the City Council. Provides guidance in labor relations and contract negotiations with the city's unionized workers. Meets with community stakeholders, and business and development groups to discuss city policies and listen to residents' concerns.

Job Responsibilities

The duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or logical assignment to this class.

- Plans, organizes, controls, integrates, synchronizes, and evaluates the work of all City departments to ensure that operations and services comply with the policies and direction set forth by the City Council pursuant to applicable laws and regulations.
- Achieves financial objectives, with the City's management team, by developing and recommending an adoption of the annual budget; scheduling and approving expenditures; analyzing variances, initiating corrective actions, and

anticipating long term issues.

- Directs the development of the capital improvement plan and budget for approval by the Council.
- Develops Council meeting agenda with Mayor; attends and participates in all City Council meetings.
- Plans and evaluates management staff performance; establishes performance metrics and personal development targets; regularly monitors leadership performance and provides coaching, counseling and disciplining employees; planning, monitoring, and appraising for performance improvement and development.
- Takes disciplinary action, up to and including termination to address performance deficiencies, in accordance with the City's personnel code, rules and policies.
- Interprets City Council instructions and requests; working in conjunction with the City Attorney interprets City ordinances, codes, and applicable laws.
- Directs and oversees the preparation of a wide variety of reports and presentations for the City Council, citizen committees and external agencies; oversees the preparation of press releases and materials for dissemination to the media and the public; maintains effective and professional relationships with the local media.
- Directs and oversees the creation and maintenance of comprehensive, effective human resource management programs, policies, and systems consistent with the City Council's guidance; directs and monitors the City's labor negotiations and labor relations programs and initiatives; directs the improvement of management systems, processes, and measurement techniques to improve City operations and effectiveness.
- Participates in regional, state, and national meetings and conferences to stay abreast of the latest trends and technology related to municipal programs and operations.
- Assesses community and citizen needs and ensures objectives and priorities are focused on meeting those needs effectively, efficiently, and with high-quality municipal services; directs development and implementation of initiatives for service quality improvement.
- Provides day-to-day leadership and works with the City's management team to ensure a high-performance, service-oriented work environment consistent with sound management principles.
- Works closely with the City Council, a variety of public, private and community-service organizations and citizens groups in developing and implementing programs to achieve City priorities and solve community problems; directs and coordinates preparation of analysis and recommendations on public policy issues and on long-range plans to sustain and build City services; develops and coordinates proposals for action on current and future City needs.
- Represents the City and works closely with appointed boards, committees, and public and private officials to achieve planned action and results.
- Participates in professional and community organizations on behalf of the city and as part of the City's public affairs program; maintains good working relationships with key community stakeholders.
- Provides personal and professional leadership.
- Working in conjunction with city staff and council, analyzes and communicates the City's position on state and federal legislation to appropriate individuals and committees at the state and federal level.
- Oversees and provides guidance to all aspects of labor union negotiations, including contract development, mediation and arbitration hearings, personnel

policy and state legislation.

Performance Measurement

Establishing job functions and expectations, improving employee abilities through coaching and feedback. establishing employee behavior patterns that align their goals with the organization's mission, values and goals. improving communication throughout the organization.

Knowledge, Skills and Abilities

Knowledge of:

- Theory, principles, practices and techniques of organization design and development, long-range planning, public administration, public financing, municipal budgeting, financial administration, program and policy formulation, purchasing and maintenance of public records.
- Applicable state and federal laws and regulations governing the administration and operations of a municipal corporation.
- City functions and associated management, financial and public policy issues.
- Organization and functions of an elected City Council.
- Regulations and laws governing the conduct of public meetings.
- Principles and practices of public personnel management and labor management relations.
- The City's personnel rules and policies.
- Principles and practices of effective leadership and management; principles and practices of sound business communications; techniques of effective public relations.

Skills:

- Delegation skills to assign tasks to city department heads.
- Exceptional written and verbal communication skills to convey ideas to Council and staff and to interact positively with city residents.
- Knowledge of local laws and codes
- Mathematical or financial skills for effective budget management.
- Negotiation and problem-solving skills to handle difficult situations.
- Awareness of pressing issues in the city.
- Diplomacy when handling divisive issues.
- Critical thinking skills to approach complex city issues creatively.

Ability to:

- Plan, integrate and direct a broad range of complex

- municipal services and programs.
- Define complex public policy, management, and operational issues.
- Perform complex analysis and research, evaluate alternatives and develop sound conclusions and recommendations.
- Present proposals and recommendations clearly and logically in public meetings.
- Understand, interpret, explain, and apply city, state and federal laws and regulations governing the conduct of City operations.
- Evaluate, develop, and implement management systems, policies, and controls.
- Exercise expert, independent judgment within general policy guidelines.
- Prepare clear, concise, and comprehensive correspondence, reports, and other written materials.
- Establish and maintain effective working relationships with the City Council, all levels of City management, other governmental officials, community and civic organizations, employee organizations, employees, the media, and the public.
- Exercise tact and diplomacy in dealing with highly sensitive political, public policy, community and employee issues and situations.

Physical Requirements

Physical Requirements	Stand or sit for prolonged periods of time; occasionally stoop, bend, kneel, crouch, reach, and twist; to lift carry, push, and/or pull to moderate amounts of weight; operate office equipment requiring repetitive hand movement and fine coordination; travel to other locations using various modes of private and commercial transportation; and verbally communicate to exchange information.
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Qualifications

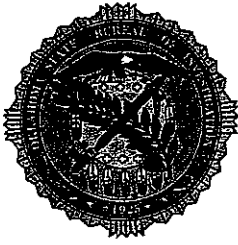
- Graduation from an accredited college or university with a master’s degree in Public Administration or Organizational Leadership preferred; bachelor’s degree in public administration, political science or closely related field required.
- Must have a minimum of ten years of progressively responsible experience in the City Manager’s office in the management and administration of a municipal government; or an equivalent combination of education and experience.

Disclaimer

This job description may not be inclusive of all assigned duties, responsibilities, or aspects of the job described, and may be amended at any time at the sole discretion of the Employer. Duties, responsibilities, and activities may change at any time with or without notice.

HR Signature / Date

Hiring Manager Signature / Date



OKLAHOMA STATE BUREAU OF INVESTIGATION

GREG MASHBURN
Director

STEVEN CARTER
Deputy Director

On June 11, 2026, I received OSBI Prosecution Report
Number 2026-427 from Agent MARK SOLE.



Signature of Person Receiving Report

Name of Agency: COWETA POLICE DEPARTMENT

Attn: MICHAEL BELL, CHIEF

**Delivery Address: 212 BROADWAY
COWETA, OKLAHOMA 74429**

These are the charges (questions) brought by Mr. Dobbins. I have taken his letter and turned it into a questionnaire directly from his written statement, so that I may get an answer or response to each allegation for clarification (Responses in Bold). I only added the lines for my response or for a response from whom I get the answer from. Sgt. C. McCollough #501

Email Written to Chief of Police by Mike Dobbins:

This is a list of some of the issues with the city that I believe should be looked into or corrected. There are many more but I don't want this list any longer than it already is. I have proof or examples of everything I have written down and will be more than happy to provide it to whomever might want it. I did not include every state statute as I'm sure you are way more familiar than I am with them. I am also looking into some other possible illegal actions but am still waiting on open records requests that city hall has still not provided me.

Regarding the city allowing Beale to use city hall for an open house and providing a link to a private company on a government website. The city did not approve the weblink in a public meeting. The city cannot provide a link without it having a specific city related function. The weblink must also provide a disclaimer stating that you are leaving the city website and the purpose of the weblink. Any government property must solely be used for government purposes. Allowing a private company to hold an open house at city hall is not official government business. Promoting a private business is a clear ethics violation.

Response: With respect to the allegation concerning the use of City Hall facilities and the inclusion of a private entity link on the City's website, such actions are not inherently prohibited. However, they may warrant further review if it can be demonstrated that they constituted an official endorsement, lacked a legitimate public purpose, or were not approved through proper procedures consistent with applicable law, including the Oklahoma Open Meeting Act.

Under the Oklahoma Open Meeting Act (25 O.S. §§ 301–314), all final decisions, actions, and votes by a public body must occur in an open session. While preliminary discussions may happen in closed executive sessions for specific sensitive matters, final, binding actions—such as a decision to link to web materials—cannot be made there and must be taken during a public meeting.

Comment:

While this was not a City-sponsored meeting, the City allowed the developer to hold the informational meeting at City Hall in effort to help advise the community about the project. There was no discussion or vote among the City Council at the meeting, and the City Council was not required to attend. There was no violation of the OMA.

T. 74, Ch. 62, App., Rule 4.4 Except as permitted by law or these Rules, a state officer or employee shall not use his or her State office (1) for his or her own private gain, (2) for the endorsement of any product, service or enterprise.

Appearance of Partiality: A city website linking to a private developer's site may be seen as endorsing the project before public hearings, potentially violating the principle that local officials should be objective, unbiased, and act in the public's interest.

Comments: You cited ethics rules under Oklahoma Ethics Rules. (A) website linking to a private company. Your argument: endorsement of private developer. There is no blanket prohibition of linking to private entities. However it becomes problematic if: it constitutes official endorsement, it lacks a public purpose, or it is not approved through the proper procedures. This is not automatically illegal. It becomes more problematic if the link promotes private interests without public benefit, no formal approval occurred or the city selectively favors one private entity.

Proof regarding this allegation: _____

The City Council did not make a decision to provide a link to the developer's website _____

~~This was an administrative decision based on requests from citizens for information. The City Manager placed information about the project on the City's website and also included a link to the developer's page that was dedicated to information about the project. This was not endorsing the project, only providing factual information. One City Council member encouraged this in an effort to to keep the public informed about the project.~~

City Policy and Neutrality: Government bodies are expected to remain neutral in regulating land use. When a municipal website links to a private entity's marketing materials rather than strictly informational, objective city-produced documents, it can be interpreted as an endorsement. **Comments: perception or interpretation is not a chargeable crime** No marketing materials were provided, only facts about the project that was _____
being proposed. There was nothing being marketed or sold. _____

Regarding the real estate brokering by the city manager, there is proof in black and white where she admits it to the mayor. This is also a misuse of taxpayer resources and a clear ethics violation.

Investigative response: Violations for a city manager brokering real estate. Possible violations would be a conflict of interest, misuse of office or potential violation of Oklahoma conflict of interest statutes and ethics statutes. Has to show that it was done in official capacity, Benefits a private party and uses city resources or influence. If you have documentation in writing, please add it to this document.

Providing false statements to the media about reasoning for rezoning land. **What statements were made that were false?**

Response: Being misleading is not automatically illegal. It becomes illegal if it involves: Fraud, Official falsification of records or Public safety violations. Concerning the water, it becomes problematic if there was a known risk and no notice. Evidence needed for this would be internal communications, Testing results and a timeline. Two whistleblowers claim they have evidence, however, one claims she was fired. She was, but not by Casteen as she alleges on social media. Casteen was not City Manager at the time of her firing and the other claims he was fired but actually quit when caught using his city vehicle for personal use.

Evidence for this claim: I have provided a report showing Mr. Cadle was driving the city vehicle in Tulsa at abnormal hours in the early morning. This was discussed with him over the phone and he then accused the water plant manager of falsifying reports. He then came in and told the cashier that he quit. I have provided a video of this.
Giving personal information about a private citizen to a private company.

Response: Please give name so that this can be confirmed and investigated for a crime. Must show that information was not public record or that the disclosure caused harm or violated statute. The allegation concerning the disclosure of personal information to a private entity likewise requires additional detail, including identification of the individual involved, the nature of the information disclosed, and whether such information was protected under applicable law.

Mr. Allen Prather requested through open records request information about the generators that were going to be used for the project. The City Manager requested information from the developer multiple times in an attempt to answer the question, and after receiving no answers finally emailed the ORR form (with Mr. Prather's personal information) to the developer asking if the information was known, or if they City should respond that no record was found. The release of Mr. Prather's address was done with no malicious intent. His address is commonly available.
Brokering real estate deals for a private company.

Response: Must be able to prove acting in official capacity, a private party benefited and used city resources. Written admission exists (you said it does) if so this claim would be the most actionable. However, licensed realtors have come forward with documents stating they brokered these deals, and city officials were not involved.
Evidence for this claim: _____

Using government resources for promoting a private company.

Long overdue yearly state mandated financial audit.

Assessment: Audits for cities are typically due by the end of the fiscal year, depending on that cities fiscal year if by June 30th or by December 31st. if the city misses the

Facts about this allegation: This claim is false. I have been contacted by the licensed realtor who made contact with the property owner in an attempt to broker the purchase with Beale. I have copies of contracts with the realtor who stated they made contact with several landowners about their properties and gave values to those properties. This realtor stated that the city manager had no part in any negotiations, nor did she reach out to land owners on their behalf. If you have evidence (you say you do) that would contradict this, it should be turned over to the Coweta Police Department. Proof regarding this allegation: _____

~~During a meeting with affected property owners, the City Manager listened to their concerns and asked if they would be willing to sell their property to the developer. They responded that they would, for the right price. The City Manager relayed this information to the developer. No other action was taken by the City Manager. Asking someone if they would be willing to buy or sell property does not constitute brokering a sale.~~ _____

The open records violations are for stating that the city did not have a copy of the NDA then stating there was only one then not maintaining city documents. The city manager also in black and white proves that she provided personal information to Beale and forwarded the records requests to Beale for them to determine how they wanted the city to respond. The city is also charging taxpayers search fees when state statute forbids it. They are charging excessive search fees because the law only allows for the direct cost of the personnel filling the request and cannot inflate that cost. The city charges \$55 per hour and I can assure you the city clerks are not paid anywhere near that amount hourly. All of this is clearly stated in state statutes. _____

~~All NDAs that were in the City's possession were provided at the time of the requests. There were two NDAs that were signed by the Mayor and Vice Mayor that were then handed over in person to a representative for the developer so that the agreement could be signed by the developer. The signed copies were never returned. The City later asked for signed copies and those were provided to anyone that requested them.~~

Investigation on this subject

~~The only concern was for the developer's sensitive information. The City was not concerned about the developer releasing information shared with them, as all information provided is public record. Information about the City that was shared was related to zoning procedures and system capacities regarding the City's water and sewer systems. This same information was provided to several individuals that appeared to be searching for DC sites. ee tt hed~~
The Oklahoma constitution states in ARTICLE XV that city council members must legally honor their oaths.

Regarding the city council not performing their job requirements and codes of conduct state statute 21 O.S. § 580.

Not providing NDA'S signed by both parties per open records request.
Not maintaining legal documents at city hall (NDA'S).

If the document is not in the City's possession, it cannot be provided. The signed copies were requested from the developer and were later provided. Allan Prather claims that the City Manager signed the only NDA in the City's history. Billy Embry stated to the City Manager in the presence of the mayor that he signed an NDA related to Walmart. The former City Attorney, David Weatherford, has stated that many NDAs were signed by previous administrations.

The Public Works Director makes a determination of whether a loss of pressure requires the need for a precautionary boil order. Please provide evidence of this occurrence.

Not warning citizens about possible water contamination after water main repairs.

Derogatory text messages about citizens and people with medical conditions.

Assessment: if the message is considered harassment, defamation or a violation of privacy laws could be considered a crime, however, a private comment not intended for public view in a private setting is more of a tacky, unprofessional comment but not considered a crime. Had she said this in a public forum like a page on Facebook, this could be considered civil depending on the intentions.

This was a private conversation released through an ORR. Any harm was created by those who released it on social media.

Putting a private company above the concerns of the community.

Comment: The process of bringing industry to a city is not a crime. There will always be those who oppose. The proposition was put up for vote by the council and the opposition had their chance to speak out on it. You will need to be more specific on how the concerns of a hundred citizens outweigh the concerns of a city of 14,000 residents. There are two sides to this.

Limiting who can comment on a Facebook post in their official capacity as vice-mayor. There was nothing in place that prevented anyone from commenting, it was only a request.

Charging taxpayers search charges on open records requests even though they cannot when it is for the good of the public.

The ORA allows charging when requests cause a disruption to normal operations except: taxpayers seeking to determine whether those entrusted with the affairs of the government are honestly, faithfully, and competently performing their duties as public servants. These requests were marked "personal"

Incorrect financial figures on city newsletters.

I have no idea what figures he may be talking about. The reports include the disclaimer "Unaudited"

Making false claims about items being budgeted for.

Comment: Need more. What false claims? What items?

If something is budgeted, it is not guaranteed to later be approved for completion. Cash flow and other priorities sometimes take precedence, and projects are routinely delayed as costs continue to rise.

Not following through on statements about projects being performed. As in stating that a splash pad is in the budget and will be built but then never building it.

Projects are often budgeted and then put on hold due to other priorities, such as public safety facilities. The City Council makes the final decision on budget priorities.

Not keeping citizens informed about city projects.

Response: The City Manager puts out a newsletter every month disclosing much of this information. Can you be more specific in this allegation and what it violates?

I spend hours on the CM report each month and it's very insulting for someone to say I don't keep them informed of city projects. Project updates are also provided at every City Council meeting and are public record on our website in the agenda center. Even so, there is no legal requirement to provide updates.

deadline, the state may impose penalties or the city might lose eligibility for certain grants. It is not uncommon for cities to turn these in late or fall behind. Here is a list of other cities and when their audits were turned in: Form 2643 for year 2024.

Bixby-2/12/2025

Broken Arrow-10/23/2025

Collinsville- 6/30/2025

Glenpool- 01/24/2025

Jenks- 04/12/2025

Owasso-10/19/2025

Sand Springs-05-09/2025

Skiatook- 05/09/2025

Tulsa-12/23/2025 I think this is supposed to be 12/23/24

Sperry- 05/02/2025

It is the norm for cities to be late on their audits, and the State Auditor's office is often multiple years behind on County audits. However, Coweta takes pride in rarely missing the deadline. FY24 was a few weeks late due to administrative issues after Roger Kolman resigned in 2023. Prior to that, Coweta's report was completed by the deadline for multiple years in a row, with the reports completed by the deadline, but sometimes not filed by the auditor for a few weeks later. The reports are available on the City's website and are available for inspection of the issue date, which is included in the Auditor's report.

The FY25 audit is complete and was accepted by the City Council on 5/4/26 and filed with the SAI office on 5/5/26.

Asking a private company how they want the city to respond to open records requests including offering to tell the requester no info found.

See above regarding Mr. Prather's ORR.

Forwarding open records requests from a citizen to a private company with no official government connection or purpose.

See above regarding Mr. Prather's ORR.

City council making decisions not in a public meeting. Example, deciding to postpone the data center vote not during a public meeting.

Response: This is not a criminal act, but can be a violation of the open meetings act. If the council takes a vote outside of a public meeting without proper notice, it can be challenged and the vote can be voided and the council could be subject to civil penalties.

Providing false statement about council members decision making. The city manager stated that the council requested a postponement but a couple of council members stated they did no such thing.

Response: do you recall which council members stated this? Did City manager state this to cause harm or intentionally misrepresent the council to defraud the public? Are these statements available?

The City's Agenda Policy allows any Council Member to request an item to be placed on the agenda by notifying the mayor or City Manager. Joshua Wilburn made a request to the City Manager that the vote be delayed to a future meeting to allow for additional information to be provided by the developer.

Failure to show honesty and respect for the dignity of each individual reflected in every word and action taken by Councilmembers, 24 hours a day, seven days a week. It is a serious and continuous responsibility.

Response: Several additional concerns raised in your correspondence below relate to matters of professionalism, leadership, communication, and public perception. While these are important considerations in the context of public administration, they do not, in and of themselves, constitute criminal violations unless supported by evidence of specific unlawful conduct.

Failure to build a solid reputation.

Failure to participate and be available.

Failure to keep integrity intact.

Failure to model a professional manner.

Acting in a self-righteous manner.

Failure to respect the community that they serve.
Not considering if their decision/statement/action will violate the trust, rights or goodwill of others.

Not considering if their conduct will destroy the public's trust in them.
Demonstrating conduct that will give others reason to distrust them.

Not listening and understanding the views of others.

Conduct causing public embarrassment to someone else.

Possible conflicts of interest by council members.

Lack of principles and practices of effective leadership and management; principles and practices of sound business communications; techniques of effective public relations.

Creating an adversarial atmosphere between city and community.

Comment: It seems this atmosphere was created by outside social media. Can you provide actions taken by the city manager that directly created an adversarial atmosphere?

Repeated attacks on the City Manager's reputation and spreading lies of sexual misconduct caused frustration that was vented to the other accused party. These were private remarks ~~release under an ORR that were then spread by protesters on social media. These posts are the source of any controversy., and were not caused by the City Manager.~~

Causing bad publicity towards the city.

Response: It could be argued that the "Fire Julie Casteen" Facebook page did more damage in this regard by allowing inflammatory comments claiming violations before any investigation was done.

Evidence showing Casteen provided bad publicity towards the city: _____

Refusal to answer questions from residents.

I answered or acknowledged most emails unless they involved personal attacks of my character. Repeated requests for my resignation did not deserve a response.

Refusal to Inquire into the conduct of any office, department or agency of the City, and investigate municipal affairs, or authorize or provide for such inquiries.

Response: Can you be specific on which department the city manager refused to investigate? _____

To my knowledge, not formal requests were made to investigate anything, which is why the City Council made the request.

The following questions seem more opinion-based and I am unable to determine a crime from what you are asking. I understand the comment that the City Manager apologized for on the gentleman with the breathing machine was lacking empathy, unprofessional and tacky, even though it was in a private setting that could be discovered; however, if you have a pattern of behavior that you could elaborate on, I still have no cause to charge a crime.

Several of the allegations below are traits or personal faults but not considered crimes.

Failure to lead the Council into an effective, cohesive working team.

Failure to serve as a model of leadership and civility to the community.

Failure to inspire public confidence in our government.

Failure to demonstrate honesty and integrity in every action and statement.

Comment: What was the statement that was made? I have to be able to review what was said and if it was misleading or an outright lie. Was this a public notice and if so, when was it released?

The Public Works Director makes a determination of whether a loss of pressure requires the need for a precautionary boil order. Mr. Dobbins feels this is required for every water line break. If this were true, every city in the US would likely need to have a continuous boil order in place.

Failure to hold city manager accountable for her actions.

Failure to correct city manager on inappropriate text messages to city council members.

Comment: This is an administrative action

Failure to address citizens concerns about the behavior and actions of the city manager.

Failure to report possible illegal behavior by city manager to appropriate authorities until months after citizens requested the council to do so.

Comment: Please list the council members I can interview who are aware of illegal behavior and have not reported it.

The only illegal actions I am aware of involve a city council member leaking information from an executive session. This has already been addressed.

Failure to hold fellow council members accountable for unethical behavior.

Comment: What was the unethical behavior? To investigate any crime, one needs to provide what crime was committed not just a statement that a crime was committed. Please elaborate

These actions are primarily misdemeanors and punishable by a fine of up to \$500 or 1 year in jail or a combination of both. If a citizen commits a crime they are typically held accountable and immediately issued a fine, or taken to jail. Then they have a court date set and are responsible for defending themselves. The frustration with the community is that it appears the city "leaders" are not held to the same standards. Even in the rare occasion city officials are prosecuted it is only after thorough investigations and then the taxpayer has to fund their defense. I have provided the state statutes that they have violated and I am curious to see if any action is taken. I have always stated my admiration for you and that I believe you to be a good man. I also understand the predicament you are being put in by having to investigate someone who is capable of firing you. Any online statements I have

Lack of exceptional written and verbal communication skills to convey ideas to Council and staff and to interact positively with city residents.

Lack of negotiation and problem-solving skills to handle difficult situations.

Lack of diplomacy when handling divisive issues.

Failure to establish and maintain effective working relationships with the City Council, all levels of City management, other governmental officials, community and civic organizations, employee organizations, employees, the media, and the public.

Failure to exercise tact and diplomacy in dealing with highly sensitive political, public policy, community and employee issues and situations.

Failure to honor the oath of office regarding the constitution.

Failure to protect first amendment rights.

Comment: Could be a violation if you can elaborate

~~Mr. Dobbins has complained of multiple ADA violations; while many of these do not presently apply to the City of Coweta, such as providing video of City Council meetings, the City Manager has attempted to provide accommodations, resulting in several thousand dollars of public funds spent in pursuit of complying with Mr. Dobbins' requests.~~

Creating a fear of first amendment retaliation.

A new sound system and video camera has been installed in the Council Chambers.
We also provided sign language services at two meetings at the request of the protesters.
~~This was a cost of about two thousand dollars which appeared to be unwarranted.~~

Lying to the public on social media about requirement to replace private water lines.

Comment: Do you have documentation or a copy of this social media post?

~~Mr. Dobbins claimed we were informing citizens that they had to replace their lead or copper pipes. The post and comments are attached. Mr. Dobbins appears to have deleted his comments because we responded to one that is no longer there.~~

Lying to the public about providing public notice of possible water contamination to affected areas.

The comment that Mandy Vavrink made about the EPA deadline to to remove lead and copper pipes was removed because the EPA guidelines are vague. However, the EPA will require this by 2037. The City may be required to pay for this. Nothing was stated about citizens being required to pay. See attached comments and info on the guidelines.

Mr. Michael Dobbins,

This correspondence is in response to the concerns and allegations outlined in your letter addressed to the Chief of Police. Your submission has been carefully reviewed, and the issues you raised have been organized into specific categories to allow for a clear and structured evaluation.

At the outset, it is acknowledged that you have indicated the existence of supporting documentation for your claims. You are encouraged to provide any such materials, as the ability to assess potential violations is dependent upon the availability of verifiable evidence and sufficient factual detail.

With respect to the allegation concerning the use of City Hall facilities and the inclusion of a private entity link on the City's website, such actions are not inherently prohibited. However, they may warrant further review if it can be demonstrated that they constituted an official endorsement, lacked a legitimate public purpose, or were not approved through proper procedures consistent with applicable law, including the Oklahoma Open Meeting Act.

Regarding the assertion of ethics violations tied to the appearance of partiality or endorsement of a private entity, there is no categorical prohibition against referencing or linking to private organizations. That said, concerns may arise if such actions create the appearance of favoritism or are inconsistent with established ethical standards governing the use of public office. Any determination in this regard will depend on the specific facts and context.

In reference to the allegation that the City Manager engaged in real estate brokering activities, this matter would require evidence demonstrating that such actions were undertaken in an official capacity, involved the use of public resources or influence, and resulted in a benefit to a private party. If documentation exists supporting this claim, it should be submitted for review, as such evidence would be central to any further inquiry.

Your concerns regarding compliance with the Oklahoma Open Records Act have been noted. These include allegations of inconsistent statements about the existence of records, failure to maintain documents, improper sharing of information with private entities, and the assessment of fees. Each of these issues requires a fact-specific analysis, including review of record retention practices, correspondence, and the basis for any fees charged. Supporting documentation will be necessary to evaluate whether any statutory violations have occurred.

With respect to allegations involving statements made by City officials, it is important to note that not all inaccurate or disputed statements rise to the level of a legal violation. For such statements to constitute a violation, there must generally be evidence of intentional misrepresentation, fraud, or a resulting impact on public safety or legal rights.

The allegation concerning the disclosure of personal information to a private entity likewise requires additional detail, including identification of the individual involved, the nature of the information disclosed, and whether such information was protected under applicable law.

Concerns related to Open Meeting Act compliance, including decisions allegedly made outside of public meetings, may constitute civil violations if substantiated. Such matters are subject to review based on meeting records, notices, and any documented actions taken by the governing body.

Several additional concerns raised in your correspondence relate to matters of professionalism, leadership, communication, and public perception. While these are important considerations in the context of public administration, they do not, in and of themselves, constitute criminal violations unless supported by evidence of specific unlawful conduct.

It is also noted that allegations involving public safety issues, including notification of potential water contamination, would require substantiation through records such as internal communications, testing data, and timelines of any actions taken.

At this time, no determination of criminal conduct can be made based solely on the information provided. Any further evaluation or investigation will require detailed, specific, and verifiable evidence supporting each allegation.

Your concerns have been documented, and any additional information you provide will be reviewed in accordance with applicable laws and procedures. Should sufficient evidence be presented indicating a potential violation of law, the matter will be addressed through the appropriate legal and administrative channels.

Thank you for bringing these matters forward.

Respectfully, Sgt. C. McCollough #501

A little more (sorry).

From Mike Dobbins <plumberdobbins@gmail.com>
Date Thu 5/14/2026 2:31 PM
To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

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

I forgot to mention that another open records violation is the fact that there are two different NDA's from Julie Casteen. One dated 6/6/24 and one dated 5/20/24. This could also be falsifying documents.

Also I emailed an open records request on April 19th 2026 requesting copies of open records request forms submitted for 2025 and 2026. I have received a handful of the documents so far and one of those is the form that I submitted on the 19th. However it is missing the date at the top. The original document that I submitted has the date filled in properly. The receipt of the request provided to me by the city clerk also has the date at the top. I have the security details of the emails to ensure the accuracy of my statement. I believe this to be either an open records violation or falsification of documents. This is the only document that is missing the date and could be interpreted as a means to justify delaying the filing of the request. This may seem like a minor thing but if a clerk is willing to change a document what else are they doing behind closed doors? The clerks are responsible for all of the city's records, this carries great responsibility.

Another open meeting violation amongst possible other types of violations is anything decided or information kept from the citizens regarding project Atlas. The NDA's are not legal and therefore the city had no right to keep the information from the public. The following is from:

Reginald C. Armor
Office of Jack Thorp, District Attorney
Assistant District Attorney
27th Prosecutorial District
307 East Cherokee
Wagoner, Oklahoma 74467

I have reviewed the attached NDA. This is a standard unilateral NDA. It is designed for use in the private sector and without substantial government carve-outs, it is not compliant with the law. Here are the primary compliance issues with this NDA:

Choice of Law: This NDA chooses Delaware as a forum for law and venue. The County cannot agree to an out-of-state choice of law or litigation forum. A contract or agreement with the County must be governed by Oklahoma law, and while the venue can technically be any District Court in Oklahoma, it really ought to be Wagoner County.

Concealment of the very existence of discussions is overbroad and problematic: The form requires the County to keep "the existence of any discussions" confidential. That is a pretty broad ask, and it could run afoul of OMA's structural requirements down the line. (e.g., if the BOCC needs to list items for discussion when action is contemplated or identifies the general issue in a notice of executive-session it will violate this agreement).

The NDA itself is Overbroad: ORA already provides targeted tools, and a private NDA cannot expand secrecy beyond what the statutes allow. I can provide specific examples of this, but the point is if an NDA includes overbroad confidentiality provisions that go beyond the legal boundaries of public-records law or impede the disclosure of information that must be made public under OMA or ORA, it is legally problematic. This NDA does that in several of its provisions.

(No subject)

From Chuck McCollough <chuckmc501@gmail.com>
Date Mon 6/1/2026 7:15 AM
To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

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




kraftheinz.com **Shop now**

Homemade Taste

2.5K 69

 **FIRE JULIE CASTEEN (F... · Join ... X**
Mike Dobbins · 1d · 

These are emails between Beale Infrastructure and Crossroads Communication, the company that handles the city's PR work like Facebook, newsletters and media releases. We were told by the city manager that the city council requested a postponement on voting on the rezoning for the data center. I was told by two council members in emails that they either didn't know about the postponement or didn't want it. I was told by a third council member on the phone that he didn't know about it. And believe it or not the mayor and vice-mayor wouldn't answer my questions about it. I was told by the same guy from Beale that wrote this email that Beale didn't want it postponed. This should go to prove how cozied up the city manager, mayor and vice-mayor were to Beale. The fact that the statement that our city manager released to the public had to be corrected and approved by Beale before it could be released is crazy. Just imagine how bad it would have gotten once the project was approved and beale didn't need anything from the city anymore. They would have had total control of the town. In my opinion this just goes to further prove just how incompetent our city leadership is and the total lack of ethics. The city manager has no problem with outright lying to the citizens.

Sent from my iPhone

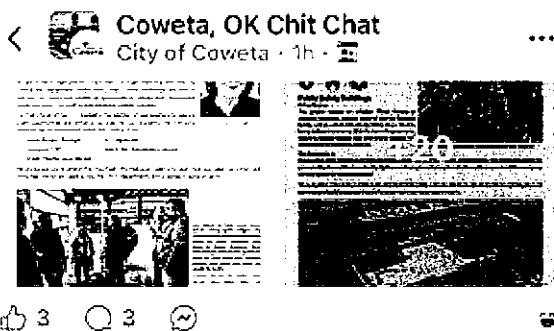
(No subject)

From Chuck McCollough <chuckmc501@gmail.com>
Date Mon 6/1/2026 7:16 AM
To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

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

10:00

5G 100



Newest

Megan Foster · 8m · All-star contributor
If she knew she had things due during scheduled PTO, the responsible thing to do would to have them done before or to delegate them throughout her absence. She gets way too much PTO for things to be neglected during vacations.

Reply

Jasmine Brown · 57m · All-star contributor
No surprise Casteen is too lazy to use canva and uses AI.

Reply 2

Megan Foster · 8m · All-star contributor
Jasmine Brown there are local artists who could definitely benefit from being hired by the City of Coweta

Reply

Write a comment...

Sent from my iPhone

(No subject)

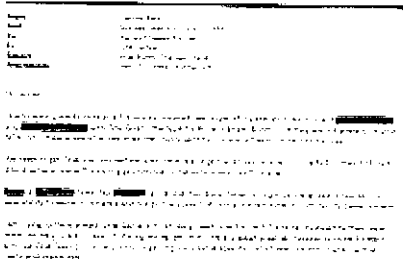
From Chuck McCollough <chuckmc501@gmail.com>
Date Mon 6/1/2026 7:17 AM
To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

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

5:09


5G 100%


 **FIRE JULIE CASTEEN (Formerly Say NO)** · Join
Mike Dobbins · 20m · 




👍 5 💬 3 🔄 🗨️

Newest ▾

 **Juliane Spinuzzi** · 8m
Infuriating.
Reply 👍 💬

 **Zack Brown** · 13m
Be careful, her boyfriend brother will yell at you and say she's not a criminal
Reply 👍 💬

 **Jake Pipinich** · 18m
Looks criminal to me. Complete dereliction of duty and outright fraud against the taxpayers.
Reply 🗨️ 4 👍 💬

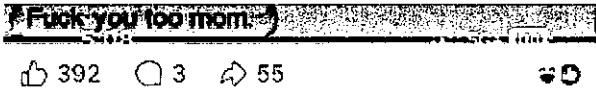
 Write a public comment... 🗨️ 📁 😊

Sent from my iPhone

(No subject)

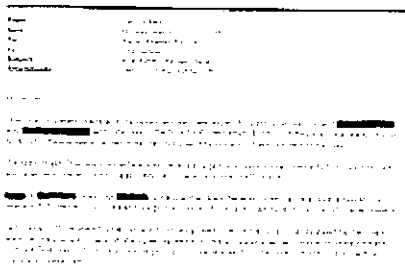
From Chuck McCollough <chuckmc501@gmail.com>
Date Mon 6/1/2026 7:18 AM
To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

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



FIRE JULIE CASTEEN (F... · Join ... X
Mike Dobbins · 19m · 🌐

It would appear that the city manager wasn't the only city employee working for beale. And it's pretty obvious who was actually running the show. First you have the city manager forwarding opens records to them, then the city manager asked them how she should answer the request. Then she started working in real estate for them. There's also the community/economic development director handling the natural gas issues for them. But not before she gets permission, not from her supervisor at the city, but Beale Infrastructure. It also appears that not only did the city sign an NDA but they are making sure everybody else does as well. So why are the city manager and her staff doing the work for a private company? This seems like a huge waste of taxpayer resources. But I'm sure the city council will set her straight like they always do.



5 3 55

Dan Dekkinga · Follow ... X

Sent from my iPhone

(No subject)

From Chuck McCollough <chuckmc501@gmail.com>
Date Mon 6/1/2026 7:18 AM
To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

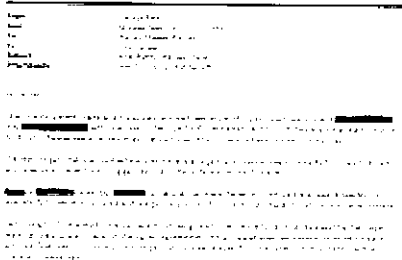
[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.



392 3 55

FIRE JULIE CASTEEN (F... · Join ... X
Mike Dobbins · 19m ·

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5 3

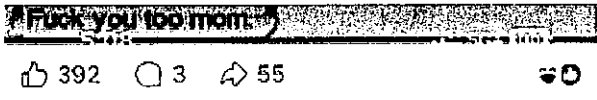
Dan Dekkinga · Follow

Sent from my iPhone

(No subject)

From Chuck McCollough <chuckmc501@gmail.com>
Date Mon 6/1/2026 7:18 AM
To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

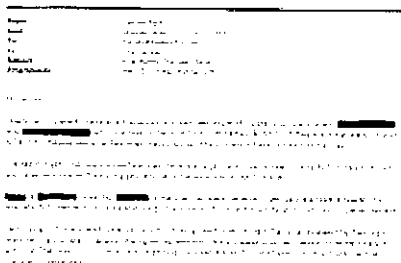
[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.



392 3 55

FIRE JULIE CASTEEN (F... · Join ... X
Mike Dobbins · 19m ·

It would appear that the city manager wasn't the only city employee working for beale. And it's pretty obvious who was actually running the show. First you have the city manager forwarding opens records to them, then the city manager asked them how she should answer the request. Then she started working in real estate for them. There's also the community/economic development director handling the natural gas issues for them. But not before she gets permission, not from her supervisor at the city, but Beale Infrastructure. It also appears that not only did the city sign an NDA but they are making sure everybody else does as well. So why are the city manager and her staff doing the work for a private company? This seems like a huge waste of taxpayer resources. But I'm sure the city council will set her straight like they always do.



5 3

Dan Dekkinga · Follow ... X

Sent from my iPhone

(No subject)

From Chuck McCollough <chuckmc501@gmail.com>
Date Mon 6/1/2026 7:19 AM
To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

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

12:32 5G 99
Messenger

< FIRE JULIE CASTEEN (Formerly Say NO) - Join
Mike Dobbins · 6d ·

Sandra Stringer Geneva Carlile · 6d
How much rottener can they get? The whole bunch needs to go.
Reply 1

Mike Dobbins · 6d · Author
Sally Robl I admit that a couple of them have asked a couple of questions lately but it seems to only be after a citizen asked questions first. I used to think that the two newest council members might be ok until they voted to give the city manager a raise instead of holding her accountable. It was unanimous. Nobody at city hall is doing anything to repair the relationship with the citizens. The city manager shares a bid for a contract with a competitor and what happened? Absolutely nothing. Every news story about the town is negative and involves the same three individuals. The worst part is the citizens are paying a company over \$38,000.00 a year to be the PR firm. But we can't afford to put a paper towel holder at the sports complex.
Reply 3

Write a public comment... 🗨️ 🗨️ 🗨️


Sent from my iPhone

(No subject)


From Chuck McCollough <chuckmc501@gmail.com>
Date Mon 6/1/2026 7:20 AM
To Charles McCollough <cmccollough@cityofcoweta-ok.gov>


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



12:32 5G 39
Messenger
<  FIRE JULIE CASTEEN (Formerly Say NO) - Join
Mike Dobbins · 6d · 

 Sally Robl · 6d
While I agree with a lot of what you've said here, I have to respectfully disagree with your statement that the council is automatically approving everything. I've seen a shift since the DC debacle. Donald has asked some really good questions and has suggested postponing some things so they aren't rushed through. I've noticed that they appear to be more attentive and seem to be thinking more when new things are proposed. I have hope in some but obviously not in some others! I think if we could get new leadership, we have a chance to make some real progress.

Reply  6  

 Sandra Stringer Geneva Carlile · 6d
How much rottener can they get? The whole bunch needs to go.

Reply  1  

 Mike Dobbins · 6d ·  Author
Sally Robl I admit that a couple of them have asked a couple of questions lately but it seems to only be after a citizen asked questions first. I used to think that the two newest council members might be ok

 Write a public comment...   

Sent from my iPhone

(No subject)

From Chuck McCollough <chuckmc501@gmail.com>
Date Mon 6/1/2026 7:21 AM
To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

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

12:32 5G+ 99
Messenger

< FIRE JULIE CASTEEN (Formerly Say NO) - Join
Mike Dobbins · 6d ·

Rondell Brown · 6d
Broken Arrow Sentinel the FBI agent (female) I talked to said they can't charge and she couldn't believe it and got pissed..... Well you could definitely tell in her voice and attitude that's all I know. It was a recorded conversation like all of them for the past 2yrs that I been reporting. 🙄

Reply 2

Mike Dobbins > Rondell Brown · 6d ·
Rondell Brown I'm starting to think maybe the city management want to get in trouble. All evidence points that way and none of their decisions make sense. They think city hall is their personal space and the rules don't apply there.

Reply 3

Rondell Brown > Mike Dobbins · 6d
Mike Dobbins that's basically what the female agent got pissed off at when I mentioned it probably cause it adds to their investigation more 😊



Reply 3


Write a public comment... 🗨️ 📎 😊


(No subject)

From Chuck McCollough <chuckmc501@gmail.com>
Date Mon 6/1/2026 7:22 AM
To Charles McCollough <cmccollough@cityofcoweta-ok.gov>



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

12:30 5G 99
Messenger
<  **FIRE JULIE CASTEEN (Formerly Say NO) - Join** ...
Mike Dobbins · 6d · 

Reply  3  


 **Jeff Kraft** · 6d
Aren't next steps to file a lawsuit and a complaint with Ok attorney general Drummond? (anyone reached out to Guerrilla publishing-Ron Durbin?)

Reply  1  

 **Mike Dobbins** · 6d ·  Author
Jeff Kraft Some violations have been reported and others I'm waiting on the requests to be filled before lawsuits. Everyday they fail to fill the requests and don't fill them properly just makes my case stronger. I tried everything I could think of to avoid it but refuse to comply.I provided every state statute so that makes it wilfull so it's both civil and criminal now. For some reason when they break the law it takes forever for anything to happen. If we break a law it's immediate.

Reply  2  

[View 1 reply](#)

 **Broken Arrow Sentinel** · 6d · [Follow](#)
FOI Oklahoma

 Write a public comment...   

(No subject)

From Chuck McCollough <chuckmc501@gmail.com>
Date Mon 6/1/2026 7:24 AM
To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

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

12:29 5G 99
 Messenger
 FIRE JULIE CASTEEN (Formerly Say NO) - Join
 Mike Dobbins · 6d ·

that don't align with her and the council only appoints people that will allow her to do as she pleases. The council meetings have become a Jerry Springer episode of the city manager being rude, the mayor throwing temper tantrums and the rest of the council automatically approving anything the city manager tells them to. If it weren't for the handful of citizens asking questions during the meetings no questions would even be asked. What is the point of having a council if they approve everything with no knowledge of anything and allow the city to crumble around them. Evidently their only concern is who gets to hold the giant scissors at ribbon cutting ceremonies.

26 25 4

Newest

Broken Arrow Sentinel · 6d · Follow
 Here is the actual act ... read through it
<https://govt.westlaw.com/okjc/Browse/Home/Oklahoma/OfficialOklahomaStatutes?guid=N5DF550F0C69011DB8F04FB3E68C8F4C5&transitionType=Default&contextData=%28sc.Default%29>
 gov.westlaw.com
 Attention Required! | Cloudflare

Write a public comment...

Sent from my iPhone

(No subject)

From Chuck McCollough <chuckmc501@gmail.com>
Date Mon 6/1/2026 7:24 AM
To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

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

12:29 5G 89
Messenger
< FIRE JULIE CASTEEN (Formerly Say NO) - Join ...
Mike Dobbins - 6d -

The city is now requiring an explanation as to how your information requests are used to determine if the city is performing their duties. So now they can decide what they can be investigated on by the police, and demand that you tell them what you are investigating with open records requests or you have to pay them a large sum of money and don't receive your documents for months. Our city is doing everything they can to limit inquiries into their affairs. How do they expect anybody to trust anything they do? Their actions only continue to point to them hiding things from the citizens. None of this is allowed per state statute. I was told by the city attorney that he would decide if he was persuaded to accept my opinion. I provided him with state statutes, attorney general opinions and court cases. How can he demand that you have to persuade him to follow the law? This is the person that we are paying to give legal advice to the city. I can't tell you how much we are paying him because that request hasn't been filled either. How has our city gotten to the state it's in? My guess is that the city manager has surrounded herself with people that she knows will never disobey her. She has weeded out the city council members that don't align with her and the council only appoints people that will allow her to do as she pleases. The council meetings have become a Jerry Springer episode of the city manager

Write a public comment... GIF

Sent from my iPhone

(No subject)

From Chuck McCollough <chuckmc501@gmail.com>
Date Mon 6/1/2026 7:24 AM
To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

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



No Data Centers
May 7 · 🌐



👍 74 💬 71 🔄 5 🌐

Steve Moose Bowen · 2w
Coweta can't heal if you keep posting this crap

Reply 🌟 16 🗨️ 🗨️

Write a public comment... 📷 😊

Mike Dobbins
6d · 🌐

The city is now requiring an explanation as to how your information requests are used to

Join group



Sent from my iPhone

(No subject)

From Chuck McCollough <chuckmc501@gmail.com>
Date Mon 6/1/2026 7:25 AM
To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

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

12:27 5G 90
Messenger
< FIRE JULIE CASTEEN (Formerly Say NO) - Join
Mike Dobbins · 1d ·

Zack Brown · 1d · by Author
Seen the city manager out and about the other day. I don't think I could show my face around town knowing everyone hates me. That's a different type of shameless

Reply 5

Steve Moose Bowen · 1d
Zack Brown so she's supposed to hide from people. There are still people that support her. I'm sure you will continue to see her until she is no longer city manager no matter how long that is.

Reply

Zack Brown > Steve Moose Bowen · 16h
She is miserable 😞😞😞 you can see it on her face. I know you guys gotta do the "strong front" thing and refuse accountability, but cmon!

Reply

Steve Moose Bowen > Zack Brown · 18h
Zack Brown she is not miserable and there was never a big bag of

Write a public comment... 🗨️ 📷 😊

(No subject)

From Chuck McCollough <chuckmc501@gmail.com>
Date Mon 6/1/2026 7:26 AM
To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

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

12:27 5G 80
Messenger
< FIRE JULIE CASTEEN (Formerly ...
Say NO) · Join
Mike Dobbins · 1d ·

Mike Dobbins · 18h · Author
Steve Moose Bowen She should be good at hiding at least. She hid the project from the town for a year and a half.
Reply

MysticalFalcon3794 · 18h · Nickname
Steve Moose Bowen that's true unfortunately we will see her out and about. Hopefully fired well before her retirement. Or jailed. Tsk tsk. OSBI investigating likely won't end well for her.
Reply

Zack Brown · 1d
I think that's when she retires and moves to her 5 acres in Arkansas. I'm just saying, if I was as miserable as her, so close to getting a big bag under the table, and then it fall through, I couldn't show my face around town. Like I said, a whole different type of shameless
Reply 1

Robin Sisco · 1d
Write a public comment... 🗨️ 🗨️ 🗨️

Sent from my iPhone

(No subject)

From Chuck McCollough <chuckmc501@gmail.com>
Date Mon 6/1/2026 7:27 AM
To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

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

12:22 5G 91
 Messenger
 FIRE JULIE CASTEEN (Formerly Say NO) - Join
 Mike Dobbins · 15h ·

I was under the understanding that the city council couldn't have meetings without notice to the public and without the public being able to attend. They wised up to this and started only meeting two at a time thinking that wouldn't qualify as a quorum. Unfortunately for them their lawyer is evidently as incompetent as they are. It's called a walking quorum and it's illegal. Our city management is actively trying to circumvent laws. This is a willful violation and that means it's criminal. So I am going to file criminal complaints and if you don't like what they are doing you can consider doing the same thing. By providing the proof in black and white and publicly I don't see how the authorities cannot immediately hold them accountable.

From: Mike Dobbins
 To: Donald Smith, Joshua Kibbutz, Jesse Boudette, Lauren Hayes
 Cc: Charles McCollough, Charles Foster, Tara Roberts, Aaron Gray, Kelsey Strickland
 Subject: Development Discussion

The meeting on the subject of emergency Easements had no public access. All are MS Green
 Meeting on the subject of Easements: [https://www.cityofcoweta-ok.gov/Meeting/Details/171](#)
 Easement meeting: [https://www.cityofcoweta-ok.gov/Meeting/Details/171](#)
 Meeting on the subject of Easements: [https://www.cityofcoweta-ok.gov/Meeting/Details/171](#)
 Meeting on the subject of Easements: [https://www.cityofcoweta-ok.gov/Meeting/Details/171](#)
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 Meeting on the subject of Easements: [https://www.cityofcoweta-ok.gov/Meeting/Details/171](#)

Write a public comment... CC GIF

(No subject)

From Chuck McCollough <chuckmc501@gmail.com>
Date Mon 6/1/2026 7:29 AM
To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

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



Sent from my iPhone

Real Estate & Records

1 message

Darren Blanchard <NatureBoyFarm@protonmail.com>

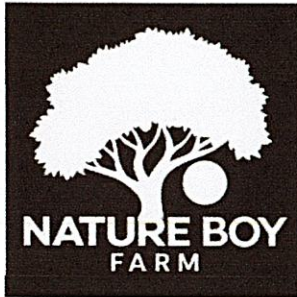
Wed, May 6, 2026 at 8:23 PM

To: "Kathf2011@gmail.com" <Kathf2011@gmail.com>

The landowner(s) that Chief Bell needs to talk to are Sharon Heymans and George & Sylvia Frost. I am highly certain it is the Heymans' that are cited in the text between Casteen and Hogue.

Clifton Adcock, a journalist from The Frontier, has Casteen recorded saying on 10/28/25 the City does not have a copy of the NDA via Beale Infrastructure. I have ran it by Mr. Adcock, and he is comfortable in speaking with law enforcement. Ultimately, Patrick Boulden did produce the NDA for Mr. Adcock, but it goes back to the idea of "willful neglect" in respect to the Open Records Act. Mr. Adcock can be reached at (918) 407-9834 to produce the recording for Chief.

Called 5/14 @ 12:33p left message



DARREN BLANCHARD

Owner & Grower

📞 (918) 630-7386

✉ NatureBoyFarm@protonmail.com

📍 Mounds, OK

Sent with Proton Mail secure email.

Fw: Julie Casteen

From CPD Admins <cpdadmins@cityofcoweta-ok.gov>
Date Tue 5/12/2026 1:38 PM
To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

From: Sylvia Frost <sfrost0625@gmail.com>
Sent: Thursday, May 7, 2026 1:23 PM
To: CPD Admins <cpdadmins@cityofcoweta-ok.gov>
Subject: Julie Casteen

[You don't often get email from sfrost0625@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Good morning, Chief Bell.

This is Sylvia Frost. We own the property immediately south of the proposed data center.

I wanted to inform you that we were never contacted by Julie Casteen about selling our property nor have we ever had any interaction with her. Beale did approach us about buying our property if the data center was approved.

George and I appreciate everything that you and your staff do to keep Coweta a safe and prosperous city.

Thanks and best regards,
Sylvia Frost

Fwd: Project Atlas - Draft Purchase and Sale Agreement (16622 S. 305th East Avenue, Coweta)

From **Kathy Ahlstrom** <kathyahlstrom@yahoo.com>
Date Tue 5/5/2026 4:28 PM
To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

 2 attachments (2 MB)

Blue Owl - Project Atlas - Frost Purchase and Sale Agreement [Executed].pdf; Redline - Frost Purchase and Sale Agreement [Executed] vs. KA version.pdf;

You don't often get email from kathyahlstrom@yahoo.com. [Learn why this is important](#)

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

Sgt. McCollough,

Attached is the emails between Beales attorney, myself and the Frost. In the attached contract you will find myself and brokerage as the selling agent.

On the Heymans property. They reached out to me wanting a fair market value of the subject which I gave at 1.3 million. When I met with Beale at the Frost property I advised them of the value before they met with the Heymans.

I set the ground work for them acquiring the properties. I believe the Heymans used their own attorney to review their contract before executing.

No one from the city approached me to do this. I did it to help some people to achieve the best price for their property should the data center have been approved.

Thank you

Kathy Ahlstrom
Keller Williams Preferred
918-844-6465

Begin forwarded message:

From: "Huynh, To Nhu" <THuynh@gibsondunn.com>
Date: January 28, 2026 at 4:00:53 PM CST
To: Kathy Ahlstrom <kathyahlstrom@yahoo.com>
Cc: Sylvia Frost <sfrost0625@gmail.com>, Lauren Harvey <lharvey@bealeinfra.com>, Drew Goldsmith <drew.goldsmith@blueowl.com>, Leana Sossikian <lsossikian@bealeinfra.com>, legal@bealeinfra.com, "Graiwer, Stuart A." <SGraiwer@gibsondunn.com>, "Kwon, Sarah" <SKwon@gibsondunn.com>
Subject: Project Atlas - Draft Purchase and Sale Agreement (16622 S. 305th East Avenue, Coweta)

Kathy,

The seller's comments have been accepted and incorporated into the PSA. Attached is the final PSA, fully signed by the seller, the buyer and the escrow agent. For ease of reference, we have also included a comparison against the version you last circulated.

Please note that the title company has been updated to Fidelity National Title Company, consistent with the term sheet. Let us know if you have any questions. We will provide confirmation once the deposit has been received by Fidelity.

Regards,

To Nhu Huynh
Associate Attorney

T: +1 346.718.6708 | M: +1 832.712.6187
THuynh@gibsondunn.com

GIBSON DUNN
Gibson, Dunn & Crutcher LLP
811 Main Street Suite 3000, Houston, TX 77002-6117

From: Huynh, To Nhu
Sent: Friday, January 9, 2026 8:57 PM
To: Kathy Ahlstrom <kathyahlstrom@yahoo.com>; Lauren Harvey <lharvey@bealeinfra.com>
Cc: Sylvia Frost <sfrost0625@gmail.com>; Drew Goldsmith <drew.goldsmith@blueowl.com>; Leana Sossikian <lsossikian@bealeinfra.com>; legal@bealeinfra.com; Graiwer, Stuart A. <SGraiwer@gibsondunn.com>; Kwon, Sarah <SKwon@gibsondunn.com>
Subject: RE: Project Atlas - Draft Purchase and Sale Agreement (16622 S. 305th East Avenue, Coweta)

Hello Kathy,

Thank you very much for your comments. We are reviewing and will revert. We will hold the sellers' signatures in escrow pending sign-off of the PSA by all the parties.

Regards,

To Nhu Huynh
Associate Attorney

T: +1 346.718.6708 | M: +1 832.712.6187

THuynh@gibsondunn.com

GIBSON DUNN

Gibson, Dunn & Crutcher LLP
811 Main Street Suite 3000, Houston, TX 77002-6117

From: Kathy Ahlstrom <kathyahlstrom@yahoo.com>
Sent: Wednesday, January 7, 2026 8:14 PM
To: Lauren Harvey <lharvey@bealeinfra.com>
Cc: Huynh, To Nhu <THuynh@gibsondunn.com>; Sylvia Frost <sfrost0625@gmail.com>; Drew Goldsmith <drew.goldsmith@blueowl.com>; Leana Sossikian <lsossikian@bealeinfra.com>; legal@bealeinfra.com; Graiwer, Stuart A. <SGraiwer@gibsondunn.com>; Kwon, Sarah <SKwon@gibsondunn.com>
Subject: Re: Project Atlas - Draft Purchase and Sale Agreement (16622 S. 305th East Avenue, Coweta)

On Tuesday, January 6, 2026 at 11:00:55 PM CST, Lauren Harvey <lharvey@bealeinfra.com> wrote:

Thank you, Kathy. Please give me a call if you guys have any questions.

Best,
Lauren

Beale
Infrastructure

Lauren Harvey
Director, Development

781 385 0390 www.bealeinfra.com

On Mon, Jan 5, 2026 at 4:57 AM Kathy Ahlstrom <kathyahlstrom@yahoo.com> wrote:

Good morning,

I misunderstood and Sylvia Frost will not be back in town until Wednesday, and I will meet with her at that time to review the offer and sign.

We apologize for the inconvenience, but she does not have email on her phone.

Thank you,
Kathy

On Wednesday, December 31, 2025 at 08:11:27 AM CST, Kathy Ahlstrom <kathyahlstrom@yahoo.com> wrote:

Good morning,

I will review this with the Frost and will have an updated copy back to you by Monday, January 5th.

Thank you,

Kathy

On Tuesday, December 30, 2025 at 04:30:28 PM CST, Huynh, To Nhu <thuynh@gibsondunn.com> wrote:

Kathy,

We represent Blue Owl/Beale in connection with its proposed acquisition of the property located at 16622 S. 305th East Avenue, Coweta, Oklahoma. Attached for your review is a draft of the Purchase and Sale Agreement. The attached draft remains subject to our client's review and comments in all respects.

We look forward to your comments and are happy to discuss any questions you may have.

Regards,

To Nhu Huynh

Associate Attorney

T: +1 346.718.6708 | M: +1 832.712.6187

THuynh@gibsondunn.com

GIBSON DUNN

Gibson, Dunn & Crutcher LLP

811 Main Street Suite 3000, Houston, TX 77002-6117

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These are the charges (questions) brought by Mr. Dobbins. I have taken his letter and turned it into a questionnaire directly from his written statement, so that I may get an answer or response to each allegation for clarification (Responses in Bold). I only added the lines for my response or for a response from whom I get the answer from. Sgt. C. McCollough #501

Email Written to Chief of Police by Mike Dobbins:

This is a list of some of the issues with the city that I believe should be looked into or corrected. There are many more but I don't want this list any longer than it already is. I have proof or examples of everything I have written down and will be more than happy to provide it to whomever might want it. I did not include every state statute as I'm sure you are way more familiar than I am with them. I am also looking into some other possible illegal actions but am still waiting on open records requests that city hall has still not provided me.

Regarding the city allowing Beale to use city hall for an open house and providing a link to a private company on a government website. The city did not approve the weblink in a public meeting. The city cannot provide a link without it having a specific city related function. The weblink must also provide a disclaimer stating that you are leaving the city website and the purpose of the weblink. Any government property must solely be used for government purposes. Allowing a private company to hold an open house at city hall is not official government business. Promoting a private business is a clear ethics violation.

Response: With respect to the allegation concerning the use of City Hall facilities and the inclusion of a private entity link on the City's website, such actions are not inherently prohibited. However, they may warrant further review if it can be demonstrated that they constituted an official endorsement, lacked a legitimate public purpose, or were not approved through proper procedures consistent with applicable law, including the Oklahoma Open Meeting Act.

Under the Oklahoma Open Meeting Act (25 O.S. §§ 301–314), all final decisions, actions, and votes by a public body must occur in an open session. While preliminary discussions may happen in closed executive sessions for specific sensitive matters, final, binding actions—such as a decision to link to web materials—cannot be made there and must be taken during a public meeting.

Comment:

While this was not a City-sponsored meeting, the City allowed the developer to hold the informational meeting at City Hall in effort to help advise the community about the project. There was no discussion or vote among the City Council at the meeting, and the City Council was not required to attend. There was no violation of the OMA.

Providing false statements to the media about reasoning for rezoning land. **What statements were made that were false?**

Response: Being misleading is not automatically illegal. It becomes illegal if it involves: Fraud, Official falsification of records or Public safety violations. Concerning the water, it becomes problematic if there was a known risk and no notice. Evidence needed for this would be internal communications, Testing results and a timeline. Two whistleblowers claim they have evidence, however, one claims she was fired. She was, but not by Casteen as she alleges on social media. Casteen was not City Manager at the time of her firing and the other claims he was fired but actually quit when caught using his city vehicle for personal use.

Evidence for this claim: I have provided a report showing Mr. Cadle was driving the city vehicle in Tulsa at abnormal hours in the early morning. This was discussed with him over the phone and he then accused the water plant manager of falsifying reports. He then came in and told the cashier that he quit. I have provided a video of this.

Giving personal information about a private citizen to a private company.

Response: Please give name so that this can be confirmed and investigated for a crime. Must show that information was not public record or that the disclosure caused harm or violated statute. The allegation concerning the disclosure of personal information to a private entity likewise requires additional detail, including identification of the individual involved, the nature of the information disclosed, and whether such information was protected under applicable law.

Mr. Allen Prather requested through open records request information about the generators that were going to be used for the project. The City Manager requested information from the developer multiple times in an attempt to answer the question, and after receiving no answers finally emailed the ORR form (with Mr. Prather's personal information) to the developer asking if the information was known, or if they City should respond that no record was found. The release of Mr. Prather's address was done with no malicious intent. His address is commonly available.

Brokering real estate deals for a private company.

Response: Must be able to prove acting in official capacity, a private party benefited and used city resources. Written admission exists (you said it does) if so this claim would be the most actionable. However, licensed realtors have come forward with documents stating they brokered these deals, and city officials were not involved.

Evidence for this claim: _____

Using government resources for promoting a private company.

Long overdue yearly state mandated financial audit.

Assessment: Audits for cities are typically due by the end of the fiscal year, depending on that cities fiscal year if by June 30th or by December 31st. if the city misses the

The Public Works Director makes a determination of whether a loss of pressure requires the need for a precautionary boil order. Please provide evidence of this occurrence.

Not warning citizens about possible water contamination after water main repairs.

Derogatory text messages about citizens and people with medical conditions.

Assessment: if the message is considered harassment, defamation or a violation of privacy laws could be considered a crime, however, a private comment not intended for public view in a private setting is more of a tacky, unprofessional comment but not considered a crime. Had she said this in a public forum like a page on Facebook, this could be considered civil depending on the intentions.

This was a private conversation released through an ORR. Any harm was created by those who released it on social media.

Putting a private company above the concerns of the community.

Comment: The process of bringing industry to a city is not a crime. There will always be those who oppose. The proposition was put up for vote by the council and the opposition had their chance to speak out on it. You will need to be more specific on how the concerns of a hundred citizens outweigh the concerns of a city of 14,000 residents. There are two sides to this.

Limiting who can comment on a Facebook post in their official capacity as vice-mayor. There was nothing in place that prevented anyone from commenting, it was only a request.

Charging taxpayers search charges on open records requests even though they cannot when it is for the good of the public.

The ORA allows charging when requests cause a disruption to normal operations except: taxpayers seeking to determine whether those entrusted with the affairs of the government are honestly, faithfully, and competently performing their duties as public servants. These requests were marked "personal"

Incorrect financial figures on city newsletters.

I have no idea what figures he may be talking about. The reports include the disclaimer "Unaudited"

Making false claims about items being budgeted for.

Comment: Need more. What false claims? What items?

If something is budgeted, it is not guaranteed to later be approved for completion. Cash flow and other priorities sometimes take precedence, and projects are routinely delayed as costs continue to rise.

Not following through on statements about projects being performed. As in stating that a splash pad is in the budget and will be built but then never building it.

Projects are often budgeted and then put on hold due to other priorities, such as public safety facilities. The City Council makes the final decision on budget priorities.

Not keeping citizens informed about city projects.

Response: The City Manager puts out a newsletter every month disclosing much of this information. Can you be more specific in this allegation and what it violates?

I spend hours on the CM report each month and it's very insulting for someone to say I don't keep them informed of city projects. Project updates are also provided at every City Council meeting and are public record on our website in the agenda center. Even so, there is no legal requirement to provide updates.

Failure to show honesty and respect for the dignity of each individual reflected in every word and action taken by Councilmembers, 24 hours a day, seven days a week. It is a serious and continuous responsibility.

Response: Several additional concerns raised in your correspondence below relate to matters of professionalism, leadership, communication, and public perception. While these are important considerations in the context of public administration, they do not, in and of themselves, constitute criminal violations unless supported by evidence of specific unlawful conduct.

Failure to build a solid reputation.

Failure to participate and be available.

Failure to keep integrity intact.

Failure to model a professional manner.

Acting in a self-righteous manner.

Failure to respect the community that they serve.

Not considering if their decision/statement/action will violate the trust, rights or goodwill of others.

Not considering if their conduct will destroy the public's trust in them.

Demonstrating conduct that will give others reason to distrust them.

Not listening and understanding the views of others.

Conduct causing public embarrassment to someone else.

Possible conflicts of interest by council members.

Lack of principles and practices of effective leadership and management; principles and practices of sound business communications; techniques of effective public relations.

Comment: What was the statement that was made? I have to be able to review what was said and if it was misleading or an outright lie. Was this a public notice and if so, when was it released?

The Public Works Director makes a determination of whether a loss of pressure requires the need for a precautionary boil order. Mr. Dobbins feels this is required for every water line break. If this were true, every city in the US would likely need to have a continuous boil order in place.

Failure to hold city manager accountable for her actions.

Failure to correct city manager on inappropriate text messages to city council members.

Comment: This is an administrative action

Failure to address citizens concerns about the behavior and actions of the city manager.

Failure to report possible illegal behavior by city manager to appropriate authorities until months after citizens requested the council to do so.

Comment: Please list the council members I can interview who are aware of illegal behavior and have not reported it.

The only illegal actions I am aware of involve a city council member leaking information from an executive session. This has already been addressed.

Failure to hold fellow council members accountable for unethical behavior.

Comment: What was the unethical behavior? To investigate any crime, one needs to provide what crime was committed not just a statement that a crime was committed. Please elaborate

These actions are primarily misdemeanors and punishable by a fine of up to \$500 or 1 year in jail or a combination of both. If a citizen commits a crime they are typically held accountable and immediately issued a fine, or taken to jail. Then they have a court date set and are responsible for defending themselves. The frustration with the community is that it appears the city "leaders" are not held to the same standards. Even in the rare occasion city officials are prosecuted it is only after thorough investigations and then the taxpayer has to fund their defense. I have provided the state statutes that they have violated and I am curious to see if any action is taken. I have always stated my admiration for you and that I believe you to be a good man. I also understand the predicament you are being put in by having to investigate someone who is capable of firing you. Any online statements I have

Some people who received this message don't often get email from erin.mcduffie@jacobs.com. [Learn why this is important](#)

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Good morning Amanda and Jon,

My name is Erin McDuffie, I am a water resources consultant with an industrial client considering locating within your service area. They have a water demand of 2 million gallons per day (MGD) and approximately 1 MGD for wastewater. Does your water distribution system and wastewater collection have sufficient capacity to meet these requirements?

If so, could you provide the following information? For any numeric responses, please provide the units (preferably in gpm or MGD).

1. What is Coweta's maximum pumping volume (maximum withdrawal) from the City's intake on the Verdigris River?
2. What is the PWA's maximum water treatment capacity? What is your max water storage?
3. What are the summertime and average water demands?
4. What is the maximum wastewater treatment capacity (including equalization tanks)?
5. What is the peak wet weather demand and average demand for sewer?
6. Are there any current plans for facility or conveyance expansion? If not, would you be open to expansion with private investment?
7. What is PWA's experience with drought? Does Coweta have any drought contingencies?
8. Can you accept industrial wastewater or only domestic sewer?

Let me know if you would like to discuss. I should be available for a call after 12pm today or can schedule something for early next week.

Have a nice weekend,

Erin McDuffie (she/her) | [Jacobs](#) | Water Resources E.I.T.

O: 1.512.314.3110 | erin.mcduffie@jacobs.com
2705 Bee Caves Road, Suite 300 | Austin, Texas 78746 | USA

1. Open house and website. .

From Mike Dobbins <plumberdobbins@gmail.com>

Date Tue 5/12/2026 12:57 PM

To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

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Open house

Using taxpayer funded resources for a private company.

The opposing citizens were not given the opportunity to present their viewpoint and information at the meeting therefore it was one sided and clearly promotional for the company and interpreted as an endorsement. Furthermore the city manager made several public comments to news media advocating for the data center project. By her making statements on official city publications and in her official capacity as the city manager it violates state law.

The city provided a link to a private company on their official government website with no legitimate public purpose such as paying a bill. This is a misuse of taxpayer resources and an endorsement. It can't be seen as clearly informative as it doesn't provide both sides of the issues.

T. 74, Ch. 62, App., Rule 4.4 Except as permitted by law or these Rules, a state officer or employee shall not use his or her State office (1) for his or her own private gain, (2) for the endorsement of any product, service or enterprise.

62 Okl. St. Ann. § 401 misappropriation of funds.

3. Real estate..

From Mike Dobbins <plumberdobbins@gmail.com>

Date Tue 5/12/2026 12:57 PM

To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

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Real estate.

The city manager sent a text message to the mayor which I have, talking about the meeting she had with the land owner. A look at the texts before or after should reveal who it was. This is a clear misuse of taxpayer resources. Especially since the person presumably lives outside of city limits. The landowner is more than likely Sharon Heymans and if not her it's George and Sylvia Frost. The city manager was essentially doing work for a private company instead of performing her official duties to the citizens. This was done for the benefit of Beale Infrastructure a private company. She also negotiated a land deal without a real estate license. This is both highly unethical and also illegal.

T. 74, Ch. 62, App., Rule 4.4 Except as permitted by law or these Rules, a state officer or employee shall not use his or her State office (1) for his or her own private gain, (2) for the endorsement of any product, service or enterprise.

62 Okl. St. Ann. § 401 misappropriation of funds.

§59-858-301

4. Open records. .

From Mike Dobbins <plumberdobbins@gmail.com>

Date Tue 5/12/2026 12:58 PM

To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

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The issue regarding the fees are that the city is charging some taxpayers and not others when each are requesting records to hold their government accountable and to ensure they are performing their duties. The city is charging a search fee which is \$55 per hour per employee. The law states a reasonable fee, it cannot be inflated to deter requests. The employees filling these requests make no where near \$55 an hour and even with healthcare etc... added onto their hourly pay doubtfully add up to \$55 hourly for every employee filling the requests. It is highly doubtful that every employee gets paid the same wage.

The "excessive disruption" exception requires genuine proof that responding to the request would substantially interfere with the agency's ability to perform its essential functions. The mere fact that a request requires significant staff time does not alone establish excessive disruption. Agencies must demonstrate that responding would leave insufficient staff to handle critical ongoing operations. I have been told that the requests are filled in the order received. I have asked for an explanation for their actions but have not received anything. There seems to be no clear policy in place. I have every document that I have submitted and every response from the city.

The rest of the allegations on this matter would best be referred to Allen and Jackie Prather as they have the most information regarding their experiences.

51 O.S. § 24A.1 et seq Oklahoma open records act.

A public body must provide prompt, reasonable access to its records but may establish reasonable procedures which protect the integrity and organization of its records and to prevent excessive disruptions of its essential functions. A delay in providing access to records shall be limited solely to the time required for preparing the requested documents and the avoidance of excessive disruptions of the public body's essential functions. In no event may production of a current request for records be unreasonably delayed until after completion of a prior records request that will take substantially longer than the current request.

In no case shall a search fee be charged when the release of records is in the public interest, including, but not limited to, release to the news media, scholars, authors and taxpayers seeking to determine whether those entrusted with the affairs of the government are honestly, faithfully, and competently performing their duties as public servants.

From State Attorney General one pager

▶ Public bodies must provide prompt, reasonable access to records during regular business hours.

▶ No "first-in, first-out" queue: Agencies may not delay a simpler or current request while working on older, more complex ones.

(51 O.S. § 24A.5(6))

Generally, information, records, or other materials voluntarily supplied to a public body are subject to full disclosure.

51 O.S. § 24A.10.

6. Accuracy of public statements.

From Mike Dobbins <plumberdobbins@gmail.com>

Date Tue 5/12/2026 1:00 PM

To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

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The city manager stated in the May 2025 city managers newsletter that the splash pad in Roland Park was in the budget and would be built. That never occurred. The city manager stated in the January 2026 city managers newsletter that the rezoning vote for the data center was postponed by the city council and three council members said otherwise. The city replied to my question about whether it is a requirement for citizens to replace their private galvanized or copper water lines in a social media comment that they are required. "The EPA mandates that all lead service lines, both public and private portion, must be replaced by 2037. This includes the section owned by the utility and the section owned by the property owner." December 19th 2025 city of Coweta Facebook post question in a comment reply. That is not true and could potentially cost taxpayers thousands of dollars in plumbing bills. Furthermore the city stated that they are not aware of any of their lines containing lead. I notified the city that I knew where galvanized water lines were at the city and would show them but they never requested me to. I notified the city and urged a clarification to residents and this has still not occurred. I have multiple times asked the city if any precautions need to be taken due to a loss of pressure event in the city's water system and have been told no. This goes against ODEQ requirements. This could cause a very serious public safety risk. The city manager told KJRH channel 2 news in a story on October 6th 2025 "2 News also listened to Coweta City Manager Julie Casteen, who said it's too early to speculate what the intentions are for the land until at least another month, when it can be voted on for rezoning." This is from the city's project Atlas webpage "A non-disclosure agreement was executed to protect sensitive commercial details and to allow staff to fully evaluate the developer's technical and operational needs before releasing information to the public. Over several months, staff and Beale exchanged detailed information about the city's system capacities and the project's potential demands." Even though she signed a NDA that was not correctly written according to an assistant Wagoner County DA it does not give her the authority to make false statements.

The city managers newsletter provided a graphic on the accounting of the one cent sales tax projects which are inaccurate. These are false statements as well as fraudulent accounting.

The newsletters stated the water distribution model expenditure total as of 12/24 was \$24,620.00 and then stated in the next newsletter that the expenditure total as of 01/25 was \$0 and then the total was \$20,000.00 as of 03/25. The figures for the fire station were \$137,829.00 as of 12/24 and \$113,310.00 as of 01/25. Total expenditures should not decrease as time moves forward. These are not small sums

of money. And these are taxpayer resources. So either there is no accurate accounting being done or the financial statements are just not true representations being provided. Both of which are criminal.

7. Disclosure of private information.

From Mike Dobbins <plumberdobbins@gmail.com>

Date Tue 5/12/2026 1:00 PM

To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

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The city provided open records requests to Beale Infrastructure. Please refer to Allen and Jackie Prather. I have a screenshot of it though.

9. Financial audit timelines.

From Mike Dobbins <plumberdobbins@gmail.com>

Date Tue 5/12/2026 1:01 PM

To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

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I don't know if this is a criminal offense. There are state statues requiring timelines for completion and reporting to the state and the citizens. The city has 6 months to provide an audit to the state and 30 days to provide it to the citizens. The city has missed the state deadline by months and has not provided the date they received the audit to know if it was reported to the citizens on time.

10. Handling of open records requests.

From Mike Dobbins <plumberdobbins@gmail.com>

Date Tue 5/12/2026 1:01 PM

To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

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This would be best to speak to Allen and Jackie Prather. However there is a message from the city manager stating that she would forward the request to Beale Infrastructure.

11. Open meeting act compliance

From Mike Dobbins <plumberdobbins@gmail.com>

Date Tue 5/12/2026 1:02 PM

To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

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The city violated the open meeting act by:

1. The city manager stated that the city council requested a postponement January 27th 2026 for the rezoning related to project atlas. The Oklahoma public meeting act mandates that all meetings of public bodies (state and local boards, commissions, councils) be open to the public.

25 O.S. §§ 301–314

“Conduct of business” includes the entire decision-making process, including deliberation, decision, or formal action.

1982 OK AG 212.

1981 OK AG 69

2. Two different city council members told me that they did not request the postponement in emails and a third during a phone call. So either the city manager is lying or three council members are. I also have an email from the Director of Economic Development & Public Affairs for Beale Infrastructure stating that they did not request the postponement and that they would have liked to moved forward with the rezoning. So somebody at city hall is providing false statements.

25 O.S. §§ 301–314

“Conduct of business” includes the entire decision-making process, including deliberation, decision, or formal action.

1982 OK AG 212

1981 OK AG 69

3. At the city council meeting on May the 4th 2026 part way through the meeting my blood sugar started falling and I had to go to my vehicle to get some emergency glucose liquid. When I returned to the meeting 5-10 minutes later all of the doors to city hall were locked and thus I missed the rest of the meeting. At a previous meeting the doors were locked but a police officer happened to be standing in the hallway and let me back inside. I told the city about this after the first incident and was told that measures were being taken so it doesn't happen again in an email from the city attorney.

25 O.S. §§ 301–314

TIME AND PLACE (25 O.S. § 303)

Must be held at specified times and places which are convenient to the public and shall be open to the public.

Under the Oklahoma Open Meeting Act (25 O.S. §§ 301–314), public meetings must be accessible, and holding a meeting behind locked doors is generally a violation of the law. Meetings must allow public access, and blocking entry, such as holding meetings in locked, inaccessible rooms, constitutes a "willful violation" of the Act.

Any action taken in willful violation is invalid, § 313.

If convicted of willfully violating the OMA, individual shall be guilty of a misdemeanor, punishable by a fine of up to \$500.00,

up to one year of imprisonment in the county jail, or both, § 314(A).

The law states that officials are to be knowledgeable of open meeting requirements. Whether intentional or not doesn't change the fact that a violation occurred and is not a defense.

"The Open Meeting Act is not obscure or incomprehensible. On the contrary, anyone with ten minutes to spare can read the whole thing and understand virtually every word. Each member of a covered public body should have taken that ten minutes as soon as the Act became effective ... Lack of familiarity is no excuse"

Oklahoma Court of civil appeals Citations: 1981 OK CIV APP 57, 637 P.2d 1270

Docket Number: 53367

Pictures.

From Mike Dobbins <plumberdobbins@gmail.com>

Date Tue 5/12/2026 1:06 PM

To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

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Sorry for sending everything separate, I'm not real good at sending files. I combined some of the points you outlined just so I wouldn't send you identical information. I will send the pictures as soon as possible. Thank you sir.

Fw: Julie Casteen

From CPD Admins <cpdadmins@cityofcoweta-ok.gov>
Date Tue 5/12/2026 1:38 PM
To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

From: Sylvia Frost <sfrost0625@gmail.com>
Sent: Thursday, May 7, 2026 1:23 PM
To: CPD Admins <cpdadmins@cityofcoweta-ok.gov>
Subject: Julie Casteen

[You don't often get email from sfrost0625@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Good morning, Chief Bell.

This is Sylvia Frost. We own the property immediately south of the proposed data center.

I wanted to inform you that we were never contacted by Julie Casteen about selling our property nor have we ever had any interaction with her. Beale did approach us about buying our property if the data center was approved.

George and I appreciate everything that you and your staff do to keep Coweta a safe and prosperous city.

Thanks and best regards,
Sylvia Frost

Pictures.

From Mike Dobbins <plumberdobbins@gmail.com>

Date Tue 5/12/2026 1:45 PM

To Charles McCollough <cmccollough@cityofcoweta-ok.gov>

 14 attachments (6 MB)

real estate .png; replace .png; finance 3.png; finance 2.png; 657280834_10242905215064704_176221164561938591_n.jpg; postponed .png; 657610091_10242905214904700_8464271128129900886_n.jpg; finance .png; splash pad .png; 656852138_10242905214224683_4156773099308479988_n.jpg; 654984299_10242880813774687_8014120565135230836_n.jpg; splash .png; finance 4.png; 656239289_10242880813494680_2308644851745952991_n.jpg;

You don't often get email from plumberdobbins@gmail.com. [Learn why this is important](#)

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The picture 10/27/25 the day before the open house from Julie Casteen to Lauren Harvey clearly shows that the city is allowing a private company to use city hall. This is misappropriation of government resources. It also clearly shows how the city manager is letting a private company make decisions affecting the citizens and for the city as well as the relationship with a private company as this message is after hours for city hall.

The message directly underneath shows how the city manager is clearly biased in her decisions and proves her actions are not simply for informational purposes as she claims as the excuse for using city hall and the weblink. She is actively working to influence the city council ahead of a vote which is not allowed. Thanks again.

Julie Casteen to Naomi Hogue: November 12, 2025

“Just finished. It actually went pretty well. I asked if they would be willing to sell their property to Beale and they seemed to like that idea if the price is right. We still talked about their concerns and asked what they would want in the PUD. Overall they were respectful and only discussed facts.”

Page 49 of 50

message to the mayor about selling property, mayor was not present and this was not at an official meeting. Asking in conversation if willing to sell is not brokering a deal.

City of Coweta's Post



inspected. You can also direct message us with your address.

The city will not be performing water tests to determine if your household pipes contain lead, we will only inspect pipes at no charge.

20w Like Reply



Author

City of Coweta

Mike Dobbins if you do not wish to inspect your own lines and report the results, the city will inspect them.

The EPA mandates that all lead service lines, both public and private portion, must be replaced by 2037. This includes the section owned by the utility and the section owned by the property owner. ...

Hopefully grants will be available to assist with replacement.

20w Like Reply Edited



Reply to City of Coweta...



Write a comment...



PROJECT COSTS	EXPENDITURES AS OF 01/25	BUDGET REMAINING	TOTAL ESTIMATED AMOUNTS
Police Station - SH51/116th St S	\$149,870	\$6,585,012	\$6,734,882
Fire Station No 1. - SH51/305th E Ave	\$113,310	\$9,906,832	\$10,020,142
111th Road Widening - Engineering	\$370,790	\$76,710	\$447,500
111th Road Widening - Drainage	-	\$58,487	\$58,487
121st Street Bridge - Engineering	\$150	\$14,850	\$15,000
Water Distribution Model	-	\$110,000	\$110,000
Wastewater Facility Plan	\$60,000	\$25,000	\$85,000
Roland Park Improvements	\$2,500	\$247,500	\$250,000
Sport Complex Improvements	\$11,055	\$308,945	\$320,000
Debt Issuance Costs	\$293,250	-	\$293,250
Debt Service	\$2,320,875	\$363,567	\$2,684,442
Total Project Costs	\$3,321,800	\$17,757,481	\$21,018,703

PROJECT COSTS	EXPENDITURES AS OF 04/25	BUDGET REMAINING	TOTAL ESTIMATED AMOUNTS
Police Station - SH51/116th St S	\$305,963	\$6,428,919	\$6,734,882
Fire Station No 1. - SH51/305th E Ave	\$338,791	\$9,681,351	\$10,020,142
111th Road Widening - Engineering	\$370,790	\$76,710	\$447,500
111th Road Widening - Drainage	-	\$58,487	\$58,487
121st Street Bridge - Engineering	\$15,460	\$14,540	\$30,000
Water Distribution Model	\$40,000	80,000	\$110,000
Wastewater Facility Plan	\$80,000	\$5,000	\$85,000
Roland Park Improvements	\$2,500	\$247,500	\$250,000
Sport Complex Improvements	\$11,055	\$308,945	\$320,000
Debt Issuance Costs	\$293,250	-	\$293,250
Debt Service	\$2,578,824	\$105,618	\$2,684,442
Total Project Costs	\$4,036,633	\$16,997,070	\$21,033,703

024 to 1/9/2026

12/26/2025

iMessage Sent on 12/26/2025 12:38:27 PM - Julie Casteen - Delivered

I am not sure that the number of generations has been determined
will be diesel is all I know. Please email the requests to the
send them to Beate so we can determine how to answer.

A key priority for the upcoming year is the **development of new economic development initiatives** designed to support local business owners in attracting and retaining customers. Our goal is to bring together the work of several separate groups, creating greater alignment, synergy, and impact for the community.

Public Hearing Delayed for Project Atlas



Coweta City Council has requested a postponement of Beale Infrastructure's rezoning request to allow the applicant time to update the development agreement and PUD to incorporate changes requested by city councilors and planning commissioners, as well as to address citizen concerns. It is important that the changes requested and promises made are in writing as a part of the documentation for this proposed rezoning, so we are delaying the rezoning hearing to allow time to ensure that happens. Once a new hearing date is set, we will share that information with the community.

Julie Casteln

Coweta_CityCouncil_12.01.25

**- Introduction PROJECT ATLAS Darren Blanchard, Creek County
Externalities Related To**

https://docs.google.com/presentation/d/1OTetiEyUYbI7zwua7e0KHYsscSowzaNMf2BWG_YyEj8/edit?slide_id.g36819f5c72d00#slide=id.g36819f5c72d00_0_0

12/30/2025

iMessage Sent on 12/30/2025 2:15:36 PM - Julie Casteen - Delivered

Hi Lauren, Allen Prather is asking for an about about the info I sent you last week. Do you have any info I can share or should I tell him no

record found?

PROJECT COSTS	EXPENDITURES AS OF 03/25	BUDGET REMAINING	TOTAL ESTIMATED AMOUNTS
Police Station - SH51/116th St S	\$162,756	\$6,572,126	\$6,734,882
Fire Station No 1. - SH51/305th E Ave	\$160,215	\$9,859,927	\$10,020,142
111th Road Widening - Engineering	\$370,790	\$76,710	\$447,500
111th Road Widening - Drainage	-	\$58,487	\$58,487
121st Street Bridge - Engineering	\$15,460	\$14,540	\$30,000
Water Distribution Model	\$20,000	90,000	\$110,000
Wastewater Facility Plan	\$80,000	\$5,000	\$85,000
Roland Park Improvements	\$2,500	\$247,500	\$250,000
Sport Complex Improvements	\$11,055	\$308,945	\$320,000
Debt Issuance Costs	\$293,250	-	\$293,250
Debt Service	\$2,492,366	\$192,076	\$2,684,442
Total Project Costs	\$3,608,392	\$17,425,311	\$21,033,703



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Memorandum

To: Honorable Mayor and City Councilmembers
From: Julie Casteen, City Manager
Re: State of the City Report
Date: June 7, 2024

This past Monday the Coweta City Council approved the purchase of property at State Highway 51 and Ben Lumpkin Road for the site of Fire Station No. 1. We hope to close within 4-6 weeks and will now begin in earnest to nail down the station design and begin construction. In the meantime, staff will be reviewing options for the new Police station. Both projects were budgeted in the 1% Sales Tax Fund for Fiscal Year 2025 (FY25), which begins July 1.

Other projects in the FY25 budget include a new splash pad at Roland Park and the start of engineering and design for drainage and parking improvements at the Sports Complex. I intend to live up to the commitment to our citizens to bring these important features to our community, providing our youth with activities they can enjoy in their own town.

Message Conversation with Lauren Harvey

Show messages in dates 1/2/2024 to 1/9/2026

10/27/2025

iMessage Sent on 10/27/2025 2:05:11 PM - Julie Casteen - Delivered

We have a citizen requesting to have a sign up sheet for people to check for or against the data center. Our PIO recommends that they contact Beale with this request since it's not our meeting. How would you like us to handle this?

11/14/2025

iMessage Sent on 11/14/2025 2:18:38 PM - Julie Casteen - Delivered

We have a request from Pans Rain with Fox 23 to provide a response to a report about why so many dcs are coming to Ok. Mandy said she is fair and not malicious and it could provide an opportunity to help to highlight the benefits. If you want to talk to her you can reach her at [REDACTED] She's on a deadline so will need a quick response.

iMessage Sent on 1/7/2026 9:15:06 PM - Julie Casteen - Delivered

I don't mean to sound demeaning or arrogant but a lot of the protesting are just not very smart and can't accept change. I guess as you a lot of people out there just don't care and don't have concerns about it. To me the biggest concern is utility costs rising. But I think that's will happen whether atlas is approved or not.

During the Memorial Day weekend, the City experienced **critical power failures** at the **Water Treatment Plant**. Although emergency generators were originally planned for the facility, they were not included in the final construction, for reasons that remain unclear. In response, we have allocated funds for one of the two necessary generators in the recently adopted Fiscal Year 2025-2026 budget, which takes effect on July 1. We appreciate the community's patience as we continue identifying long-overdue maintenance issues and securing essential infrastructure improvements.

The upcoming budget includes a **splash pad at Roland Park!** We are excited to have this project approved in the budget, providing a new recreational feature for families. A grant application has been submitted, which could allow for even more enhancements at the park. Grant awards will be announced in late November, positioning us to start construction early next year if funds are secured.

Engineering plans are complete and we are in the process of acquiring the right of way needed to begin the replacement of the **121st Street crossing over Coweta Creek**. The project will widen the crossing to three lanes, ensuring the structure can accommodate larger, heavier vehicles and increased traffic capacity. The bid package will be published after we can confirm when utilities will be relocated.

 The City Council has appointed **Joshua Wilburn** as the new **Ward 3 Council**

Show messages in dates 1/2/2024 to 1/9/2026

1/7/2026

iMessage Sent on 1/7/2026 9:41:00 PM - Julie Casteen - Delivered

One of the things that makes me so mad about how people feel about me is I came from a low-middle class family and during my childhood when I was 12 to pay for college, I worked my ass off to go to school. I am so tired of these people sitting around all day with nothing better to do than find the next horror story of how the dc is going to destroy the universe just piss me off.

Assessment:

- ✓ Strong claim **if the information was not public record**
 - △ Weak if information was already publicly accessible
-

5. False Statements / Misrepresentation

Examples:

- To media
- About council decisions
- About water safety

Legal reality:

- ! Being misleading is **not automatically illegal**
 - It becomes illegal if it involves:
 - Fraud
 - Official falsification of records
 - Public safety violations
-

6. Public Health Issue (Water Contamination Notice)

Failure to warn could violate:

- State health regulations
- Potential negligence standards

Assessment:

- ✓ Strong **if there was a known risk and no notice**
 - Evidence needed:
 - Internal communications
 - Testing results
 - Timeline
-

7. First Amendment / Retaliation

You allege:

- Fear of retaliation
- Limiting speech (e.g., social media)

Legal standard:

- Government cannot retaliate for protected speech

Assessment:

- ✓ Viable claim if:
 - Adverse action occurred (not just fear)
 - Direct link to speech
-

8. Criminal Statute: 21 O.S. § 580

21 O.S. § 580

- Applies when an official **willfully neglects duties**
- Classified as a misdemeanor

Assessment:

- ✓ Possible, but:
 - Requires **clear statutory duty**
 - Requires **intentional failure**, not poor performance
-

9. Financial Audit Issues

Failure to conduct required audits could violate:

- State municipal finance laws

Assessment:

- ✓ Strong if audit deadlines were missed

10. Non-Legal Complaints (Important but Not Criminal)

Many of your points fall into:

- Poor leadership
- Lack of professionalism
- Communication failures
- Broken promises

These are:

- ✗ Not criminal
- ✓ Politically actionable (elections, recall, public pressure)

11. Your Penalty Statement

You stated:

“These actions are primarily misdemeanors punishable by up to \$500 or 1 year in jail”

Correction:

- △ Some may be misdemeanors
- ✗ Not all listed actions qualify as crimes
- ! Each statute has its own penalty

12. Strongest Legal Issues in Your List

If I were prioritizing for investigation:

1. **Real estate involvement by city manager**
2. **Open Meetings Act violations**
3. **Open Records Act violations (fees, withholding records)**
4. **Failure to warn about water contamination**

5. Improper sharing of personal information

These have the **highest likelihood of legal consequences**.

13. Strategic Advice

If your goal is accountability:

A. Organize evidence by claim

- One issue per section
- Timeline + documents

B. Focus on fewer, stronger violations

A long list dilutes impact. Lead with:

- Clear statutory violations
- Documented proof

C. File with appropriate bodies

- District Attorney
- State Auditor & Inspector
- Ethics Commission

D. Consider civil remedies

- Injunction (Open Meetings/Open Records)
 - Civil rights claims (if retaliation proven)
-

Bottom Line

- You've identified **several potentially legitimate legal issues**, especially around transparency and conflicts of interest.
- However, **not everything listed is illegal**, and mixing strong claims with weaker ones could reduce credibility.
- The success of any action will depend heavily on **documented evidence**, not just assertions.

If you want, I can help you:

- Turn this into a **formal complaint letter**
- Identify **specific statutes tied to each allegation**
- Or evaluate your **evidence for strength before filing**

specific statutes tied to each allegation Or evaluate your evidence for strength before filing

You're at the stage where precision matters more than volume. I'll map your **specific allegations** → **the most relevant Oklahoma statutes** → **what must be proven** → **how strong the claim typically is**. This should help you decide what to file and what to deprioritize.

1. Decisions Made Outside Public Meetings

Statute: Oklahoma Open Meeting Act

Applies to:

- Postponing votes outside a meeting
- Pre-deciding outcomes via texts/emails
- Any "collective deliberation" outside public view

Must prove:

- A quorum (or functional equivalent)
- Discussion that **led to a decision or consensus**
- Not just casual or informational communication

Evidence strength:

- ✓ VERY strong: texts/emails showing agreement ("we will postpone")
 - △ Moderate: conflicting statements from officials
 - ✗ Weak: speculation or timing alone
-

2. Open Records Violations

Statute: Oklahoma Open Records Act

A. Denying records / inconsistent responses

Must prove:

- Record existed at time of request
- City denied or misrepresented existence

✓ Strong if you have:

- Emails contradicting denial
 - Later admission the record exists
-

B. Excessive fees (\$55/hour)

Statute section: 51 O.S. § 24A.5

Rule:

- Only **actual, reasonable direct costs** allowed
- Cannot include inflated overhead or deterrent pricing

Must prove:

- Actual wages are significantly lower
- Fee not tied to real cost

✓ Strong if:

- Payroll records contradict fee
 - Flat rate used regardless of employee
-

C. Forwarding request to private company

Legal issue:

- Not explicitly prohibited, but risky

Possible violations:

- Breach of neutrality
- Improper disclosure

1. Open Meetings Act (25 O.S. §§ 301–314)

Your claim: decisions (e.g., postponing a vote, approving a website link) occurred outside a public meeting.

Legal standard:

Under the Oklahoma Open Meeting Act:

- A “meeting” includes deliberations leading to a decision.
- **Final actions must occur in open session.**
- Serial communications (emails, texts, informal polling) **can violate the Act** if used to reach consensus outside a meeting.

Assessment:

- ✓ Strong claim **if you can prove deliberation or agreement occurred outside a meeting** (texts, emails, statements).
- △ Weak if it was merely **informal discussion without consensus.**

Key evidence:

- Messages between council members
 - Statements contradicting official meeting records
 - Timing (decision clearly formed before public vote)
-

2. Use of Public Office for Private Benefit

You cited ethics rules under Oklahoma Ethics Rules.

(A) Website linking to a private company

Your argument: endorsement of a private developer.

Law & reality:

- There is **no blanket prohibition** on linking to private entities.
- However, it becomes problematic if:
 - It constitutes **official endorsement**
 - It lacks a **public purpose**
 - It is not approved through proper procedures

Assessment:

- **△** This is **not automatically illegal**
 - **✓** It becomes stronger if:
 - The link promotes private interests without public benefit
 - No formal approval occurred
 - The city selectively favors one private entity
-

(B) Allowing private use of City Hall

Legal issue: misuse of public property

- Many cities allow **community or private use** of public buildings.
- It becomes illegal if:
 - It is **exclusive preferential treatment**
 - It lacks authorization
 - It involves **financial benefit or favoritism**

Assessment:

- **△** Likely **policy-dependent**, not inherently illegal
 - **✓** Stronger if unequal access or favoritism is proven
-

(C) City manager brokering real estate

This is one of your **strongest allegations**.

Possible violations:

- Conflict of interest
- Misuse of office
- Potential violation of:
 - Oklahoma conflict of interest statutes
 - State ethics rules

Assessment:

- **✓** **Very serious if documented**
- Especially if:
 - Done in official capacity
 - Benefits a private party
 - Uses city resources or influence

3. Open Records Act Violations

Under the Oklahoma Open Records Act:

(A) Denying existence of records / inconsistent responses

- ✓ Potential violation if records exist but were denied
- ✓ Failure to maintain records may violate retention laws

(B) Sharing requests with a private company

- △ Not automatically illegal
- ✓ Could be problematic if:
 - Confidential information was shared
 - It affects neutrality or response integrity

(C) Fees

Law:

- Fees must reflect **actual, reasonable costs**
- Cannot be used to **discourage requests**

Your claim: \$55/hour

Assessment:

- ✓ Potential violation if:
 - Not tied to actual salary/benefits
 - Inflated beyond real cost

4. Providing Personal Information to a Private Entity

This could implicate:

- Privacy protections
- Misuse of office

✓ Strong if:

- Private entity influenced response
 - Non-public info was shared
-

D. Failure to maintain records (NDA issues)

Statutes:

- Oklahoma Open Records Act
- State records retention schedules

Must prove:

- Document should exist
- City failed to retain it

✓ Strong if:

- Contractually required document missing
-

3. Conflict of Interest / Private Benefit

Statutes:

- Oklahoma Ethics Rules
 - Potential municipal conflict laws
-

A. City manager brokering real estate

Must prove:

- Acting in official capacity
- Private party benefited
- Use of city influence/resources

✓ VERY strong if:

- Written admission exists (you said it does)

This is one of your **most actionable claims**.

B. Promoting private company (website link, city hall use)

Legal reality:

- Not automatically illegal

Becomes a violation if:

- Preferential treatment
- No public purpose
- Financial or political benefit

✓ Moderate strength depending on proof of favoritism

4. Misuse of Public Resources

Statutes:

- Oklahoma misuse of public office

Applies to:

- Using city staff/time for private business
- Coordinating with developer for non-public purposes

✓ Strong if:

- Emails show city acting on behalf of private entity
-

5. Disclosure of Personal Information

Potential statutes:

- Privacy-related provisions under Oklahoma Open Records Act

Must prove:

- Information was **not public record**
- Disclosure caused harm or violated statute

✓ Strong if:

- Sensitive/private data shared improperly
-

6. Neglect of Duty

Statute: 21 O.S. § 580

Applies to:

- Failure to perform statutory duties
- Ignoring required actions

Must prove:

- Clear legal duty existed
- Willful (not accidental) failure

✓ Moderate strength

! Often hard to prove intent

7. False Statements / Misrepresentation

Possible statutes:

- 21 O.S. § 491 (if official records falsified)

Important distinction:

- ✗ Public statements/media spin = usually NOT illegal
- ✓ Official documents knowingly falsified = illegal

✓ Strong ONLY if tied to official records

8. Public Health – Water Contamination

Possible laws:

- State Department of Environmental Quality (DEQ) regulations
- Public safety obligations

Must prove:

- Known contamination risk
- Failure to notify public

✓ Strong if:

- Internal reports show awareness before disclosure
-

9. First Amendment Retaliation

Legal basis:

- U.S. Constitution (42 U.S.C. § 1983 claims)

Must prove:

1. Protected speech
2. Adverse action (not just fear)
3. Causal link

✓ Strong if:

- Denial of services, targeting, or punishment occurred
-

10. Financial Audit Failures

Statutes:

- Municipal audit requirements (State Auditor oversight)

Must prove:

- Audit legally required
- Deadline missed

✓ Strong and straightforward

11. Social Media Restrictions (Vice Mayor)

Legal basis:

- First Amendment (public forum doctrine)

Key case law trend:

- Officials cannot block/limit speech on **official accounts**

✓ Strong if:

- Account is used for official business
 - Users selectively restricted
-

12. Weak or Non-Criminal Claims (Important to Separate)

These are **not statutory violations** on their own:

- Poor leadership
- Lack of communication
- Broken promises (projects not completed)
- “Adversarial atmosphere”
- Personality conflicts

☞ These dilute your legal case if mixed with criminal allegations.

13. Evidence Strength Ranking (Your Situation)

Highest Priority (Build your case around these)

1. Real estate involvement (documented admission)
 2. Open Records violations (fees + denial inconsistencies)
 3. Open Meetings violations (if documented communication exists)
 4. Audit failure
-

Medium Strength

- Personal info disclosure
 - Public resource misuse
 - Water contamination notice
-

Lower / Context-Dependent

- Website link
 - City hall use
 - General ethics concerns
-

14. What Investigators Will Look For

They care about:

- Documents over statements
 - Patterns over one-off incidents
 - Clear statutory violations (not general unfairness)
-

15. Practical Next Step

If you file, structure it like:

Claim → Statute → Evidence → Timeline

Example:

“On [date], the city denied the existence of an NDA. On [later date], the city manager acknowledged its existence in writing. This violates the Oklahoma Open Records Act requirement to provide accurate access to public records.”

Bottom Line

- You **do have several legally viable claims**, especially around transparency and conflicts of interest.
- Your strongest advantage is **documented proof**—particularly admissions.
- Tightening your complaint to **5–6 clear statutory violations** will make it far more effective than presenting everything at once.

These are the charges brought by Mr. Dobbins. I have taken his letter and turned it into a questionnaire directly from his written statement, so that I may get an answer or response to each allegation for clarification. I only added the lines for my response or for a response from whom I get the answer from.

Sgt. C. McCollough #501

Email Written to Chief of Police by Mike Dobbins:

This is a list of some of the issues with the city that I believe should be looked into or corrected. There are many more but I don't want this list any longer than it already is. I have proof or examples of everything I have written down and will be more than happy to provide it to whomever might want it. I did not include every state statute as I'm sure you are way more familiar than I am with them. I am also looking into some other possible illegal actions but am still waiting on open records requests that city hall has still not provided me.

Regarding the city allowing Beale to use city hall for an open house and providing a link to a private company on a government website. The city did not approve the weblink in a public meeting. The city cannot provide a link without it having a specific city related function. The weblink must also provide a disclaimer stating that you are leaving the city website and the purpose of the weblink. Any government property must solely be used for government purposes. Allowing a private company to hold an open house at city hall is not official government business. Promoting a private business is a clear ethics violation.

Under the Oklahoma Open Meeting Act (25 O.S. §§ 301–314), all final decisions, actions, and votes by a public body must occur in an open session. While preliminary discussions may happen in closed executive sessions for specific sensitive matters, final, binding actions—such as a decision to link to web materials—cannot be made there and must be taken during a public meeting.

Comment: _____

—

T. 74, Ch. 62, App., Rule 4.4 Except as permitted by law or these Rules, a state officer or employee shall not use his or her State office (1) for his or her own private gain, (2) for the endorsement of any product, service or enterprise.

Appearance of Partiality: A city website linking to a private developer's site may be seen as endorsing the project before public hearings, potentially violating the principle that local officials should be objective, unbiased, and act in the public's interest.

Comments: You cited ethics rules under Oklahoma Ethics Rules. (A) website linking to a private company. Your argument: endorsement of private developer. There is no blanket prohibition of linking to private entities. However it becomes problematic if: it constitutes official endorsement, it lacks a public purpose, or it is not approved through the proper procedures. This is not automatically illegal. It becomes more problematic if the link promotes private interests without public benefit, no formal approval occurred or the city selectively favors one private entity.

Proof regarding this allegation: _____

City Policy and Neutrality: Government bodies are expected to remain neutral in regulating land use. When a municipal website links to a private entity's marketing materials rather than strictly informational, objective city-produced documents, it can be interpreted as an endorsement. **Comments:** _____

Regarding the real estate brokering by the city manager there is proof in black and white where she admits it to the mayor. This is also a misuse of taxpayer resources and a clear ethics violation.

Investigative response: Violations for a city manager brokering real estate. Possible violations would be a conflict of interest, misuse of office or potential violation of Oklahoma conflict of interest statutes and ethics statutes. Has to show that it was done in official capacity, Benefits a private party and uses city resources or influence. If you have documentation in writing, please add it to this document. Proof regarding this

allegation: _____

The open records violations are for stating that the city did not have a copy of the NDA then stating there was only one then not maintaining city documents. The city manager also in black and white proves that she provided personal information to Beale and forwarded the records requests to Beale for them to determine how they wanted the city to respond. The

city is also charging taxpayers search fees when state statute forbids it. They are charging excessive search fees because the law only allows for the direct cost of the personnel filling the request and cannot inflate that cost. The city charges \$55 per hour and I can assure you the city clerks are not paid anywhere near that amount hourly. All of this is clearly stated in state statutes. _____

Investigation on this subject

The Oklahoma constitution states in ARTICLE XV that city council members must legally honor their oaths.

Regarding the city council not performing their job requirements and codes of conduct state statute 21 O.S. § 580.

Not providing NDA'S signed by both parties per open records request.
Not maintaining legal documents at city hall (NDA'S).

Providing false statements to the media about reasoning for rezoning land.

Response: Being misleading is not automatically illegal. It becomes illegal if it involves: Fraud, Official falsification of records or Public safety violations. Concerning the water, it becomes problematic if there was a known risk and no notice. Evidence needed for this would be internal communications, Testing results and a timeline. Two whistleblowers claim they have evidence, however, one claims she was fired. She was but not by Casteen. Casteen was not City Manager at the time of her firing and the other claims he was fired but actually quit when caught using his city vehicle for personal use.

Evidence for this claim: _____

Giving personal information about a private citizen to a private company.

Response: Please give name so that this can be confirmed and investigated for a crime. Must show that information was not public record or that the disclosure caused harm or violated statute.

Brokering real estate deals for a private company.

Response: Must be able to prove acting in official capacity, a private party benefited and used city resources. Written admission exists (you said it does) if so this claim would be the most actionable.

Evidence for this claim: _____

Using government resources for promoting a private company.

Long overdue yearly state mandated financial audit.

Assessment: Audits for cities are typically due by the end of the fiscal year, depending on that cities fiscal year if by June 30th or by December 31st. if the city misses the deadline, the state may impose penalties or the city might lose eligibility for certain grants. It is Not uncommon for cities to turn these in late or fall behind. Here is a list of other cities and when their audits were turned in: Form 2643 for year 2024.

- Bixby-2/12/2025**
- Broken Arrow-10/23/2025**
- Collinsville- 6/30/2025**
- Glenpool- 01/24/2025**
- Jenks- 04/12/2025**
- Owasso-10/19/2025**
- Sand Springs-05-09/2025**
- Skiatook- 05/09/2025**
- Tulsa-12/23/2025**
- Sperry- 05/02/2025**

Asking a private company how they want the city to respond to open records requests including offering to tell the requester no info found.

Forwarding open records requests from a citizen to a private company with no official government connection or purpose.

City council making decisions not in a public meeting. Example, deciding to postpone the data center vote not during a public meeting.

Comment: This is not a criminal act, but can be a violation of the open meetings act. If the council takes a vote outside of a public meeting without proper notice, it can be challenged and the vote can be voided and the council could be subject to civil penalties.

Providing false statement about council members decision making. The city manager stated that the council requested a postponement but a couple of council members stated they did no such thing.

Comment: do you recall which council members stated this? Did City manager state this to cause harm or intentionally misrepresent the council to defraud the public? Are these statements available?

Not warning citizens about possible water contamination after water main repairs.

Derogatory text messages about citizens and people with medical conditions.

Assessment: if the message is considered harassment, defamation or a violation of privacy laws could be considered a crime, however, a private comment not intended for public view in a private setting is more of a tacky, unprofessional comment but not considered a crime. Had she said this in a public forum like a page on Facebook, this could be considered civil depending on the intentions.

Putting a private company above the concerns of the community.

Comment: The process of bringing industry to a city is not a crime. There will always be those who oppose. The proposition was put up for vote by the council and the opposition had their chance to speak out on it. You will need to be more specific on how the concerns of a hundred citizens outweigh the concerns of a city of 14,000 residents. There are two sides to this.

Limiting who can comment on a Facebook post in their official capacity as vice-mayor.

Charging taxpayers search charges on open records requests even though they cannot when it is for the good of the public.

Incorrect financial figures on city newsletters.

Making false claims about items being budgeted for.
Comment: Need more. What false claims? What items?

Not following through on statements about projects being performed. As in stating that a splash pad is in the budget and will be built but then never building it.

Not keeping citizens informed about city projects.
Response: The City Manager puts out a newsletter every month disclosing much of this information. Can you be more specific in this allegation and what it violates?

Creating an adversarial atmosphere between city and community.
Comment: It seems this atmosphere was created by outside social media. Can you provide actions taken by the city manager that directly created an adversarial atmosphere?

Causing bad publicity towards the city.
Response: It could be argued that the "Fire Julie Casteen" Facebook page did more damage in this regard by allowing inflammatory comments claiming violations before any investigation was done.
Evidence showing Casteen provided bad publicity towards the city: _____

Refusal to answer questions from residents.

Refusal to Inquire into the conduct of any office, department or agency of the City, and investigate municipal affairs, or authorize or provide for such inquiries.
Response: Can you be specific on which department the city manager refused to investigate? _____

The following questions seem more opinion-based and I am unable to determine a crime from what you are asking. I understand the comment that the City Manager

apologized for on the gentleman with the breathing machine was lacking empathy, unprofessional and tacky, even though it was in a private setting that could be discovered; however, if you have a pattern of behavior that you could elaborate on, I still have no cause to charge a crime.

Several of the allegations below are traits or personal faults but not considered crimes.

Failure to lead the Council into an effective, cohesive working team.

Failure to serve as a model of leadership and civility to the community.

Failure to inspire public confidence in our government.

Failure to demonstrate honesty and integrity in every action and statement.

Failure to show honesty and respect for the dignity of each individual reflected in every word and action taken by Councilmembers, 24 hours a day, seven days a week. It is a serious and continuous responsibility.

Failure to build a solid reputation.

Failure to participate and be available.

Failure to keep integrity intact.

Failure to model a professional manner.

Acting in a self-righteous manner.

Failure to respect the community that they serve.

Not considering if their decision/statement/action will violate the trust, rights or goodwill of others.

Not considering if their conduct will destroy the public's trust in them.

Demonstrating conduct that will give others reason to distrust them.

Not listening and understanding the views of others.

Conduct causing public embarrassment to someone else.

Possible conflicts of interest by council members.

Lack of principles and practices of effective leadership and management; principles and practices of sound business communications; techniques of effective public relations.

Lack of exceptional written and verbal communication skills to convey ideas to Council and staff and to interact positively with city residents.

Lack of negotiation and problem-solving skills to handle difficult situations.

Lack of diplomacy when handling divisive issues.

Failure to establish and maintain effective working relationships with the City Council, all levels of City management, other governmental officials, community and civic organizations, employee organizations, employees, the media, and the public.

Failure to exercise tact and diplomacy in dealing with highly sensitive political, public policy, community and employee issues and situations.

Failure to honor the oath of office regarding the constitution.

Failure to protect first amendment rights.

Comment: Could be a violation if you can elaborate

Creating a fear of first amendment retaliation.

Lying to the public on social media about requirement to replace private water lines.

Comment: Do you have documentation or a copy of this social media post?

Lying to the public about providing public notice of possible water contamination to affected areas.

Comment: What was the statement that was made? I have to be able to review what was said and if it was misleading or an outright lie. Was this a public notice and if so, when was it released?

Failure to hold city manager accountable for her actions.

Failure to correct city manager on inappropriate text messages to city council members.

Comment: This is an administrative action

Failure to address citizens concerns about the behavior and actions of the city manager.

Failure to report possible illegal behavior by city manager to appropriate authorities until months after citizens requested the council to do so.

Comment: Please list the council members I can interview who are aware of illegal behavior and have not reported it.

Failure to hold fellow council members accountable for unethical behavior.

Comment: What was the unethical behavior? To investigate any crime, one needs to provide what crime was committed not just a statement that a crime was committed. Please elaborate

These actions are primarily misdemeanors and punishable by a fine of up to \$500 or 1 year in jail or a combination of both. If a citizen commits a crime they are typically held accountable and immediately issued a fine, or taken to jail. Then they have a court date set and are responsible for defending themselves. The frustration with the community is that it appears the city "leaders" are not held to the same standards. Even in the rare occasion city

officials are prosecuted it is only after thorough investigations and then the taxpayer has to fund their defense. I have provided the state statutes that they have violated and I am curious to see if any action is taken. I have always stated my admiration for you and that I believe you to be a good man. I also understand the predicament you are being put in by having to investigate someone who is capable of firing you. Any online statements I have made are not intended negatively towards you or your department but I'm not always the best at picking my words correctly. If I have stated anything that offends you or your department I do truly apologize. I have done everything that I know of to try to resolve these issues through communication with the city but have been ignored and dismissed at every turn. I truly hate that it has to come to this but I am formally asking for you to hold the city officials accountable and not on their terms and their timetable. And please keep in mind that there are citizens who fear retaliation by the city for voicing concerns, this in itself is a crime that the city is possibly committing. I appreciate your attention with this matter. Please be the one person in government that still does the right thing and restore our faith in the the town, we are desperate.

Thank you,
Michael Dobbins


Fw: Formal notification.

From Mike Bell <mbell@cityofcoweta-ok.gov>
Date Tue 6/9/2026 10:28 AM
To Charles McCollough <cmccollough@cityofcoweta-ok.gov>



Michael Bell, Chief of Police
Coweta Police Department City of Coweta
Office: 918-279-7252 Cell 918-671-2574
cpdadmin@cityofcoweta-OK.gov

CONFIDENTIALITY NOTICE: This email message, including any attachments, is intended solely for the use of the individual or entity to whom it is addressed and may contain confidential, legally privileged, or protected information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please notify the sender immediately and delete this message.

 Book time to meet with me

From: Julie Casteen <jcasteen@cityofcoweta-ok.gov>
Sent: Thursday, June 4, 2026 20:18
To: Mike Dobbins <plumberdobbins@gmail.com>
Subject: RE: Formal notification.

Mr. Dobbins,

We are working on your requests and are providing documents as quickly as possible as they are reviewed and available to send to you.

I respectfully request that you stop threatening me and other city employees with criminal charges when we are doing everything possible to fulfill your requests with the resources that

we have. If you are unhappy with the process, I encourage you to file complaint with the attorney general, and he can handle it from there.

Thank you,



Julie Casteen
City Manager

Phone: 918-279-7216

Mobile: 918-500-1354

Email: jcasteen@cityofcoweta-ok.gov

310 S Broadway
PO Box 850
Coweta, OK 74429

From: Mike Dobbins <plumberdobbins@gmail.com>

Sent: Thursday, June 4, 2026 6:14 PM

To: Julie Casteen <jcasteen@cityofcoweta-ok.gov>

Subject: Formal notification.

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

I am sure you are already aware but I just wanted it on record that I informed you about my issues concerning open records requests. I currently have three requests that have been submitted for over 60 days that are not completed. The records that I have received have been illegally redacted, altered and appear to be missing information. I have provided the city attorney and the city clerks with the applicable state statutes, attorney general opinions and court cases which means continued violations are punishable criminal as well as civil. I have received documents that have been redacted while other people's requests are not. I have received altered documents. My documents appear to be missing information. I have been told that my requests would be completed on certain days weeks ago and am still waiting. Every attempt I have made to receive a timeframe for completion I am told we are working diligently around the clock to provide your records. I am sure you can see how frustrating this would be. I have reached out to the council members and that has apparently fell on deaf ears as well. It appears that the city attorney is reviewing every single document. Why does an attorney need to review all of the documents? That would be a safe bet as to where the bottleneck is. The clerks tell me that requests are filled in the order they are received, the attorney says they are not. I am sure you are very aware of all of the negative news coverage the city is receiving and I cannot figure out why the city is continuing to oppose the citizens at every opportunity. I have lived here all of my life and the city has never treated it's citizens anywhere near this poorly. Moral is at an all time low. The city is being investigated by local, county, state and federal agencies. The city is facing civil lawsuits. City employees may be facing criminal proceedings in the very near future. I am providing you with the legal information concerning open records violations. When the state attorney general implemented the new reporting tool for open records violations the city of Coweta was actually listed as one of the reasons. That should tell you all you need to know. I'm sure everyone is tired of me asking for information on my records requests. Trust me, I am way more tired of having to keep asking. The city is LEGALLY REQUIRED to provide these documents.

51 O.S.2021, §§ 24A.5(6) & 24A.6
1999 ok ag 58 15 9
Section 24.5(5)
1998 OK 108, 970 P.2d 166
51 O.S. § 24A.2; 1995 OK AG 97
1999 OK AG 55
Section 24A.14
Section 24A.1
1995 ok ag 97. 5
67 O.S. §§ 201–215
2009 OK AG 12.
51 O.S. 24A.2 (1991)
51 O.S. § 24A.7(B)(2)
2009 OK AG 12
51 O.S. § 24A.17(A)
2006 OK AG 35
1988 OK AG 86

COWETA POLICE DEPARTMENT

VOLUNTARY STATEMENT

Incident occurred on or between:

Reported on:

Month:	Day:	Year:	D.O.W.:	Time:	Month:	Day:	Year:	D.O.W.:	Time:			
Name: Last, First Middle: Dobbin, Samantha					Race: Hispanic Y N	Sex: M F	Height:	Weight:	Eyes:	Hair:	Age:	Date of birth: 12/19/94
Home Address: 310 S. Broadway					City:	State:	Zip:	Resident: Y N	Marital Status:	Home Phone:		
Business Address:					City:	State:	Zip:	Work Phone:	Cell Phone:			
Driver License Number:			Social Security Number:									

On 3/26/26, I personally hand wrote and submitted an open records request to the City of Coweta. I was not coerced or asked to write or submit the open records request to the City.

I have read each page of this statement consisting of ___ page(s), each page of which bears my signature and corrections, if any, bear my initials, and I certify that the facts contained here in are true and correct.

Signature: Samantha Dobbin Signature: _____
Parent or Guardian if 17 years of age or younger

Witness: _____

Reporting Officer: [Signature] Badge #: 501 Date: 6/3/26

COWETA POLICE DEPARTMENT

VOLUNTARY STATEMENT

Incident occurred on or between:

Reported on:

Month:	Day:	Year:	D.O.W.:	Time:	Month:	Day:	Year:	D.O.W.:	Time:	Month:	Day:	Year:	D.O.W.:	Time:
Name: Last, First Middle: Heymans, Sharon Hendrik					Race: Hispanic Y N		Sex: M F		Height:	Weight:	Eyes:	Hair:	Age:	Date of birth:
Home Address: 16082 Hwy 51b					City: Coweta		State: OK		Zip: 74429		Resident: Y N	Marital Status:		Home Phone:
Business Address:					City:		State:		Zip:		Work Phone:		Cell Phone: 918 346 9153	
Driver License Number:			Social Security Number:									918 521 3583		

We, Sharon Heymans and Hendrik Heymans, make the following voluntary statement to clarify information regarding our property and any involvement by City of Coweta City Manager Julie Casteen:

1. We are the owners of the property located at 16082 Hwy 51b Coweta OK 74429
2. At no time has Julie Casteen brokered or negotiated any real estate transaction involving our property.
3. For further clarity, has never been under a purchase and sale agreement with the developer of Project Atlas or with any other purchaser.
4. Julie Casteen has never acted as a real estate agent, representative, intermediary, or go between for us or our property.

I have read each page of this statement consisting of 1 page(s), each page of which bears my signature and corrections, if any, bear my initials, and I certify that the facts contained here in are true and correct.

Signature: [Signature] Signature: [Signature]
Parent or Guardian if 17 years of age or younger

Witness: _____

Reporting Officer: [Signature] Badge #: 501 Date: 5/28/26

Marcy Kilgore

From: Marcy Kilgore
Sent: Tuesday, May 19, 2026 2:58 PM
To: Mike Dobbins; City Clerk
Subject: RE: 2026-05-05
Attachments: 260419- Mike Dobbins ORR.pdf; 260419- Mike Dobbins-ORR_Redacted.pdf

Good afternoon, Mr. Dobbins.

Your refund is now ready for pick up at your convenience at the cashier window. While we greatly appreciate the offer, we cannot accept lunch.

Your 4/19/2026 request is still being processed. As of date you have been sent:

- 2026-Compiled_Redacted
- Part 1- 2025 Compiled_Redacted
- Part 2- 2025 Compiled_Redacted
- Part 3- 2025 Compiled_Redacted
- Part 4- 2025 Compiled_Redacted

In the 2026-Compiled_Redacted copy you received, there are two open records requests that were submitted by Samantha Dobbins. We are still working to review and redact approximately 100 to 120 pages of documents from 2025 and 2026.

As for the "altered" request you submitted that is missing the date, that was truly an accident. Due to the way the original was saved, when we were redacting, the date was inadvertently deleted. The open records request form is a fillable pdf. In some instances, when redacting, some information in the fillable spaces are sometimes removed and unfortunately, we missed that on your request. We are working on a new open records request system which we hope to have live by 6/1/2026 eliminating these types of errors and streamlining the process for our citizens. We really look forward to introducing this system to everyone very soon.

Attached is the original document you submitted and the corrected redacted copy. Again, we apologize for any confusion and appreciate you bringing the mistake to our attention.



Marcy Kilgore
City Clerk/Treasurer
Phone: 918-279-7201
Email: mkilgore@cityofcoweta-ok.gov
310 S Broadway
PO Box 850
Coweta, OK 74429

From: Mike Dobbins <plumberdobbins@gmail.com>
Sent: Tuesday, May 19, 2026 1:41 PM
To: City Clerk <cityclerk@cityofcoweta-ok.gov>
Subject: Re: 2026-05-05

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

I owe you an apology. I misunderstood that the 4-19-26 request was completed not the 5-5-26 one. I truly apologize. I have to come to city hall to receive a refund in a day or two and would like to pay for you ladies lunch as an apology and a thank you if that is allowed.

On Tue, May 19, 2026, 13:25 City Clerk <cityclerk@cityofcoweta-ok.gov> wrote:

Your 2026/05/05 is attached and all documents have been sent in regard to this specific request. What documents are you missing from this request?

Upcoming out-of-office days: May 11th, May 15th, May 25th-May 29th



Samantha Dobbins

Deputy City Clerk/Treasurer

Phone: 918-279-7208

310 S Broadway

PO Box 850

Coweta, OK 74429

From: Mike Dobbins <plumberdobbins@gmail.com>

Sent: Tuesday, May 19, 2026 1:23 PM

To: City Clerk <cityclerk@cityofcoweta-ok.gov>

Subject: Re: 2026-05-05

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

A request from Naomi Hogue and Samantha Dobbins. I believe there are several others but won't know for sure until I receive other people's documents they received from the city in their requests. Also one of the documents has been altered. A request I sent in is missing the date on the copy I received.

On Tue, May 19, 2026, 13:19 City Clerk <cityclerk@cityofcoweta-ok.gov> wrote:

Can you specify what you believe you are missing from your 05/05/2026 Open Records request?

Upcoming out-of-office days: May 11th, May 15th, May 25th-May 29th



Samantha Dobbins

Deputy City Clerk/Treasurer

Phone: 918-279-7208

310 S Broadway

PO Box 850

Coweta, OK 74429

From: Mike Dobbins <plumberdobbins@gmail.com>

Sent: Tuesday, May 19, 2026 1:17 PM

To: City Clerk <cityclerk@cityofcoweta-ok.gov>

Subject: Re: 2026-05-05

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

Yes.

On Tue, May 19, 2026, 13:15 City Clerk <cityclerk@cityofcoweta-ok.gov> wrote:

For clarity, you are stating in your Open Records you submitted on 05/05/2026, you are missing records?

Upcoming out-of-office days: May 11th, May 15th, May 25th-May 29th



Samantha Dobbins

Deputy City Clerk/Treasurer

Phone: 918-279-7208

310 S Broadway

PO Box 850

Coweta, OK 74429

From: Mike Dobbins <plumberdobbins@gmail.com>

Sent: Tuesday, May 19, 2026 1:12 PM

To: City Clerk <cityclerk@cityofcoweta-ok.gov>

Subject: Re: 2026-05-05

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

I am missing some open records requests that were filed with the city in the documents I received. And I'm seeking confirmation that my open records request dated April 3rd 2026 will be completed by this Thursday as stated previously. I am ok with receiving any documents you already have compiled if that helps.

On Mon, May 18, 2026, 19:28 City Clerk <cityclerk@cityofcoweta-ok.gov> wrote:

Hi Michael,

The video footage requested in your 2026-05-05 open records request was just sent via a WeTransfer file site. It has already alerted me that you have downloaded the file, which means you received it successfully.

This now closes out this request. Let me know if you have any questions. Have a great day.

Upcoming out-of-office days: May 11th, May 15th, May 25th-May 29th



Samantha Dobbins
Deputy City Clerk/Treasurer
Phone: 918-279-7208
310 S Broadway
PO Box 850
Coweta, OK 74429



Fw: Coweta Records Follow-up

1 message

Darren Blanchard <NatureBoyFarm@protonmail.com>
To: Kathf2011@gmail.com <Kathf2011@gmail.com>

Wed, May 6, 2026 at 8:32 PM


You are a trusted source: do not share OSBI Special Agent Sole's name or contact with anyone other than law enforcement. The severity of this allegation is large, and depending on the intent, the investigation may catapult itself to the next level: the FBI. You do have my permission to share this with Chief Bell. Also, make him aware that I am willing to help in any way if necessary. Upon reading, you will quickly learn of suspect #1 in the phony support emails.



DARREN BLANCHARD

Owner & Grower

 (918) 630-7386

 NatureBoyFarm@protonmail.com

 Mounds, OK

Sent with [Proton Mail](#) secure email.

----- Forwarded Message -----

From: Darren Blanchard <NatureBoyFarm@protonmail.com>
Date: On Monday, April 13th, 2026 at 4:28 PM
Subject: Coweta Records Follow-up
To: mark.sole@osbi.ok.gov <mark.sole@osbi.ok.gov>

On late Friday (04/10/26), I received documents indirectly from the City of Coweta that are concerning and wish to pass along for your review. Courtesy Allen Prather's record request of March 27, 2026, we received all record requests filed since March 3rd, 2026. Of note, was one allegedly filed by Samantha Dobbins, the Deputy Clerk for the City of Coweta. I have the document attached, but one of two things is certain based upon my review: either 1) Ms. Dobbins has near identical handwriting to City Manager Julie Casteen, or 2) Ms. Dobbins was impersonated (likely knowingly) by Ms. Casteen.

I have multiple data points to support the latter claim, and the most supportive of those is a sampling of Ms. Casteen's handwriting from the *Mutual Nondisclosure Agreement* dated May 20, 2024. I attached just the signature page of that document, which offers a sampling of her handwriting. Admittedly, it is a small sample size, but based on comparison of the handwritten record request and this document, you can grasp an eerie familiarity between the two penmanships. Take note of how Ms. Casteen writes her lowercase e's in two different ways on the NDA: each fashion appears on the other document. Also, pay close attention to the 2's on the calendar year of the NDA, particularly the second 2 on 2024. That style reappears on line item #11 of the records request: see the 2 representing February on the starting date entry. There are some other noticeable handwriting tendencies, but I will move on.

In a perfect world, we would compare the handwriting on the records request to not only Ms. Casteen's penmanship but to confirmed documents of Ms. Dobbins's as well in order to support further investigation. Full disclosure, I do not have that. However, this record request form was completed by hand, and that's notable because it could have been completed digitally. Ms. Dobbins has "signed off" on completed record requests using a cursive font, while Ms. Casteen has demonstrated a preference to do things by hand (eg NDA). I

representing February on the starting date entry. There are some other noticeable handwriting tendencies, but I will move on.

In a perfect world, we would compare the handwriting on the records request to not only Ms. Casteen's penmanship but to confirmed documents of Ms. Dobbins's as well in order to support further investigation. Full disclosure, I do not have that. However, this record request form was completed by hand, and that's notable because it could have been completed digitally. Ms. Dobbins has "signed off" on completed record requests using a cursive font, while Ms. Casteen has demonstrated a preference to do things by hand (eg NDA). I attached a completed record requests that shows Ms. Dobbins using a typewritten cursive font, and another showing Clerk Marcy Kilgore completing the form by hand (see bottom of page).

I could labor this further, but there is already an ongoing investigation pertaining to impersonation via the phony support emails sent to City Council using the BuildOK dot org website. It's worth noting: an email address entry is indicated as required when generating support emails from that website. An unverified email address could easily be entered, but if valid email addresses were used, then that data could have somehow been obtained from the City, potentially from utility billing information. If you need to clarify any of this information, please reach out.



DARREN BLANCHARD

Owner & Grower

☎ (918) 630-7386

✉ NatureBoyFarm@protonmail.com

📍 Mounds, OK

Sent with Proton Mail secure email.

5 attachments



DARREN BLANCHARD

Owner & Grower
(918) 630-7386
NatureBoyFarm@protonmail.com
Mounds, OK

image1776115705851
62K

📄 NDA_IPI_Casteen_p5.pdf
701K

📄 2026-03-26 Samantha Dobbins_Redacted.pdf
1123K

📄 2026-03-05- Karla Hale ORR_Redacted.pdf
973K

📄 CowetaORR_Blanchard_03.10.26.pdf
109K

IPI Management, LLC

By: _____
Name: _____
Title: _____
Date: _____

City of Coweta

By: Julie Casteen
Name: Julie Casteen
Title: City Manager
Date: 5/20/2024

CITY OF COWETA OPEN RECORDS REQUEST FORM

The City of Coweta has adopted this records request form. The Oklahoma Open Records Act permits a public body to require a requestor to complete a records request form to receive or view records pursuant to 51 O.S. § 24A.5(7), as effective November 1, 2025 unless a different method is mutually agreed to. Any person requesting records is only required to provide enough contact information so the City can notify you if the request is ready, send the request to you, or contact you if clarification is needed. Please send all requests to cityclerk@cityofcoweta-ok.gov.

1. Name: <u>Samantha Dobkins</u>		2. Date: <u>3/26/2026</u>	
3. Email Address: [REDACTED]		[REDACTED]	
5. Mailing Address:			
6. Company/ Organization/ Firm (if applicable):			
7. Purpose of Request: (check one) <input checked="" type="checkbox"/> Personal <input type="checkbox"/> Commercial <input type="checkbox"/> News Media (List org.): <input type="checkbox"/> Scholar <input type="checkbox"/> Other (specify):		8. I prefer records to be provided: <input type="checkbox"/> Physical Copies (\$.25 per page) <input checked="" type="checkbox"/> For Inspection <input type="checkbox"/> Certified Copies (\$1.00 per page) <input checked="" type="checkbox"/> By Email (if offered)	
9. Description of request: Be as <i>specific as possible</i> , include the title or description of the specific records below, specific search terms on box 10, and a date range on box 11. Narrowing your request will help to make sure your records are produced in a timely fashion and ensures that you are provided with the specific records you seek. <u>Any and all text messages and Facebook messages, + emails from Council member Joshua Wilburn to/from Jacki Prather, Darren Blanchard, Megan Foster, Cathie Hegate, Jimmy Rothrock, Mike Dobkins</u>			
10. Suggested Specific Search Terms: Please separate search terms by a semi-colon:			
11. Date Range: Starting Date (mm/dd/yyyy): <u>02/26/2026</u>		Ending Date (mm/dd/yyyy): <u>3/26/2026</u>	
12. Understanding the Records Request Process and the Open Records Act. <ul style="list-style-type: none"> • Some records can be produced promptly. Other records may require time to search in which case you will be notified when the records are ready for pickup or inspection. • By making this request for records, you agree to pay all copying and search fees, if applicable, in the amounts and under such conditions as posted in our office and on file with the county clerk. These charges are set at a level to compensate the City for the actual costs incurred in honoring your request. • You may be required to pay in advance if estimated costs exceed \$75 or if you have outstanding fees from prior requests. Any amount paid in excess of actual costs will be refunded. 51 O.S. § 24A.5(4) • You may be asked to clarify your request if the request does not describe the records with reasonable specificity. To have reasonable specificity, a request shall: "a) specify a general time frame within which the requested records would have been created or transmitted, b) seek identifiable records, rather than general information without any qualifiers or other specifications, and c) include search terms that are sufficiently specific to assist the City in identifying the requested records." 51 O.S. § 24A.5(7) • The City may ask you to clarify your request. If the City has engaged with you to seek the information needed to fulfill the request and to identify the records sought by you, including providing you with general topics or a specific list of records related to the request, the request may be denied if it is still not reasonably specific. 51 O.S. § 24A.5(7). • The City has the ability to determine whether a request is for a commercial purpose. 51 O.S. § 24A.5(4), 51 O.S. § 24A.40 • The City is permitted to email records but is not required to do so. A City should not provide or deliver records in a form that materially alters or removes the content of the original record. See <i>Wagner v. Office of Sheriff of Custer Cnty.</i>, 2021 OK CIV APP 20, ¶ 6, 492 P.3d 1240, 1242. <i>Brooke vs. Reed</i>, 2024 OK CIV APP Case No. 121604 ¶ 17 (not for official publication) and the AG opinions 1999 OK AG 55 and 2006 OK AG 35. • A person whose request to inspect or copy a public record is denied by a City may file a request for review with the Public Access Counselor in the Attorney General's office not later than 30 calendar days after the date of the denial. The Attorney General may issue advisory opinions if requested by the head of the City or its attorney. 51 O.S. § 24A.40 			





PLEASE EMAIL YOUR REQUEST TO: CityClerk@cityofcoweta-ok.gov

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

REQUEST FOR RECORD INSPECTION AND/OR COPY(S)

RECORDS ARE OPEN FOR INSPECTION, COPYING OR MECHANICAL REPRODUCTION UNLESS SPECIFICALLY EXEMPT BY LAW. THE RECORD CUSTODIAN WILL REVIEW ALL REQUESTS FOR RECORDS PRIOR TO RELEASE. A REASONABLE TIME IS ALLOWED FOR RETRIEVAL OF THE RECORDS YOU REQUESTED. LAW PROVIDES FOR A CHARGE FOR FEES AND COSTS ASSOCIATED WITH YOUR REQUEST. THE FEE ESTABLISHED BY THE MUNICIPALITY IS FILED IN THE CITY CLERK'S OFFICE.

YOUR NAME: Karla Hale

ADDRESS: [REDACTED]

TELEPHONE NUMBER [REDACTED]

RECORDS SOUGHT:(provide details and be specific) Seeking the audio from a phone call made to animal control re: E Birch St, caller would have been 404 E Birch made call approx 3-3 or 3-4.
Do you want to view the records? Yes No Do you want copies of the records? Yes No

I understand and agree to pay all fees or costs incurred by the municipality for copying or search of records to satisfy my request; and, that payments of the fees and costs may be required in advance at the time my request is made; and that the municipality is not required to make such copies or commence a search of records prior to payment of the fees and costs. (See the posted fee schedule for charges for copies and search time.)

SIGNATURE: [Signature] DATE: 3-5-26

FOR OFFICE USE ONLY

DATE AND TIME OF REQUEST: 3/5/26 @ 12:19 p.m.

DATE AND TIME RECORD/ACCESS PROVIDED: 03/10/2026 @ 8:15AM

SEARCH TIME INVOLVED: n/a NUMBER OF COPIES PROVIDED: n/a

TOTAL CHARGES: 0 PAYMENT RECEIVED: n/a

AUTHORIZATION TO RELEASE RECORDS APPROVED BY COWETA CITY CLERK:

[Signature]
Julie Easten Nancy Kilgore

3/5/26
Date

ORA Noncompliance

1 message

Darren Blanchard <quadcountyok@gmail.com>
To: Kathy Foster <Kathf2011@gmail.com>

Thu, May 7, 2026 at 12:10 PM





Advise Chief Bell to review all record requests made by Allen and/or Jacki Prather. See how those requests were fulfilled. Specifically, the filings to request NDAs; there are multiple. From that, you will find the City supplied the requestor with only one NDA on most of those requests. That is notable as the Confidentiality Agreements (aka NDAs) via Hogue and Barnett did not appear until January; after Barnett admitted to signing an NDA on a Facebook post in early January. The NDA record request via Prather in January yielded the agreements via Hogue and Barnett; they were responsive records in the City's possession that failed production per prior requests. It should also be noted that I obtained a second *mutual nondisclosure agreement* signed by Casteen (only her signature) from the County (not the City) via a records request filed on January 8, 2026 to Wagoner County. The City did not provide that specific record to Prather; a responsive record in the City's possession that failed production. This overall, habitual pattern of noncompliance with the Open Records Act speaks to either intent to withhold records from the public and/or wilful neglect of the statute. This claim is justified given the City acknowledges there were multiple NDAs on their informational website regarding Project Atlas ("Click here to one of the NDAs"). Note the plural in the City-produced verbiage and material. If the Chief needs supporting materials, I can oblige, as I only speak in terms of fact with the records to back it up.

--
"Energy and persistence conquer all things." - Ben Franklin



Darren Blanchard

Voice & Organizer

-  (918) 630-7386
-  QuadCountyOK@gmail.com
-  www.SaveOurSunsetsOK.com
-  Mounds, OK 74047

Short answer: Yes, generally a city in Oklahoma may post a link to a private company on a city-owned website for citizen reference—but only if it serves a clear public purpose and does not amount to endorsement, advertising, or an improper benefit to the private company.

Below is how Oklahoma law looks at this issue.

1. Key Legal Principles in Oklahoma

A. Public Purpose Requirement

Oklahoma cities may use public resources **only for public purposes**, not to promote private interests. This principle comes from:

- **Oklahoma Constitution, Article X, §§ 14–17**, which restricts the use of public funds or credit for private benefit [law.justia.com], [law.justia.com]

A city website is a **public resource**. Linking to a private company is usually permissible **only when the link supports a legitimate municipal function** (e.g., utilities, public safety, tourism, required services).

B. No Gift, Donation, or Endorsement

Cities **cannot donate public resources** to a private company or appear to officially endorse one business over others:

- Oklahoma Constitution **Article X, §15** (gift or donation prohibition) [law.justia.com]
- Courts and AG opinions consistently treat *promotion or advertising of a private business* as a prohibited private benefit unless tied directly to a public purpose [oml.org]

A simple hyperlink **is usually not a “donation”**, but it *can become one* if it promotes or advertises the business.

2. When a Link Is Generally Allowed

A city **may** link to a private company when:

- ✓ The company is a **city contractor or service provider**
- ✓ The link helps citizens **access required services**
- ✓ The purpose is **informational, not promotional**
- ✓ The city does **not receive compensation**
- ✓ The city includes a **neutral disclaimer**

Common lawful examples:

- Online payment portal for a **city utility vendor**
- Trash collection company contracted by the city
- Third-party software required for permits or citations
- Emergency shelter, towing rotation lists, or utilities [oml.org]

3. When a Link Is Risky or Likely Unlawful

A city should **not** link to a private company if:

- ✗ It promotes or markets the company
- ✗ It favors one business when competitors exist
- ✗ The company is unrelated to a city function
- ✗ The link implies endorsement ("recommended," "best," etc.)
- ✗ The city receives value or favors in return

These situations can violate **Article X** and create ethics or improper-benefit concerns.
[law.justia.com], [law.justia.com]

4. Best Practices for Oklahoma Cities

To reduce legal risk, cities typically:

- Use **objective criteria** (e.g., "current vendor under contract")
- Include a disclaimer such as:

"External links are provided for convenience only and do not constitute endorsement by the City."

- Avoid logos, ads, or marketing language
- Link to **multiple providers** if possible (e.g., rotation lists)
- Confirm with the **city attorney** or Oklahoma Municipal League guidance [oml.org]

5. Bottom Line

Yes, an Oklahoma city *can* post a link to a private company

Only when it serves a **legitimate public purpose**

Not for promotion, advertising, or favoritism

If the link is **informational, neutral, and tied to city business**, it is usually lawful under Oklahoma law.

If you want, tell me **the type of company and purpose of the link**, and I can analyze whether that specific situation would likely be permitted.



Katherine Foster <kathr2011@gmail.com>

Fw: Monday Follow-up

1 message

Darren Blanchard <NatureBoyFarm@protonmail.com>
To: "Kathr2011@gmail.com" <kathr2011@gmail.com>

Wed, May 6, 2026 at 8:30 PM

This is the email that touched a nerve with Naomi...



DARREN BLANCHARD

Owner & Grower

☎ (918) 630-7386

✉ NatureBoyFarm@protonmail.com

📍 Mounds, OK

Sent with Proton Mail secure email.

----- Forwarded Message -----

From: Darren Blanchard <NatureBoyFarm@protonmail.com>

Date: On Friday, March 6th, 2026 at 10:36 AM

Subject: Monday Follow-up

To: nhogue@cityofcoweta-ok.gov <nhogue@cityofcoweta-ok.gov>, j Barnett@cityofcoweta-ok.gov <jbarnett@cityofcoweta-ok.gov>, dbeatie@cityofcoweta-ok.gov <dbeatie@cityofcoweta-ok.gov>, jwilburn@cityofcoweta-ok.gov <jwilburn@cityofcoweta-ok.gov>, Donald Vieth <dvieth@cityofcoweta-ok.gov>

Council,

NDA's or Non Disclosure Agreements And

Confidentiality Agreements are two separate binding contracts

NDA's are meant to be used for external relationships like between the City and Beale to safe guard information between parties
Confidential Agreements are INTERNAL Agreements to be used by Employers

And Employees or Partners

Neither NDA's or Confidential Agreements are considered 'Heard By the Courts'

Following up from Monday night's City Council meeting. Given the seriousness of what I presented, I hope you've had time to review the documents I offered for the record. If you prefer electronic copy, I have those attached for your convenience.

I wish to reiterate that, per my account, the City is still in non-compliance with the Open Records Act by not supplying a fully executed copy of the Mutual NonDisclosure Agreements with IPI Partners aka Beale Infrastructure. Note the plural, as we now know there is more than one NDA signed by your City Manager with this entity. The second document, dated June 26, 2024, was actually obtained by way of the County, not the City. That's concerning given there were multiple record requests made with the City, and only the May 20, 2024 NDA appears. I will remind you that, under Oklahoma law, willfully violating the Open Records Act is a misdemeanor, per 51 O.S. § 24A.17.

However, the most unsettling topic I addressed were the Confidentiality Agreements signed by the Mayor and Vice Mayor. I have provided you with email communication from your local law enforcement saying in plain terms: that document currently holding members of this board's signature is "not compliant with the law." I have reviewed it word-for-word, and the documents are an identical match. To be clear, this legal opinion is courtesy the Assistant District Attorney, not me. Thus, I hope this message resonates with you. Just because this is "economic development" does not mean we get to circumvent statute. The legal ramifications and the exposure to the City if Project Atlas moves forward are profound, given the public is now in receipt of this knowledge. Based on this discovery alone, the application from Beale Infrastructure to the City should be immediately terminated, due to you having it in writing from a well-respected source that those agreements are void ab initio.

There was additional reference to the gas power plant exclusive for the data center that the developer denies they have any plans for, the Term Sheet for water use suggesting evaporative cooling as well as the plans to obtain a building height beyond what code allows for. The deception tactics have been revealed and now, are on full display. It's very easy to see the intent of the developer, and the best interest of your community is not at their focus. If it were, they wouldn't have to put up this false front sales pitch. Note, on the water document, it is actually a recreation of the original to make it easier to read and to correct some typos. The typos speak to the sloppiness of what's being presented to your community. Sloppy and deceitful: not a winning combination in my book.

Also, I provided Mr. Prather with that email sent from your City Manager to Lauren Harvey of Beale Infrastructure in which his (and Mrs. Prather's) personal information was revealed to the developer. A troubling discovery, especially since your Clerk(s) went to the effort of redacting Ms. Harvey's phone number from the records I requested. It's just not his personal information, but the fact your City Manager is letting a private entity know which citizens are probing for information on this proposed development. This is astounding, and quite literally puts the health and safety of your community at risk. I hope you took note of Mr. Prather's advice to learn of the Karen Silkwood situation. Please do familiarize yourself with her story, if not already, as I hope you understand the concern.

- 1. We must show proof of concern and risk from release of information
- 2. What information was released, and could this information be gathered by other means, social media, neighbors, or public records



DARREN BLANCHARD

Owner & Grower

(918) 630-7386

NatureBoyFarm@protonmail.com

Mounds, OK

Sent with Proton Mail secure email.

9 attachments



DARREN BLANCHARD

image1772814959348

62K

...

0000_5_20_2024 - City of Coweta - Data Center Developer - Next Steps.pdf
73K


IPI Mutual NDA_City of Coweta_06.26.2024.pdf
538K

0000_9_2_2025 - NDA.pdf
209K

1. Beale Unilateral NDA Form - Source File.docx.pdf
123K

WagonerCounty_RWD#5_ProjectAtlas_TermSheet_Draft#1.pdf
79K

2025.05.01 NDA - Beale Infrastructure Group LLC - One Gas - executed.pdf
239K

 **0000. 5_21_2024 - City of Coweta - Data Center Developer - Next Steps.pdf**
43K

 **0000. 10_28_2025 - Project Atlas - Coweta Meeting Tonight.pdf**
23K

From: [Giller, Kurt @ Tulsa](mailto:Kurt.Giller@cbre.com)
To: [Julie Casteen <jcasteen@cityofcoweta-ok.gov>](mailto:jcasteen@cityofcoweta-ok.gov)
Date: 5/20/2024 10:51:23 AM
Subject: RE: City of Coweta - Data Center Developer - Next Steps

Julie –

Confirming receipt. I have passed this on to IPI for a fully executed copy.

See you in a few hours!

Thanks,

Kurt Giller, CCIM

Senior Associate
CBRE | Advisory and Transaction Services
Industrial & Logistics
521 East 2nd Street, Suite 701 | Tulsa, OK 74120
T +1 918 392 7265 | C +1 785 341 7071
Kurt.Giller@cbre.com
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From: Julie Casteen <jcasteen@cityofcoweta-ok.gov>
Sent: Monday, May 20, 2024 10:43 AM
To: Giller, Kurt @ Tulsa <Kurt.Giller@cbre.com>
Cc: Jaillet, Mikev ☺ Boston <Mikey.Jaillet@cbre.com>; Carolyn Back <cback@cityofcoweta-ok.gov>; Darla Heller <dheller@wagonercounty.ok.gov>
Subject: RE: City of Coweta - Data Center Developer - Next Steps

External

Kurt,

My signed form is attached.

Thank you,



Julie Casteen
City Manager
Phone: 918-279-7216
Mobile: 918-500-1354
Email: jcasteen@cityofcoweta-ok.gov
310 S Broadway
PO Box 850
Coweta, OK 74429

From: Giller, Kurt @ Tulsa <Kurt.Giller@cbre.com>

3/2/2026

Sent: Monday, May 20, 2024 7:35 AM

To: Julie Casteen <jcasteen@cityofcoweta-ok.gov>

Cc: Jaillet, Mikey @ Boston <Mikey.Jaillet@cbre.com>; Carolyn Back <cback@cityofcoweta-ok.gov>; Darla Heller <dheller@wagonercounty.ok.gov>

Subject: RE: City of Coweta - Data Center Developer - Next Steps

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

Julie –

Attached is the NDA. I will send out a zoom invite momentarily.

Thanks,

Kurt Giller, CCIM

Senior Associate

CBRE | Advisory and Transaction Services

Industrial & Logistics

521 East 2nd Street, Suite 701 | Tulsa, OK 74120

T +1 918 392 7265 | C +1 785 343 7071

Kurt.Giller@cbre.com

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From: Julie Casteen <jcasteen@cityofcoweta-ok.gov>

Sent: Sunday, May 19, 2024 5:42 PM

To: Giller, Kurt @ Tulsa <Kurt.Giller@cbre.com>

Cc: Jaillet, Mikey @ Boston <Mikey.Jaillet@cbre.com>; Carolyn Back <cback@cityofcoweta-ok.gov>; Darla Heller <dheller@wagonercounty.ok.gov>

Subject: RE: City of Coweta - Data Center Developer - Next Steps

External

Kurt,

Our City Engineer is in the office tomorrow but not Tuesday or Wednesday. However, he could probably dial in, but I will have to check and get back to you.

If the NDA is received in the morning, we are still available at 1:00 tomorrow.

Thank you,



Julie Casteen
City Manager
Phone: 918-279-7216
Mobile: 918-500-1354
Email: jcasteen@cityofcoweta-ok.gov
310 S Broadway
PO Box 850
Coweta, OK 74429

From: Giller, Kurt @ Tulsa <Kurt.Giller@cbre.com>
Sent: Sunday, May 19, 2024 1:28 PM
To: Julie Casteen <jcasteen@cityofcoweta-ok.gov>
Cc: Jaillet, Mikey @ Boston <Mikey.Jaillet@cbre.com>; Carolyn Back <cback@cityofcoweta-ok.gov>; Darla Heller <dheller@wagonercounty.ok.gov>
Subject: Re: City of Coweta - Data Center Developer - Next Steps

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

Julie,

I still have not received the NDA yet from my client. Rather than rushing tomorrow, is there a time on Tuesday or Wednesday from the previous emails that work for your group? I have stressed getting that NDA as soon as possible.

Apologies for the change.

Thanks,

Kurt Giller, CCIM
Senior Associate
CBRE | Advisory and Transaction Services
Industrial & Logistics
521 East 2nd Street, Suite 701 | Tulsa, OK 74120
T +1 918 392 7265 | C +1 785 341 7071
Kurt.Giller@cbre.com
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From: Julie Casteen <jcasteen@cityofcoweta-ok.gov>
Sent: Thursday, May 16, 2024 6:07:59 PM
To: Giller, Kurt @ Tulsa <Kurt.Giller@cbre.com>
Cc: Jaillet, Mikey @ Boston <Mikey.Jaillet@cbre.com>; Carolyn Back <cback@cityofcoweta-ok.gov>; Darla Heller <dheller@wagonercounty.ok.gov>
Subject: RE: City of Coweta - Data Center Developer - Next Steps

External

Hi Kurt,

We are excited to continue the conversation!

Monday at 1:00 works well for us. We will have myself, Carolyn Back, and hopefully David Wyatt, our City Engineer, on the call for the City.

Thank you,



Julie Casteen
City Manager
Phone: 918-279-7216
Mobile: 918-500-1354
Email: jcasteen@cityofcoweta-ok.gov
310 S Broadway
PO Box 850
Coweta, OK 74429

From: Giller, Kurt @ Tulsa <Kurt.Gjill@cbre.com>
Sent: Thursday, May 16, 2024 11:09 AM
To: Julie Casteen <jcasteen@cityofcoweta-ok.gov>
Cc: Jaillet, Mikey @ Boston <Mikey.Jaillet@cbre.com>; Carolyn Back <cback@cityofcoweta-ok.gov>; Darla Heller <dheller@wagonercounty-ok.gov>
Subject: City of Coweta - Data Center Developer - Next Steps

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

Julie –

I hope this message finds you well.

After some “desktop due diligence” with our client, we are ready to take the next steps into talks of acquiring the City’s land next to the water treatment plant.

We would like to set up a zoom call with your team and our client to introduce themselves. The VP of PE & Development is available next week, with the following times:

- Monday 5/20: 10am CT, 1-2pm CT, 3-4pm CT**
- Tuesday 5/21: 9am-10:30am CT**
- Wednesday 5/22: 9am-10:30am CT or 12:30-1:30pm CT**

Similar to our last call, I anticipate the meeting lasting 20-30 minutes. Prior to the call, we will provide an NDA for your review and signature.

Looking forward to it!

Thanks!

3/2/2026

Kurt Giller, CCIM

Senior Associate

CBRE | Advisory and Transaction Services

Industrial & Logistics

521 East 2nd Street, Suite 701 | Tulsa, OK 74120

T +1 918 392 7265 | C +1 785 341 7071

Kurt.Giller@cbre.com

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Mutual Nondisclosure Agreement

This Mutual Nondisclosure Agreement (this "**Agreement**"), effective as of the last date written on the signature page below (the "**Effective Date**"), is between IPI Management, LLC, a Delaware Limited Liability Corporation having a place of business at 300 N. LaSalle St, Suite 1500, Chicago, IL 60654 and its affiliates ("**IPI**") and City of Coweta, a government authority with offices located at 310 S Broadway PO Box 850 Coweta, OK 74429 in Coweta, OK ("**Company**"; each of IPI and Company, a "**Party**" and together, the "**Parties**").

1. **Background.** IPI and Company (each, a "**Disclosing Party**" and "**Recipient**," as the case may be) are interested in receiving certain of each other's Confidential Information (as defined in Section 2 below) in connection with a business relationship or potential business relationship (the "**Purpose**"). The Parties are entering into this Agreement to govern the terms of such disclosure to each other and to assure the confidentiality of such Confidential Information.
2. **Confidential Information.** "**Confidential Information**" shall mean (a) any and all information, and copies or reproductions thereof, irrespective of medium, whether in written, graphic, electronic, or oral form or conveyed by visual inspection, whether or not such information is identified as "confidential" at the time of disclosure, that is provided or disclosed to Recipient by or on behalf of Disclosing Party, either directly or indirectly; (b) analyses, compilations, studies, notes or other documents prepared by or on behalf of Recipient that contain or otherwise reflect any such information; and (c) any and all financial, business or personal information concerning IPI and IPI's Clients, including, but not limited to, the residences, telephone numbers, financial circumstances, relationships, activities, interests, and personal vehicle information. Confidential Information also includes the existence and terms of this Agreement.
3. **Non-Use and Non-Disclosure, Duty to Notify, and Exceptions.**
 - (a) **Non-Use and Non-Disclosure of Confidential Information.** Recipient shall use the Confidential Information in accordance with the obligations herein and solely for the Purpose. Recipient shall not use, copy or otherwise exploit such Confidential Information for Recipient's own benefit or for the benefit of another person or entity unless Recipient obtains the prior written consent of Disclosing Party. Recipient shall hold in strict confidence and shall not disclose, deliver or disseminate any Confidential Information to any person or entity, except to its affiliates, directors, officers, employees, legal counsel, advisors, consultants and agents ("**Representatives**") who (i) have a need to receive such Confidential Information to participate in the Purpose, (ii) are apprised of the confidential nature of the Confidential Information and (iii) except in the case of legal counsel, are bound by obligations of confidentiality no less stringent than those set forth in this Agreement. Recipient shall direct its Representatives to comply with the obligations and restrictions imposed hereunder and shall be liable for any breach by its Representatives. Recipient acknowledges that it may receive material, non-public information about

Disclosing Party and its business and that the United States securities laws prohibit trading in securities on the basis of such information.

Notwithstanding any other term of this Agreement to the contrary, Recipient and its affiliates and Representatives shall have no duty to the Disclosing Party (or to anyone else) with respect to investing in, and buying and selling securities or other instruments (including trade claims) of any person if any such investment, purchase or sale would not violate applicable securities laws and this Agreement shall not be interpreted to limit or restrict such activities.

- (b) **Duty to Notify.** Recipient shall notify Disclosing Party within 5 business days upon discovery of any unauthorized use or disclosure of Confidential Information or any other breach of this Agreement by Recipient or any of its Representatives.
- (c) **Exceptions.** The obligations of confidentiality specified in Sections 3(a) and 3(b) above shall not apply with respect to any Confidential Information solely to the extent that such Confidential Information:
 - (i) is information which was already in the possession of the Recipient or its Representatives prior to the Effective Date and which was not acquired or obtained from the Disclosing Party or its Representatives on a confidential basis;
 - (ii) is or becomes publicly known through no breach of this Agreement;
 - (iii) is disclosed without restriction on further disclosure or use to Recipient or any of its Representatives by a third party which is not subject to any obligation of confidentiality to Disclosing Party with respect to such Confidential Information;
 - (iv) is approved for release by written authorization of a duly authorized representative of Disclosing Party; or
 - (v) has been independently developed by Recipient or any of its Representatives without reference to or reliance upon Confidential Information of Disclosing Party as can be shown by competent written records.

Confidential Information shall not be deemed to be within the foregoing exceptions merely because it is embraced by more general information in the public domain.

- (d) **Disclosures Required by Law.** Notwithstanding anything in this Agreement to the contrary, Recipient shall be permitted to disclose any Confidential Information of Disclosing Party that it is compelled to disclose by any law, regulation, judicial or administrative process; *provided, however,* that, to the extent legally permissible and practicable, (i) prior to making any such disclosure, Recipient shall provide Disclosing Party with (A) written notice of the proposed disclosure in order to provide Disclosing Party with sufficient opportunity to seek a protective order or other similar order preventing or limiting the proposed disclosure and (B) reasonable assistance in seeking such protective

order, and (ii) Recipient shall disclose such Confidential Information only to the extent required by the protective order or other similar order, if such an order is obtained, and, if no such order is obtained, Recipient shall disclose only the minimum amount of Confidential Information of Disclosing Party required to be disclosed in order to comply with the applicable law, regulation or process. For the avoidance of doubt, subject to Section 3(c), such Confidential Information which must be disclosed by law, regulation, or process shall otherwise continue to be confidential. Notwithstanding the foregoing, notice to Disclosing Party shall not be required where disclosure is in connection with a routine audit or examination by, or a blanket document request from, a regulatory authority, or auditor that does not reference Disclosing Party, the Confidential Information, the Purpose or this Agreement.

4. **No License or Implied Rights.** Nothing herein shall be construed as granting any right or license under any of Disclosing Party's intellectual property. All Confidential Information provided by Disclosing Party hereunder shall remain the sole and exclusive property of Disclosing Party. This Agreement is not intended, and shall not be construed, to obligate either Party to enter into any further agreement with the other Party.
5. **Term.** This Agreement shall terminate two years after the Effective Date.
6. **Miscellaneous.**
 - (a) **Prior Agreement.** This Agreement sets forth the entire agreement and understanding between the Parties and supersedes all prior oral and written agreements and understandings between them relating to the subject matter of this Agreement.
 - (b) **Assignment.** This Agreement may not be assigned or otherwise transferred by one Party without the prior written consent of the other Party. This Agreement will be binding upon and inure to the benefit of the Parties and each Party's respective successors and permitted assigns.
 - (c) **Return or Destruction of Confidential Information.** At Disclosing Party's written request, Recipient shall promptly (i) return to Disclosing Party, or shall destroy in a manner satisfactory to Disclosing Party, all tangible embodiments of Confidential Information, including, without limitation, any and all copies thereof, including those portions of any documents, memoranda, notes, studies and analyses prepared by Recipient or its Representatives that contain, incorporate or are derived from such Confidential Information; *provided, however,* that Recipient may retain one (1) copy of the Confidential Information in a secure location in its archives for the purpose of determining its obligations under this Agreement, for use in legal proceedings concerning a Party's rights or obligations hereunder and for compliance purposes and (ii) immediately cease, and shall direct its Representatives to cease, use of such Confidential Information as well as any information or materials that contain, incorporate or are derived from such Confidential Information. Notwithstanding the

foregoing, Recipient and its Representatives (A) may retain copies of the Confidential Information to the extent required to comply with applicable law, rule, regulation, court order or professional standards, or to comply with a bona fide document retention policy, provided that information so retained shall be held in compliance with the terms of this Agreement and (B) shall, to the extent that (A) above is inapplicable to Confidential Information that is electronically stored, destroy such electronically stored Confidential Information only to the extent that it is reasonably practical to do so.

- (d) **Amendment and Waiver.** This Agreement may be amended, in whole or in part, only by a written instrument signed by duly authorized representatives of the Parties hereto. Any term or condition of this Agreement may be waived at any time by the Party that is entitled to the benefit thereof, but no such waiver shall be effective unless set forth in a written instrument duly executed by or on behalf of the Party waiving such term or condition. No waiver of any provision of this Agreement by a Party in any manner shall be deemed to be or construed as a further or continuing waiver or estoppel of any such provision or of any other provision of the Agreement, nor shall any delay or omission on the part of a Party to avail itself of any right or remedy that it has or may have hereunder operate as a waiver of any right or remedy. All remedies, either under this Agreement or by law or otherwise afforded, will be cumulative and not alternative. If any provision of this Agreement shall be found to be unenforceable in any respect, the validity and enforceability of the remaining provisions shall not in any way be affected or impaired, provided that the surviving agreement materially comports with the Parties' original intent.
- (e) **Governing Law and Waiver of Jury Trial.** This Agreement shall be governed by and interpreted in accordance with the laws of the Delaware, without regard to its choice of law provisions. Each Party hereby waive all rights to a trial by jury in any action or proceeding relating to this Agreement.
- (f) **Remedies.** The provisions of this Agreement are necessary for the protection of the business and goodwill of the Parties and are considered by the Parties to be reasonable for such purpose. Recipient agrees that any breach of this Agreement may cause Disclosing Party substantial and irreparable harm and that money damages may be an inadequate remedy for the harm; therefore, in the event of any such breach, in addition to other remedies that may be available to Disclosing Party, Disclosing Party shall have the right to seek specific performance and other injunctive and equitable relief.
- (g) **Representations and Warranties.** Only those representations and warranties that are made in a definitive transaction agreement executed by and between the Parties will have any legal effect.
- (h) **Independent Contractors.** The Parties are independent contractors and do not intend that any agency or partnership relationship be created by this Agreement.

- (i) **Counterparts.** This Agreement may be executed in counterparts (including by facsimile, Docusign or email of “.pdf” copies), each of which shall be an original, but all of which together shall constitute one and the same agreement. The parties agree that any signature affixed electronically and/or delivered by email or facsimile transmission shall have the same force and effect as an original signature.
- (j) **Communications.** Any communications hereunder shall be addressed to the other Party at the address provided above and to the attention of the signatory below.

To evidence the Parties’ agreement to this Agreement, they have signed and delivered it as of the last date written below.

IPI Management, LLC

City of Coweta

By: _____
 Name: _____
 Title: _____
 Date: _____

By: Julie Casteen
 Name: JULIE CASTEEN
 Title: CITY MANAGER
 Date: 6/26/2024

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement No. BEALE-2025-IND-09859 (“**Agreement**”) is entered as of the 1st of May, 2025 (the “**Effective Date**”) by and between **ONE Gas, Inc.** (“**ONE GAS**”), First Place Tower, 15 East 5th Street, Tulsa, Oklahoma 74103, and **Beale Infrastructure Group, LLC**, 1 Embarcadero Center, Suite 1350, San Francisco, CA 94111 (“**Beale**”). ONE GAS and Beale are each referred to herein as a “**Party**” and are collectively the “**Parties**” to this Agreement.

In consideration of the mutual covenants of this Agreement, the Parties hereby agree as follows:

1. In connection with the Parties’ mutual interest in considering a possible transaction regarding Project Bunny in Coweta, Wagoner County, Oklahoma. (the “**Transaction**”), each Party to this Agreement may disclose Confidential Information to the other Party on a confidential basis pursuant to the terms hereof. For the purposes of this Agreement, a Party receiving Confidential Information shall be a “**Receiving Party**” and the Party disclosing Confidential Information shall be a “**Disclosing Party**”. The term “**Confidential Information**” as used herein shall mean all information that Beale or its Representatives (as hereinafter defined) and ONE GAS or its Representatives have furnished or will furnish to the Receiving Party related to the Disclosing Party on or after the Effective Date, whether tangible or intangible and in whatever form or medium provided (including, without limitation, oral communications), as well as all information generated by either Party or its Representatives that contains, reflects or is derived from the furnished information; provided, however, the term “**Confidential Information**” shall not include information which (i) was previously known to the Receiving Party free of any obligation to keep it confidential; (ii) is or becomes publicly available by other than an unauthorized disclosure; (iii) the Receiving Party can demonstrate was developed by or on behalf of the Receiving Party independent of any Confidential Information furnished under this Agreement; or (iv) is received from a third party whose disclosure is believed by the Receiving Party, after reasonable inquiry, not to violate any confidentiality obligation.

2. With respect to Confidential Information disclosed under this Agreement, the Party receiving Confidential Information shall treat all Confidential Information in accordance with the terms of this Agreement. The Receiving Party shall:

a. hold the Confidential Information in confidence, exercising a degree of care not less than the care used by Receiving Party to protect its own proprietary or confidential information that it does not wish to disclose;

b. restrict disclosure of the Confidential Information solely to the Receiving Party’s affiliates, and its and their directors, officers, employees, agents, consultants and advisors (including, without limitation, attorneys, accountants, contractors, bankers, financial advisors, financing sources) with a need to know for the purpose of evaluating and implementing the Transaction (collectively its “**Representatives**”) and not disclose it to any other person;

c. advise those Representatives to whom the Confidential Information is disclosed of the obligations pursuant to this Agreement with respect to the Confidential Information. In any event, the Receiving Party shall be responsible for any breach of this Agreement by any of its Representatives (including, without limitation, such Representatives who, subsequent to the date of disclosure of Confidential Information, cease to be the Receiving Party’s Representatives) and the Receiving Party agrees, at its sole expense, to take all reasonable measures (including but not limited to, court proceedings) to restrain its Representatives from prohibited or unauthorized disclosure or use of the Confidential Information;

d. use the Confidential Information solely for the purpose of evaluating and implementing the Transaction, except as may otherwise be mutually agreed upon in writing;

e. except for the purposes of evaluating or implementing the Transaction, not copy or distribute such Confidential Information or knowingly allow anyone else to copy or distribute such Confidential Information, and any and all copies shall bear the same notices or legends, if any, as the originals; and

f. promptly notify the Disclosing Party in writing of any unauthorized disclosure of Confidential Information or other breaches of this Agreement by the Receiving Party or its Representatives.

3. Except as otherwise permitted pursuant to the terms and conditions hereof or as otherwise required by applicable law, regulation, order or by the rules of any national stock exchange on which a Party's securities are listed (in each case such Party will promptly advise and consult with the other Party and its counsel prior to such disclosure), without the prior written consent of the other Party, neither Party will, and each Party will direct its Representatives not to, disclose to any person (a) that the Confidential Information from the other Party has been made available to such Party or its Representatives, (b) that discussions or negotiations are taking place concerning the Transaction or (c) any terms, conditions or other facts with respect to the Transaction, including the status thereof.

4. The Confidential Information at all times is and shall remain the property of the Disclosing Party. Neither this Agreement, nor the transfer of Confidential Information hereunder, shall be construed as granting any license or rights to any Confidential Information now or hereafter owned or controlled by the Disclosing Party. The Receiving Party shall acquire no proprietary interest in or other rights in or to the Confidential Information, and the Disclosing Party may demand its destruction at any time by written notice to the Receiving Party. At any time upon the Receiving Party's receipt of a notice from the Disclosing Party, the Receiving Party shall within thirty (30) days thereafter destroy or delete, as applicable, all Confidential Information provided by or on behalf of the Disclosing Party and shall destroy or delete, as applicable, all copies of Confidential Information provided by or on behalf of the Disclosing Party or its Representatives, including but not limited to, all notes, reports, analyses, compilations of data and information, studies, interpretations and other materials or documents prepared by the Receiving Party or its Representatives which contain, reflect or are based upon, in whole or in part, Confidential Information provided by the Disclosing Party or its Representatives (in whatever form, including electronic media) in its possession and in the possession of its Representatives. Notwithstanding the foregoing, (i) the Receiving Party may retain one (1) copy of the Confidential Information (including its notes, reports, analyses, compilations, studies, interpretations and other documents prepared by the Receiving Party or its Representatives which contain, reflect or are based on any of the Confidential Information) to the extent required by law, regulation or its internal document retention policies; (ii) copies of such Confidential Information included in materials presented to the applicable board of directors in connection with the proposed Transaction; and (iii) to the extent that the Receiving Party's computer back-up procedures create copies of the Confidential Information, the Receiving Party may retain such copies in its archival or back-up computer storage for the period the Receiving Party normally archives backed-up computer records. Notwithstanding the foregoing, the Receiving Party agrees that all Confidential Information shall continue thereafter to be subject to the terms of this Agreement.

5. If a Receiving Party or any of its Representatives are requested to disclose any of the Confidential Information in connection with any legal or administrative proceeding or investigation, the Receiving Party shall provide the Disclosing Party with prompt written notice of the existence, terms and circumstances regarding such request and shall reasonably cooperate with the Disclosing Party so that the Disclosing Party, at the Disclosing Party's sole discretion and expense, may seek a protective order or other appropriate remedy or take steps to resist the scope of the disclosure. Subject to the issuance of a protective order or other remedy being obtained, the Receiving Party may disclose only that portion of such Confidential Information that, in the opinion of counsel of the Receiving Party, Receiving Party is compelled to disclose,

and the Receiving Party shall exercise reasonable efforts to obtain assurance that confidential treatment will be accorded to the portion of such Confidential Information that is being disclosed.

6. The Parties agree that, unless and until a definitive written agreement regarding the Transaction has been executed, neither Party will be under any legal obligation of any kind whatsoever with respect to the Transaction except for the matters specifically agreed to in this Agreement. Each Party understands that it shall not have any claim whatsoever against the other Party or any Representative thereof, arising out of or relating to the Transaction (other than those against parties to a definitive written agreement with such Party in accordance with the terms thereof). The Parties further acknowledge and agree that each Party reserves the right, in its sole discretion, to reject any and all proposals made by the other Party or its Representatives with regard to the Transaction, and to terminate discussions and negotiations with such other Party at any time for any reason or no reason without liability to any Party hereto. However, such termination of discussions or negotiations shall not extinguish any rights or obligations such Party may have under this Agreement.

7. This Agreement shall benefit and be binding upon the Parties hereto and their respective successors and assigns.

8. This Agreement shall be governed by and construed in accordance with the laws of the State of Oklahoma without regard to choice of law principles. **THE PARTIES HEREBY WAIVE THEIR RIGHTS TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING ARISING UNDER OR PURSUANT TO THIS AGREEMENT.**

9. This Agreement shall become effective as of the Effective Date. This Agreement, and the Parties' obligations hereunder, shall terminate two (2) years from the Effective Date.

10. The Parties acknowledge that in the event of an unauthorized disclosure, the damages incurred by the Party whose Confidential Information was improperly disclosed may be difficult if not impossible to ascertain, and that said injured Party may seek injunctive relief as well as monetary damages against the Party that breaches this Agreement. The Parties further agree to waive any requirement for the security or posting of any bond in connection with such remedy. Such remedy shall not be deemed to be the exclusive remedy for breach of this Agreement but shall be in addition to all other remedies available to a Party at law or equity. In the event of litigation between the Parties concerning an alleged breach of this Agreement, the non-prevailing Party shall be responsible for the prevailing Party's actual costs and expenses in such litigation, including reasonable attorneys' fees.

11. This Agreement constitutes the entire understanding between the Parties with respect to the Confidential Information provided hereunder. No amendment or modification of this Agreement shall be valid or binding on the Parties unless made in writing and executed on behalf of each Party by its duly authorized representative.

12. Neither Party is responsible or liable for any business decisions made or inferences drawn by the other Party in reliance on this Agreement or in reliance on actions taken or disclosures made pursuant to this Agreement.

13. **NOTWITHSTANDING ANYTHING IN THIS AGREEMENT TO THE CONTRARY, NEITHER DISCLOSING PARTY MAKES ANY REPRESENTATIONS OR WARRANTIES OF ANY NATURE WHATSOEVER WITH RESPECT TO ANY INFORMATION DISCLOSED, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES OF ACCURACY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR AGAINST INFRINGEMENT, PROVIDED HOWEVER THAT DISCLOSING PARTY DOES WARRANT THAT IT HAS THE RIGHT TO DISCLOSE THE**

CONFIDENTIAL INFORMATION. It is understood that any representations and warranties will be negotiated along with other terms and conditions in arriving at a mutually acceptable form of definitive written agreement should discussions between the Parties progress to such a point. For the purposes of this paragraph, “**information**” is deemed to include all information furnished by or on behalf of the Disclosing Party, regardless of whether such information is deemed to be “Confidential Information” for purposes of this Agreement.

14. The Parties acknowledge that this Agreement does not restrict the ability of the Parties to engage in their respective businesses, nor does it limit either Party’s use or application of any information or knowledge acquired independently of the other without a breach of this Agreement in the course of such Party’s business.

15. This Agreement may be executed in one or more counterparts each of which shall be deemed an original, but all of which together shall constitute one and the same agreement. Facsimile or .pdf signatures to this Agreement shall be deemed to be binding upon the Parties.

16. Each of the Parties acknowledge that it is aware, and that each Party will advise its Representatives, that the federal and state securities laws prohibit any person who has material, non-public information about a public company from purchasing or selling securities of such a public company or from communicating such information to any other person under circumstances in which it is reasonably foreseeable that such person is likely to purchase or sell such securities.

17. No failure or delay by either Party in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any right, power or privilege hereunder.

[Signature page follows]

Each Party represents that it has caused this Agreement to be executed on its behalf as of the date written below by a representative empowered to bind that Party with respect to the undertakings and obligations contained herein.

ONE Gas, Inc.

Beale Infrastructure Group, LLC

(SIGNATURE)


(SIGNATURE)

(PRINT NAME)

Nitin Sathe
(PRINT NAME)

(TITLE)

Vice President
(TITLE)

DATE

May 1, 2025
DATE

TERM SHEET
Rural Water District No. 5 — Wagoner County, Oklahoma
Project Atlas — Water Agreement

The purpose of this Term Sheet is to document and outline certain key terms of the Water Agreement (the "Agreement") to be negotiated and entered into by and between Rural Water District No. 5, Wagoner County, Oklahoma (the "Utility"), and Quartz Mountain Properties, LLC (the "Developer"), regarding the provision of water utility service (the "Service") by the Utility to the Developer with respect to the contemplated development of Project Atlas (the "Project"). This term sheet is intended as a high-level, general summary of current discussions and is not intended to be a complete or definite statement of all the terms and conditions of the proposed transaction nor is it intended to be legally binding or enforceable on any party hereto.

The Utility has undertaken sufficient due diligence to determine to its satisfaction that the supply of water to be required under the Agreement is available and that the Water System (as defined below) is capable of supplying the requisite capacity to the Project site.

The development of the Project will require substantial resources from the Developer. The Developer intends to utilize a closed-loop, air cooled system to cool the components of the completed Project. Notwithstanding this design choice, Developer must be assured that sufficient, reliable Service is available and will be allocated to the Project. Without such assurances, Developer will be unable to proceed. This Term Sheet is intended to guide discussions between the parties and support the development of a final Agreement incorporating these and other necessary terms.

Capacity Allocation

The Utility will covenant and acknowledge in the Agreement that the Utility's water treatment and related water delivery infrastructure (the "Water System") has sufficient capacity to provide uninterrupted water service to the Project in the quantities set forth in the table below, or at minimum will have such capacity by the dates it is needed, as outlined in the table below, and that such capacity shall be allocated to Developer for its exclusive use in connection with the Project.

Water Capacity for the Project

Description	Flow Rate	Average Day	Peak Day
Construction Water Service	See Note ¹	400,000 gal	[]
Domestic Water Service (metered)	~200 GPM instantaneous ²	20,000 gal	50,000 gal.
Fire Water Supply (unmetered)	1000 GPM @ min 20 PSI	N/A	480,000 gal

The Utility will agree to make the Service available promptly upon the completion of the construction of associated infrastructure projects detailed below. The Utility and Developer will agree to coordinate on future water usage to determine if and-or when more or less capacity is needed for the Project. Developer is not obligated to use the full water capacity reserved within this agreement.

¹ Flow rate to be determined by Utility based upon existing system tolerances, with or without improvements

² This average figure is intended to be non-binding. The Utility and the Developer will work together to ensure that the necessary and appropriate service is provided.

Infrastructure Improvements

The anticipated infrastructure improvements required to support the water service demands of the Project (each an "Improvement" and collectively, the "Improvements") are as follows:

Description	Quantity and Unit		Unit Price	Total
18" Water Line	4,000	LF	\$275.00	\$1,100,000.00
12" Water Line	22,500	LF	\$170.00	\$3,825,000.00
SH 51 Highway Bore	500	LF	\$700.00	\$350,000.00
Railroad Bore	150	LF	\$700.00	\$105,000.00
SH 51B Bore	120	LF	\$700.00	\$84,000.00
1.0 MG Gallon Elevated Storage Tank		LS		\$5,800,000.00
Tank Road, Site Work and Site Piping		LS		\$500,000.00
Total Construction				\$11,764,000.00
Right of Way - 10 acres at \$20,000/acre				\$200,000.00
Environmental Studies				\$100,000.00
Engineering				\$875,000.00
Inspection				\$250,000.00
Contingencies (13% of Construction Cost)				\$1,511,000.00
TOTAL PROJECT COST				\$14,700,000.00

Under the Agreement, the Utility shall be responsible for (i) constructing, or causing to be constructed, the Improvements by no later than the Delivery Date (to be defined in the Agreement), (ii) preparing all plans and specifications (collectively, the "Plans") related to the Improvements, (iii) obtaining all necessary rights of way or easements related to the Improvements, and (iv) obtaining any required governmental permits or approvals. The Developer will have the right to review and approve the Plans and receive regular updates regarding the Improvements. The Agreement shall provide for customary step-in rights for the Developer, including rights to recover its costs associated with the same, in the event of the Utility's failure to perform on its obligations related to any Improvements.

The Developer shall bear 100% of the costs related to the Improvements expressed above. The budget for these improvements shall be agreed upon in the Agreement, and the Developer shall deposit the necessary amount into an escrow account to be held by [_____] within sixty (60) days of the Effective Date of the Agreement. Thereafter, the Utility may withdraw funds from the escrow account for the purpose of paying the reasonable and actual costs incurred for the Improvements. Upon completion of the work, the Utility shall provide the Developer all relevant accounting documentation and conduct a true-up analysis to determine the actual amount of the reasonable and actual costs incurred for the Improvements. Any remaining money in escrow shall be returned to the Developer.

Under the Agreement, for each Improvement, the Developer shall execute and deliver a Notice to Proceed for (a) the detailed design of the Improvement (including the preparation of the Plans), and (b) the commencement of construction of the Improvement. The Delivery Date for each Improvement shall be measured from the date of the Notice to Proceed pertaining to commencement of construction.

Water Quality

The Utility must covenant and agree in the Agreement that it has the ability to provide water to the Project meeting the water quality standards established under 40 CFR Chapter I, National Primary and Secondary Drinking Water Regulations and not less than that typically provided by the Utility during the last 5 calendar years to its residential and/or industrial customers (i.e. potable), with any exceptions to be specifically identified in the Agreement. Recycled water will be assessed on a case-by-case basis.

Repairs; Maintenance

Due to the critical, 24 hours per day, 7 days per week operations of the Project, the Utility shall keep and maintain those portions of the System that serve the Project and related supporting infrastructure in good working condition and repair.

The Utility shall within 8 hours following the commencement of any service interruption affecting the Water System, identify the cause of such service interruption and commence appropriate repair, restoration and maintenance measures to restore full System operations and service to the Project.

To the extent that full repair, restoration or maintenance of a service interruption shall not be completed within 24 hours following the commencement of such service interruption, the Utility shall promptly, but in any event not more than 48 hours following the commencement of the service interruption, coordinate with Developer to establish temporary alternative systems to restore water services to the Project, which alternative systems shall remain fully operational until such time as completion of the full repair, restoration or maintenance of the Water System.

The Utility will not object to service redundancy and water storage and backup measures, if any, taken by the Developer at Developer's option in connection with the Project.

Service Priority

The Utility acknowledges and agrees that the Project requires continuous and uninterrupted Services. In the event of a water shortage, the Utility agrees to meet and consult with the Developer to discuss the impact of such water shortage on the Project and to determine options for providing continuous and uninterrupted use by the Developer.

No consumption measures or limitations arising from a water shortage shall apply to the Project, unless required by clear and critical public health conditions and applicable Law.

The Utility covenants that it shall not reduce the allocation of the Water to the Developer, with the exception that the Utility shall not limit or otherwise reduce or discontinue the flow of Water to the Project unless necessary to provide sufficient potable drinking water for the imminent protection of the health and safety of the citizens served by the System, and then only upon reasonable notice to Developer.

Other Terms

The Agreement with the Utility shall apply to real property within the Utility's service limits that the Developer may acquire for the Project (whether in one or more parcels) (collectively, the "Property"). If the Developer acquires additional property for the Project, then automatically upon notice to the Utility, the Agreement shall apply to that additional property.

The Developer may assign its rights and obligations under the Agreement without requiring the approval of the Utility to: (i) any affiliate of the Developer, (ii) any successor to the Developer, or (iii) any subsequent owner of all, or any portion of, the Project or Property.

The Utility shall not discriminate against the Developer or the data center business in connection with the setting of Rates.

The Utility shall waive all fees associated with any Service for the Project.

The Utility's obligation to provide the Service, and the Developer's obligation to fund the Improvements, as those obligations are described herein, are contingent upon (a) the approval of the Project by all necessary jurisdictions, and (b) the final, irrevocable determination by Developer proceed with construction of the Project.

The Agreement shall provide for the protection of Developer's confidential information to the maximum extent permitted by the Oklahoma public record laws.

The Agreement will include additional customary, reasonable, and necessary terms. The Developer will provide a draft of the Agreement to the Utility, and the parties will work together to try and negotiate a final, mutually acceptable agreement.

Term Sheet Not a Commitment

The Utility and the Developer understand and agree that this Term Sheet is provided by the Developer solely for discussion purposes and is not a commitment of any kind by either the Utility or the Developer. As such, the terms and conditions set forth herein are not binding upon the Developer or the Utility. The Utility or the Developer may withdraw from discussions about the Project at any time and for any reason and that decision to withdrawal can be made by each respective party in its sole and absolute discretion. The Utility and the Developer further understand and agree that neither the Utility nor the Developer is obligated to enter into the transaction contemplated by this Term Sheet, on the terms set forth herein or any other terms, unless and until the parties execute and deliver to each other a definitive, mutually acceptable Agreement, the terms of which shall supersede in their entirety the terms set forth herein.

CONFIDENTIALITY AGREEMENT

The undersigned (the "Recipient") is considering a possible business relationship or other negotiated transaction with Beale Infrastructure Group, LLC (the "Company" and collectively with its Representatives (as defined below), the "Disclosing Parties") or one or more of the Company's affiliates (the "Transaction"). Recipient hereby agrees to the terms of this Confidentiality Agreement (this "Agreement") effective as of the date written on the signature page below.

1. Confidential Information, Representatives. In connection with the Transaction, certain information concerning (i) the Company and its affiliates and (ii) their respective businesses, assets and prospects may be furnished to Recipient and its Representatives (collectively, and together with information which Recipient or Recipient's Representatives otherwise learn or obtain through observation or analysis of such information, and any information derived, summarized or extracted from any of the foregoing, in all cases irrespective of medium, the "Confidential Information"). "Representatives" means the affiliates, directors, officers, employees, advisors and attorneys of a person or entity. Notwithstanding the foregoing, the term Confidential Information does not include any information which (a) is or becomes generally available to the public (other than as a result of a disclosure directly or indirectly by Recipient or its Representatives in violation of this Agreement), (b) is or becomes available to Recipient on a non-confidential basis from a source other than a Disclosing Party; provided, that such source is not known to Recipient to be bound by a confidentiality agreement with a Disclosing Party or (c) has been independently acquired or developed by Recipient without reference to any of the Confidential Information or otherwise violating any of its obligations under this Agreement.

2. Use of Confidential Information. Recipient will use the Confidential Information solely for the purpose of evaluating the Transaction, and Recipient will keep the Confidential Information confidential; provided, however, that Recipient may disclose the Confidential Information or portions thereof to those of its Representatives who need to know such information for the purpose of evaluating the Transaction, are aware of the confidential nature of the Confidential Information, and are subject to written confidentiality agreements with confidentiality obligations as strong as those set forth in this Agreement. Recipient will direct its Representatives to keep all Confidential Information confidential and will be responsible for any breach of this Agreement by any of its Representatives. Without the prior written consent of the Company, Recipient will not, and will direct its Representatives not to, disclose to any person or entity (a) that any investigations, discussions or negotiations are taking place concerning a possible Transaction, (b) that Recipient has requested or received any Confidential Information or (c) any of the terms, conditions or existence of this Agreement or other facts with respect to the Transaction, including the status thereof.

3. Destruction of Confidential Information. At any time upon the written request of a Disclosing Party, Recipient will, and will instruct its Representatives to, promptly destroy all written Confidential Information in its possession. Notwithstanding anything to the contrary in this Agreement, Recipient may retain copies of the Confidential Information to the extent necessary to comply with its written, internal document retention policies, and/or applicable laws or regulations; provided, however, that any such Confidential Information shall be retained by Recipient in accordance with and subject to the terms and conditions of this Agreement.

4. Legally Required Disclosures. If Recipient or its Representatives become legally compelled (by oral questions, interrogatories, requests for information or documents in legal proceedings, subpoena, civil investigative demand or other similar process by a court of competent jurisdiction or by any administrative, legislative, regulatory or self-regulatory authority or entity) to disclose any Confidential Information, Recipient will provide the Company with prior written notice thereof (to the extent not prohibited by law) so that the Company may seek a protective order or other appropriate remedy and/or waive compliance with the provision of this Agreement. Recipient shall reasonably cooperate with the Company, at the Company's expense, in its efforts to seek any such protective order or other remedy. In the event that such protective order or other remedy is not timely obtained Recipient will furnish only that Confidential Information which is required or necessary based on the advice of its legal counsel. Notwithstanding the foregoing, notice to the Company will not be required where disclosure of any Confidential Information is in connection with a routine audit or examination by, or a blanket document request from, a regulatory authority or auditor that does not reference the Company or the Transaction.

5. No Representation or Warranty; Property Rights. Other than as may be contained in definitive documentation entered into between the Company (or one or more of its affiliates) and Recipient, no Disclosing Party is making any representation or warranty, express or implied, as to the accuracy or completeness of the Confidential Information, and no Disclosing Party shall have any liability to Recipient as a result of its use of the Confidential Information. All Confidential Information disclosed by or on behalf of the Company to Recipient or its Representatives shall remain the property of the Company (or its applicable affiliate). No licenses or rights under any patent, copyright, trademark, trade name, trade secret or other intellectual property are granted to Recipient or its Representatives, or are to be implied by reason of this Agreement.

6. No Agreement as to Transaction. This Agreement shall not be deemed to constitute an agreement or commitment on the part of any Disclosing Party or Recipient to enter into any type of transaction or agreement (other than this Agreement), including any transaction or agreement relating to the Transaction.

7. No Waiver. No failure or delay by a Disclosing Party in exercising any right, power or privilege hereunder will operate as a waiver thereof, nor will any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any right, power or privilege hereunder.

8. Remedies. For purposes of seeking equitable relief, Recipient agrees that monetary damages may not be a sufficient remedy for any breach of this Agreement. In addition to all other remedies, the Company will be entitled to seek specific performance of Recipient's obligations relating to this Agreement and to seek injunctive or other equitable relief as a remedy for any such breach.

9. Miscellaneous.

(a) Recipient may not assign any of its rights or obligations under this Agreement without the prior written consent of the Company, and any such assignment without such prior written consent shall be null and void; provided, that the successors and permitted assigns of the Parties shall be bound by this Agreement.

(b) This Agreement sets forth the entire agreement and understanding between Recipient and the Company and supersedes all prior oral and written agreements and understandings between them relating to the subject matter of this Agreement.

(c) This Agreement may be signed in multiple counterparts and all such counterparts taken together shall be deemed to constitute one and the same instrument. Delivery of an executed signature page of this Agreement by facsimile, DocuSign or electronic transmission shall be effective as delivery of a manually executed counterpart hereof.

(d) This Agreement may not be amended except in writing signed by both Recipient and the Company.

(e) This Agreement shall terminate upon the earlier of (i) the parties entering into definitive documents relating to the Transaction that contain confidentiality provisions or (ii) two years after the last disclosure of Confidential Information. The non-use and confidentiality obligations set forth herein shall survive termination of this Agreement until the fifth anniversary of the date hereof.

(f) This Agreement shall be governed by and construed in accordance with the laws of the State of Delaware without giving effect to the principles of conflict of laws thereof. THE COMPANY AND RECIPIENT WAIVE THEIR RIGHTS TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING ARISING UNDER OR PURSUANT TO THIS AGREEMENT. BY THEIR EXECUTION HEREOF, THE COMPANY AND RECIPIENT EACH HEREBY SUBMITS TO THE EXCLUSIVE JURISDICTION OF THE COURTS OF THE STATE OF DELAWARE AND FEDERAL COURTS SITTING IN THE STATE OF DELAWARE IN ANY ACTION, MATTER OR PROCEEDING RELATING HERETO.

(g) Any notifications hereunder shall be addressed to the Company (i) by mail at 1 Embarcadero Center, Suite 1350, San Francisco, CA 94111 or (ii) by e-mail at legal@bealeinfra.com.

Signature Page Follows

IN WITNESS WHEREOF, this Agreement is executed and delivered effective as of the date written below.

RECIPIENT:

By: _____

Name: _____

Title: _____

Date: _____

From: Carolyn Back <cback@cityofcoweta-ok.gov>
To: Jaillet, Mikey @ Boston
Giller, Kurt @ Tulsa
Julie Casteen <jcasteen@cityofcoweta-ok.gov>
Date: 5/21/2024 3:39:10 PM
Subject: RE: City of Coweta - Data Center Developer - Next Steps

I thought this might be the case.

Yes. There is a Variance Process through the Board of Adjustment.

Or,

Upon rezoning, you could go for IH and per code you may increase the required front and rear setback requirement by one (1) foot for every three (3) feet of additional height.

12-10C-6 Minimum Yard Requirements

Front yard. The depth of the required front yard shall be determined in the following manner: Measured from centerline of the abutting street, add one-half of the right-of-way designated on the City's major street or highway plan, or 25 feet if not designated on the street and highway plan, to a setback of 35 feet on arterial streets and 25 feet on nonarterial streets. When a lot has double frontage, the front yard requirements shall be provided on both streets.

Side yards.

On the side of an interior lot or the interior side of a corner lot, no side yard is required if the buildings are built to the side lot line; otherwise, at least three feet of side yard width is required.

On any corner lot, the depth of the required exterior side yard shall be determined in the following manner: Measured from the centerline of the abutting street, add one-half of the right-of-way designated in the Coweta major street and highway plan, or 25 feet if not designated on the street plan, to a setback of 35 feet on arterial streets and 25 feet on nonarterial streets.

Rear yard. No rear yard is required if buildings are built to the rear lot line; otherwise, at least three feet of rear yard depth is required.

Buildings adjacent to residential districts. The side and rear yard requirements in subsections B and C of this section do not apply when the building is adjacent to a residential district. In this case, all buildings constructed in an IH Zone shall be at least 50 feet from the boundary of any residential district.

https://coweta.municipalcodeonline.com/book?type=ordinances#name=CHAPTER_12-10_INDUSTRIAL_DISTRICTS

Kindest Regards,



Carolyn Back
Community Development Director
cback@cityofcoweta-ok.gov
918-279-7218
310 S. Broadway, Coweta, OK 74429

From: Jaillet, Mikey @ Boston <Mikey.Jaillet@cbre.com>

3/2/2026

Sent: Tuesday, May 21, 2024 3:30 PM

To: Carolyn Back <cback@cityofcoweta-ok.gov>; Giller, Kurt @ Tulsa <Kurt.Giller@cbre.com>; Julie Casteen <jcasteen@cityofcoweta-ok.gov>

Cc: Darla Heller <dheller@wagonercounty.ok.gov>

Subject: RE: City of Coweta - Data Center Developer - Next Steps

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

Hey Carolyn –

Thanks for this! Sorry for not being on the phone this week!

On building heights – we generally ask for around 85 feet. This is not a show stopper but some of the new building designs can get pretty high.

Is there a variance process that would need to occur?

Thank you!

Mikey Jaillet | First Vice President
CBRE Advisory & Transaction Services | Data Center Solutions
33 Arch Street | Boston, MA 02110
C 512 810 1997
Mikey.Jaillet@cbre.com

From: Carolyn Back <cback@cityofcoweta-ok.gov>

Sent: Tuesday, May 21, 2024 4:18 PM

To: Giller, Kurt @ Tulsa <Kurt.Giller@cbre.com>; Julie Casteen <jcasteen@cityofcoweta-ok.gov>

Cc: Jaillet, Mikey @ Boston <Mikey.Jaillet@cbre.com>; Darla Heller <dheller@wagonercounty.ok.gov>

Subject: RE: City of Coweta - Data Center Developer - Next Steps

External

Hello Kurt!

Would you please forward to Drew?

Please find attached a copy of the City of Coweta Comprehensive Plan *Proposed Land Use and City Limits 2030* Map. The area was planned for future annexation with an Industrial Medium designation allowing for IL and/or IM uses.

There is a max of 40 ft in height in IL and IM. What is the max height of the client's structure(s)?

Kindest Regards,



Carolyn Back
Community Development Director
cback@cityofcoweta-ok.gov
918-279-7218
310 S. Broadway, Coweta, OK 74429

Details about the personal data CBRE collects and why, as well as your data privacy rights under applicable law, are available at **CBRE – Privacy Policy**.

From: [Darla Heller](#)
Date: 10/28/2025 3:10:53 PM
Subject: RE: Project Atlas - Coweta Meeting Tonight

Whitney and Adam,

I am planning to attend. I do not believe tonight's meeting has anything to do with the public financing at all. I was hopeful that the rain would continue, and attendance would be low. I believe the topics Beale will be discussing are focused on electricity and water capacity for current systems and overall impact of the facility environmentally. I don't believe it is necessary that Whitney attend unless either of you are concerned and then I will take your advice completely.

The meeting is a come and go and will be very much like ODOT and PSO holds community meetings now allowing citizens to have conversations at one-on-one stations. It will not be a list of talking heads. I like the way these meetings are organized as it allows for greater interaction.

I am happy to provide a narrative on reactio and if financing does come up.
Thanks so much. Darla

From: Adam Doverspike <adoverspike@gablelaw.com>
Sent: Tuesday, October 28, 2025 1:38 PM
To: Darla Heller <dheller@wagocounty.ok.gov>
Cc: Whitney Humphrey <whumphrey@gablelaw.com>
Subject: Project Atlas - Coweta Meeting Tonight

Darla:

As we discussed last week, I'm confirming that Whitney is available to attend tonight's open house at Coweta City Hall. Please let us know if you would like her to be there.




- Adam



Adam Doverspike | Shareholder | **GableGotwals**

(W) 918-595-4813 | (F) 918-595-4990 | adoverspike@gablelaw.com

110 N. Elgin Ave., Ste. 200

Tulsa, OK 74120 1495 | USA | Bio | Download vcard | www.gablelaw.com |   

This message and any attachments are for the addressee only and may contain privileged or confidential information. If you have received this in error, please notify me immediately and permanently delete the message and any prints or other copies.



Katherine Foster <kathf2011@gmail.com>

Fw: Council Meeting: 03/02 Slides

1 message

Darren Blanchard <NatureBoyFarm@protonmail.com>
To: "kathf2011@gmail.com" <kathf2011@gmail.com>

Wed, May 6, 2026 at 8:28 PM

Chief Bell should ask to see the documents I presented to each City Councilmember on March 2, 2026 at the meeting. This was communication sent to the Council the day prior to said meeting. I will follow-up with the post communication that was sent as well.



DARREN BLANCHARD

Owner & Grower

(918) 630-7386

NatureBoyFarm@protonmail.com

Mounds, OK

Sent with Proton Mail secure email.

----- Forwarded Message -----

From: Darren Blanchard <NatureBoyFarm@protonmail.com>

Date: On Sunday, March 1st, 2026 at 7:25 PM

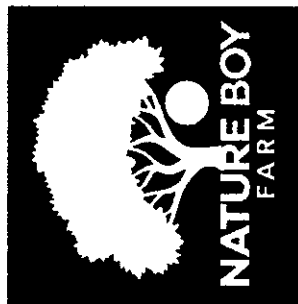
Subject: Council Meeting: 03/02 Slides

To: nhogue@cityofcoweta-ok.gov <nhogue@cityofcoweta-ok.gov>, jbarnett@cityofcoweta-ok.gov <jbarnett@cityofcoweta-ok.gov>, dbeatie@cityofcoweta-ok.gov <dbeatie@cityofcoweta-ok.gov>, jwilburn@cityofcoweta-ok.gov <jwilburn@cityofcoweta-ok.gov>, Donald Vieth <dvieth@cityofcoweta-ok.gov>

Council,


I sent the slides linked here with my agenda request earlier in the week. I will touch on NDAs, the plans to use water for cooling, the plans for on-site energy generation, and the building heights. A far different picture than what has been presented to the public (and likely you) by Beale Infrastructure. The latter three topics speak to a Heavy Industrial application, which is not consistent with Coweta's Comprehensive Plan for the designated site. All of this is backed up with records I have obtained through Open Record Requests and confidential sources. I will present hard copies of my source material for you tomorrow night.


In the meantime, I encourage you to read two news articles discussing Beale's parent company, Blue Owl Capital. One is courtesy CNN, linked here, and another via Sub Stack author, Robert Bryce, found here. In the second article, you might recognize a familiar name. See you all tomorrow night.




DARREN BLANCHARD

Owner & Grower

 (918) 630-7386

 NatureBoyFarm@protonmail.com

 Mounds, OK

Sent with Proton Mail secure email.



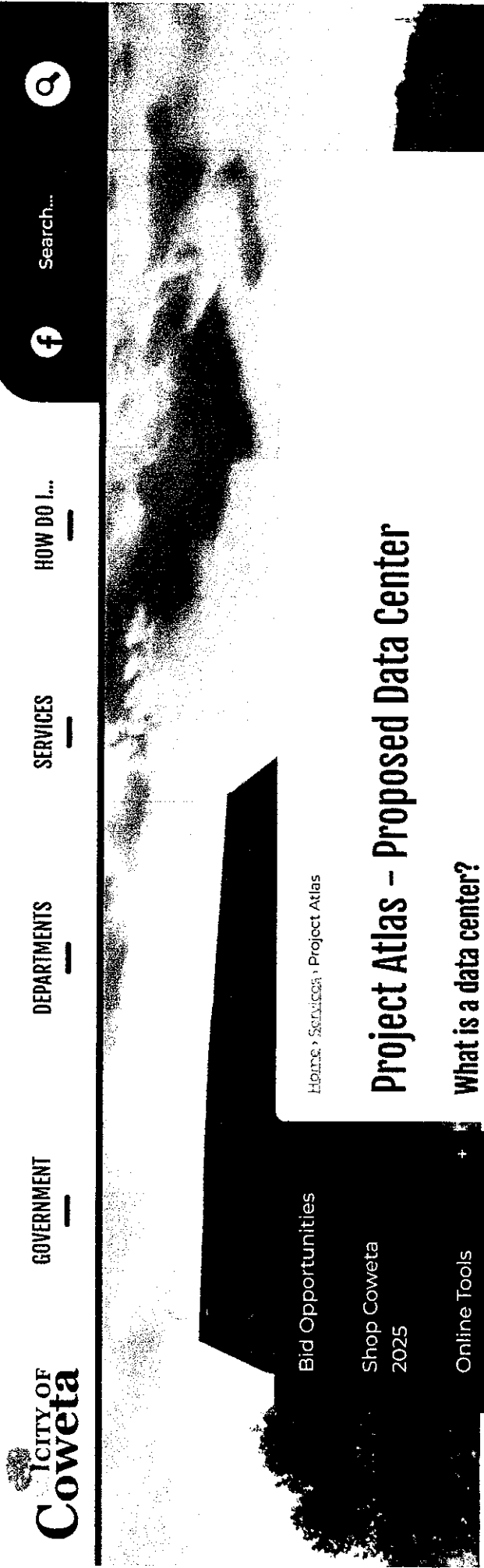
DARREN BLANCHARD



image1772414736464
62K

**Review of Internal Records for
PROJECT
ATLAS**

Darren Blanchard, Creek County



Bid Opportunities

Shop Coweta
2025

Online Tools

Photo Galleries

Public Surplus

Online Bidding

Residents

Project Atlas

Home > Services > Project Atlas

Project Atlas – Proposed Data Center

What is a data center?

A data center is a purpose-built facility that stores, manages, and processes large volumes of digital information. It houses the servers, storage, and networking equipment that form the physical backbone of the internet and modern computing, supporting services such as websites, email, cloud storage, financial systems, and artificial intelligence.

Who is the end user?

Beale Infrastructure will own and lease the data center. This will be a cloud server, not an AI server. The end user has not been named but is described as one of the major U.S. tech giants.

What are the benefits of having a data center in my community?

Preserve the community's ability to attract investment

Many large technology projects require confidentiality early in the procurement practice that help communities compete for projects that bring infrastructure economic activity.

[Click here to see one of the signed NDAs](#)

Why hasn't the City provided more details on the incentives that

With the project structure now clarified, the City is in negotiations on a deal with Beale; that agreement will be submitted to the City Council for review along with an application to be considered on February 2, 2026. Incentives will be a part of the application submitted for Council consideration.

Mutual Nondisclosure Agreement

This Mutual Nondisclosure Agreement (this "Agreement"), effective as of the last date written on the signature page below (the "Effective Date"), is between IPI Management, LLC, a Delaware Limited Liability Corporation having a place of business at 300 N LaSalle #1500 Chicago, IL 60654 and its affiliates ("IPI") and City of Coweta with offices located at 310 S Broadway, Coweta, OK 74429 ("Vendor"); each of IPI and Vendor, a "Party" and together, the "Parties").

- 1. Background.** IPI and Vendor (each, a "Disclosing Party" and "Recipient," as the case may be) are interested in receiving certain of each other's Confidential Information (as defined in Section 2 below) in connection with a business relationship or potential business relationship (the "Purpose"). The Parties are entering into this Agreement to govern the terms of such disclosure to each other and to assure the confidentiality of such Confidential Information.
- 2. Confidential Information.** "Confidential Information" shall mean (a) any and all information, and copies or reproductions thereof, whether in written, graphic, electronic, or oral form or conveyed by visual inspection, whether or not such information is identified as "confidential" at the time of disclosure, that is provided or disclosed to Recipient by or on behalf of Disclosing Party, either directly or indirectly; (b) analyses, compilations, studies, notes or other documents prepared by or on behalf of Recipient that contain or otherwise reflect any such information; and (c) any and all financial, business or personal information concerning IPI and IPI's Clients, including, but not limited to, the residences, telephone numbers, financial circumstances, relationships, activities, interests, and personal vehicle information. Confidential Information also includes the existence and terms of this Agreement.

Mutual Nondisclosure Agreement

This Mutual Nondisclosure Agreement (this **"Agreement"**), effective as of the last date written on the signature page below (the **"Effective Date"**), is between IPI Management, LLC, a Delaware Limited Liability Corporation having a place of business at 300 N LaSalle #1500 Chicago, IL 60654 and its affiliates (**"IPI"**) and City of Coweta with offices located at 310 S Broadway, Coweta, OK 74429 (**"Vendor"**); each of IPI and Vendor, a **"Party"** and together, the **"Parties"**).

IPI Management, LLC

By: _____
Name: _____
Title: _____
Date: _____

City of Coweta

By: Julie Casteen
Name: Julie Casteen
Title: City Manager
Date: 5/20/2024

(i) **Counterparts.** This Agreement may be executed in counterparts (including by facsimile, DocuSign or email of “.pdf” copies), each of which shall be an original, but all of which together shall constitute one and the same agreement. The parties agree that any signature affixed electronically and/or delivered by email or facsimile transmission shall have the same force and effect as an original signature.

(i) **Communications.** Any communications hereunder shall be addressed to the other Party at the address provided above and to the attention of the signatory below.

To evidence the Parties' agreement to this Agreement, they have signed and delivered it as of the last date written below.

IPI Management, LLC

City of Coweta

By: _____

By: Julie Casteen

Name: _____

Name: JULIE CASTEEN

Title: _____

Title: CITY MANAGER

Date: _____

Date: 6/26/2024

MUTUAL

(i) Counterparts. This Agreement may be executed in counterparts (including by facsimile, DocuSign or email of “.pdf” copies), each of which shall be an original, but all of which together shall constitute one and the same agreement. The parties agree that any signature affixed electronically and/or delivered by email or facsimile transmission shall have the same force and effect as an original signature.

(j) Communications. Any communications hereunder shall be addressed to the other Party at the address provided above and to the attention of the signatory below.

To evidence the Parties' agreement to this Agreement, they have signed and delivered it as of the last date written below.

IPI Management, LLC

City of Claremore, Oklahoma

By:  _____

Name: Nitin Sathe _____

Title: Vice President _____

Date: 02/16/2024 _____

By:  _____

Name: John W. Feary _____

Title: City Manager _____

Date: 02/16/2024 _____

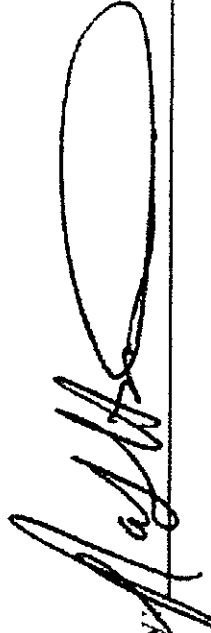
CONFIDENTIALITY AGREEMENT

The undersigned (the "Recipient") is considering a possible business relationship or other negotiated transaction with Beale Infrastructure Group, LLC (the "Company" and collectively with its Representatives (as defined below), the "Disclosing Parties") or one or more of the Company's affiliates (the "Transaction"). Recipient hereby agrees to the terms of this Confidentiality Agreement (this "Agreement") effective as of the date written on the signature page below.

1. Confidential Information. Representatives. In connection with the Transaction, certain information concerning (i) the Company and its affiliates and (ii) their respective businesses, assets and prospects may be furnished to Recipient and its Representatives (collectively, and together with information which Recipient or Recipient's Representatives otherwise learn or obtain through observation or analysis of such information, and any information derived, summarized or extracted from any of the foregoing, in all cases irrespective of medium, the "Confidential Information"). "Representatives" means the affiliates, directors, officers, employees, advisors and attorneys of a person or entity. Notwithstanding the foregoing, the term Confidential Information does not include any information which (a) is or becomes generally available to the public (other than as a result of a disclosure directly or indirectly by Recipient or its Representatives in violation of this Agreement), (b) is or becomes available to Recipient on a non-confidential basis from a source other than a Disclosing Party; provided, that such source is not known to Recipient to be bound by a confidentiality agreement with a Disclosing Party or (c) has been independently acquired or developed by Recipient without reference to any of the Confidential Information or otherwise violating any of its obligations under this Agreement.

IN WITNESS WHEREOF, this Agreement is executed and delivered effective as of the date written below.

RECIPIENT:

By:  _____

Name: Naomi Hogue

Title: Mayor

Date: 9/3/2025

IN WITNESS WHEREOF, this Agreement is executed and delivered effective as of the date written below.

RECIPIENT:

By:  _____

Name: Jeremy Barnett

Title: Vice Mayor

Date: 9/3/2025

OK DISTRICT ATTORNEY #27

"Run afoul" of the Open Meetings Act

"Not compliant with the law"

Any signature would be "legally problematic"

TERM SHEET
Rural Water District No. 5 — Wagoner County, Oklahoma
Project Atlas — Water Agreement

The purpose of this Term Sheet is to document and outline certain key terms of the Water Agreement (the "Agreement") to be negotiated and entered into by and between Rural Water District No. 5, Wagoner County, Oklahoma (the "Utility"), and Quartz Mountain Properties, LLC (the "Developer"), regarding the provision of water utility service (the "Service") by the Utility to the Developer with respect to the contemplated development of Project Atlas (the "Project"). This term sheet is intended as a high-level, general summary of current discussions and is not intended to be a complete or definite statement of all the terms and conditions of the proposed transaction nor is it intended to be legally binding or enforceable on any party hereto.

The Utility has undertaken sufficient due diligence to determine to its satisfaction that the supply of water to be required under the Agreement is available and that the Water System (as defined below) is capable of supplying the requisite capacity to the Project site.

The development of the Project will require substantial resources from the Developer. The Developer intends to utilize a closed-loop, air cooled system to cool the components of the completed Project. Notwithstanding this design choice, Developer must be assured that sufficient, reliable Service is available and will be allocated to the Project. Without such assurances, Developer will be unable to proceed. This Term Sheet is intended to guide discussions between the parties and support the development of a final Agreement incorporating these and other necessary terms.

Capacity Allocation

The Utility will covenant and acknowledge in the Agreement that the Utility's water treatment and related water delivery infrastructure (the "Water System") has sufficient capacity to provide uninterrupted water service to the Project in the quantities set forth in the table below, or at minimum will have such capacity by the dates it is needed, as outlined in the table below, and that such capacity shall be allocated to Developer for its exclusive use in connection with the Project.

Water Capacity for the Project

Description	Flow Rate	Average Day	Peak Day
Construction Water Service	See Note 1	400,000 gal	[]
Domestic Water Service (metered)	~200 GPM instantaneous 2	20,000 gal	50,000 gal.
Fire Water Supply (unmetered)	1000 GPM @ min 20 PSI	N/A	480,000 gal

The Utility will agree to make the Service available promptly upon the completion of the construction of associated infrastructure projects detailed below. The Utility and Developer will agree to coordinate on future water usage to determine if and/or when more or less capacity is needed for the Project. Developer is not obligated to use the full water capacity reserved within this agreement.

Infrastructure Improvements

The anticipated infrastructure improvements required to support the water service demands of the Project (each an "Improvement" and collectively, the "Improvements") are as follows:

Description	Quantity and Unit		Unit Price	Total
	Quantity	Unit		
18" Water Line	4,000	LF	\$275.00	\$1,100,000.00
12" Water Line	22,500	LF	\$170.00	\$3,825,000.00
SH 51 Highway Bore	500	LF	\$700.00	\$350,000.00
Railroad Bore	150	LF	\$700.00	\$105,000.00
SH 51B Bore	120	LF	\$700.00	\$84,000.00
1.0 MG Gallon Elevated Storage Tank		LS		\$5,800,000.00
Tank Road, Site Work and Site Piping		LS		\$500,000.00
Total Construction				\$11,764,000.00
Right of Way - 10 acres at \$20,000/acre				\$200,000.00
Environmental Studies				\$100,000.00
Engineering				\$875,000.00
Inspection				\$250,000.00
Contingencies (13% of Construction Cost)				\$1,511,000.00
TOTAL PROJECT COST				\$14,700,000.00

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement No. BEALE-2025-IND-09859 (“**Agreement**”) is entered as of the 1st of May, 2025 (the “**Effective Date**”) by and between **ONE Gas, Inc.** (“**ONE GAS**”), First Place Tower, 15 East 5th Street, Tulsa, Oklahoma 74103, and **Beale Infrastructure Group, LLC**, 1 Embarcadero Center, Suite 1350, San Francisco, CA 94111 (“**Beale**”). **ONE GAS** and **Beale** are each referred to herein as a “**Party**” and are collectively the “**Parties**” to this Agreement.

In consideration of the mutual covenants of this Agreement, the Parties hereby agree as follows:

1. In connection with the Parties’ mutual interest in considering a possible transaction regarding Project Bunny in Coweta, Wagoner County, Oklahoma. (the “**Transaction**”), each Party to this Agreement may disclose Confidential Information to the other Party on a confidential basis pursuant to the terms hereof. For the purposes of this Agreement, a Party receiving Confidential Information shall be a “**Receiving Party**” and the Party disclosing Confidential Information shall be a “**Disclosing Party**”. The term “**Confidential Information**” as used herein shall mean all information that Beale or its Representatives (as hereinafter defined) and **ONE GAS** or its Representatives have furnished or will furnish to the Receiving Party related to the Disclosing Party on or after the Effective Date, whether tangible or intangible and in whatever form or medium provided (including, without limitation, oral communications), as well as all information generated by either Party or its Representatives that contains, reflects or is derived from the furnished information; provided, however, the term “**Confidential Information**” shall not include information which (i) was previously known to the Receiving Party free of any obligation to keep it confidential; (ii) is or becomes publicly available by other than an unauthorized disclosure; (iii) the Receiving Party can demonstrate was developed by or on behalf of the Receiving Party independent of any Confidential Information furnished under this Agreement; or (iv) is received from a third party whose disclosure is believed by the Receiving Party, after reasonable inquiry, not to violate any confidentiality obligation.

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement No. BEALE-2025-IND-09859 (“**Agreement**”) is entered as of the 1st of May, 2025 (the “**Effective Date**”) by and between **ONE Gas, Inc.** (“**ONE GAS**”), First Place Tower, 15 East 5th Street, Tulsa, Oklahoma 74103, and **Beale Infrastructure Group, LLC**, 1 Embarcadero Center, Suite 1350, San Francisco, CA 94111 (“**Beale**”). **ONE GAS** and **Beale** are each referred to herein as a “**Party**” and are collectively the “**Parties**” to this Agreement.

HEAVY INDUSTRIAL

City Staff: proposed development not consistent with City's Comprehensive Plan

Building height exceeds IL and IM zoning (40')

Re-zone land through Council, and seek variance via Board of Adjustments

**"I was hopeful that the rain
would continue, and attendance
would be low."**

Darla Heller, Wagoner County - 10/28/25

**"Good judgment comes from
experience, and a lot of that
comes from bad judgment."**

Will Rogers

Real Estate & Records

1 message

Darren Blanchard <NatureBoyFarm@protonmail.com>
To: "Kathf2011@gmail.com" <Kathf2011@gmail.com>

Wed, May 6, 2026 at 8:23 PM

The landowner(s) that Chief Bell needs to talk to are Sharon Heymans and George & Sylvia Frost. I am highly certain it is the Heymans' that are cited in the text between Casteen and Hogue.

Clifton Adcock, a journalist from The Frontier, has Casteen recorded saying on 10/28/25 the City does not have a copy of the NDA via Beale Infrastructure. I have ran it by Mr. Adcock, and he is comfortable in speaking with law enforcement. Ultimately, Patrick Boulden did produce the NDA for Mr. Adcock, but it goes back to the idea of "willful neglect" in respect to the Open Records Act. Mr. Adcock can be reached at (918) 407-9834 to produce the recording for Chief.



DARREN BLANCHARD

Owner & Grower

📞 (918) 630-7386

✉ NatureBoyFarm@protonmail.com

📍 Mounds, OK

Sent with Proton Mail secure email.



INCIDENT / OFFENSE REPORT

Coweta Police Department

212 N Broadway, Coweta OK 74429 (918) 486-2121

CASE NUMBER

2026-0273

ADMINISTRATIVE			
AGENCY NAME	Coweta Police Department	AGENCY ORI #	OK0730300
INCIDENT OCCURRED ON	05/01/2026 08:51 - 06/25/2026 15:30	REPORTED ON	05/01/2026 08:51
TYPE OF REPORT	Information	OFFICER ASSAULT	NO
CLEARED EXCEPTIONALLY	Cleared - Unfounded	CLEARANCE DATE	06/25/2026
REPORTING OFFICER	Badge No: 501 - McCollough, Chuck		
HCH5 @A5; 9-BF9DCFH	9		

OFFENSE (SUMMARY)	
NO	OFFENSE
1	80N - Civil - Other 310 S. Broadway

PARTY (SUMMARY)	
NO	NAME
1	OFFICER MCCOLLOUGH, CHUCK
2	OTHER CASTEEN, JULIE
3	OTHER DOBBINS, MICHAEL JAMES
4	OTHER PRATHER, STANLEY ALLEN
5	WITNESS BLANCHARD, DARREN GEAN



INCIDENT / OFFENSE REPORT

Coweta Police Department

212 N Broadway, Coweta OK 74429 (918) 486-2121

CASE NUMBER

2026-0273

OFFENSE

NO
OFFENSE

OFFENDER OF OFFENSE

VICTIM OF OFFENSE

CHARGE FROM
CHARGE DESCRIPITON

CHARGE TYPE

OFFENSE COMPLETED
SUSPECT OF USING
MOTIVATE HATE BIAS
OFFENSE LOCATION
GEO LOCATION
PREMISE TYPE NAME
PREMISE TYPE

APPLIES TO BREAKING & ENTERING ONLY

METHOD OF ENTRY
TIME OF ENTRY

OF PREMISES ENTERED
TYPE OF STRUCTURE

APPLIES TO STOLEN VEHICLE ONLY

TYPE OF STOLEN VEHICLE

CRIMINAL ACTIVITY
WEAPON INVOLVED

AGGRAVATED ASSAULT / HOMICIDE CIRCUMSTANCES (APPLY TO HOMICIDE ONLY)

SITUATION

CIRCUMSTANCES

MURDER / NON-NEGLIGENT MANSLAUGHTER

NEGLIGENT MANSLAUGHTER

ADDITIONAL / JUSTIFIABLE HOMICIDE



INCIDENT / OFFENSE REPORT

Coweta Police Department

212 N Broadway, Coweta OK 74429 (918) 486-2121

CASE NUMBER

2026-0273

NARRATIVE No: 1 - Officer: MCCOLLOUGH, CHUCK

The Coweta Police Department is cross-commissioned with the Muscogee Nation Lighthorse Police Department.

I, Sgt. Chuck McCollough (501), am a sworn full-time police officer with the Coweta Police Department and am cross-commissioned with the Muscogee Nation Lighthorse Police Department. This incident occurred in the city limits of Coweta, Oklahoma, County of Wagoner, within the boundaries of the Muscogee Nation.

This is a multi-agency investigation involving separate reviews by state and local authorities. The Oklahoma State Bureau of Investigation is investigating specific allegations within its jurisdiction. The Oklahoma Attorney General's Office has reviewed multiple complaints and issued findings where appropriate. Concurrently, the City of Coweta is investigating potential criminal violations of Oklahoma law arising from the allegations. These investigations are independent of one another and may involve different legal standards, evidentiary requirements, and investigative objectives.

Chief Bell received a letter addressed as "Concerned citizens." This letter asserts allegations and claims of wrongdoing and criminal activity by the Coweta City Manager, Julie Casteen in the performance of her duties as a public official with the city. The City Council has requested an investigation as well. The Mike Dobbins letter has been added below and reads:

[This is a list of some of the issues with the city that I believe should be looked into or corrected. There are many more but I don't want this list any longer than it already is. I have proof or examples of everything I have written down and will be more than happy to provide it to whomever might want it. I did not include every state statute as I'm sure you are way more familiar than I am with them. I am also looking into some other possible illegal actions but am still waiting on open records requests that city hall has still not provided me.

Regarding the city allowing Beale to use city hall for an open house and providing a link to a private company on a government website. The city did not approve the weblink in a public meeting. The city cannot provide a link without it having a specific city related function. The weblink must also provide a disclaimer stating that you are leaving the city website and the purpose of the weblink. Any government property must solely be used for government purposes. Allowing a private company to hold an open house at city hall is not official government business. Promoting a private business is a clear ethics violation.

Under the Oklahoma **Open Meeting Act (25 O.S. §§ 301–314)**, all final decisions, actions, and votes by a public body must occur in an open session. While preliminary discussions may happen in closed executive sessions for specific sensitive matters, final, binding actions—such as a decision to link to web materials—cannot be made there and must be taken during a public meeting.

T. 74, Ch. 62, App., Rule 4.4 Except as permitted by law or these Rules, a state officer or employee shall not use his or her State office (1) for his or her own private gain, (2) for the endorsement of any product, service or enterprise. Appearance of Partiality: A city website linking to a private developer's site may be seen as endorsing the project before public hearings, potentially violating the principle that local officials should be objective, unbiased, and act in the public's interest.

City Policy and Neutrality: Government bodies are expected to remain neutral in regulating land use. When a municipal website links to a private entity's marketing materials rather than strictly informational, objective city-produced documents, it can be interpreted as an endorsement.

Regarding the real estate brokering by the city manager there is proof in black and white where she admits it to the mayor. This is also a misuse of taxpayer resources and a clear ethics violation.

The open records violations are for stating that the city did not have a copy of the NDA then stating there was only one then not maintaining city documents. The city manager also in black and white proves that she provided personal information to Beale and forwarded the records requests to Beale for them to determine how they wanted the city to respond. The city is also charging taxpayers search fees when state statute forbids it. They are charging excessive search fees because the law only allows for the direct cost of the personnel filling the request and cannot inflate that cost. The city charges \$55 per hour and I can assure you the city clerks are not paid anywhere near that amount hourly. All of this is clearly stated in state statutes.

The Oklahoma constitution states in ARTICLE XV that city council members must legally honor their oaths.

Regarding the city council not performing their job requirements and codes of conduct state statute 21 O.S. § 580.

Not providing NDA'S signed by both parties per open records request.

Not maintaining legal documents at city hall (NDA'S).

Providing false statements to the media about reasoning for rezoning land.

Giving personal information about a private citizen to a private company.

Brokering real estate deals for a private company.



INCIDENT / OFFENSE REPORT

Coweta Police Department

212 N Broadway, Coweta OK 74429 (918) 486-2121

CASE NUMBER

2026-0273

NARRATIVE No: 1 - Officer: MCCOLLOUGH, CHUCK

Using government resources for promoting a private company.
Long overdue yearly state mandated financial audit.
Asking a private company how they want the city to respond to open records requests including offering to tell the requester no info found.
Forwarding open records requests from a citizen to a private company with no official government connection or purpose.
City council making decisions not in a public meeting. Example, deciding to postpone the data center vote not during a public meeting.
Providing false statement about council members decision making. The city manager stated that the council requested a postponement but a couple of council members stated they did no such thing.
Not warning citizens about possible water contamination after water main repairs.
Derogatory text messages about citizens and people with medical conditions.
Putting a private company above the concerns of the community.
Limiting who can comment on a Facebook post in their official capacity as vice-mayor.
Charging taxpayers search charges on open records requests even though they cannot when it is for the good of the public.
Incorrect financial figures on city newsletters.
Making false claims about items being budgeted for.
Not following through on statements about projects being performed. As in stating that a splash pad is in the budget and will be built but then never building it.
Not keeping citizens informed about city projects.
Creating an adversarial atmosphere between city and community.
Causing bad publicity towards the city.
Refusal to answer questions from residents.
Refusal to Inquire into the conduct of any office, department or agency of the City, and investigate municipal affairs, or authorize or provide for such inquiries.
Failure to lead the Council into an effective, cohesive working team.
Failure to serve as a model of leadership and civility to the community.
Failure to inspire public confidence in our government.
Failure to demonstrate honesty and integrity in every action and statement.
Failure to show honesty and respect for the dignity of each individual reflected in every word and action taken by Councilmembers, 24 hours a day, seven days a week. It is a serious and continuous responsibility.
Failure to build a solid reputation.
Failure to participate and be available.
Failure to keep integrity intact.
Failure to model a professional manner.
Acting in a self-righteous manner.
Failure to respect the community that they serve.
Not considering if their decision/statement/action will violate the trust, rights or goodwill of others.
Not considering if their conduct will destroy the public's trust in them.
Demonstrating conduct that will give others reason to distrust them.
Not listening and understanding the views of others.
Conduct causing public embarrassment to someone else.
Possible conflicts of interest by council members.
Lack of principles and practices of effective leadership and management; principles and practices of sound business communications; techniques of effective public relations.
Lack of exceptional written and verbal communication skills to convey ideas to Council and staff and to interact positively with city residents.
Lack of negotiation and problem-solving skills to handle difficult situations.
Lack of diplomacy when handling divisive issues.
Failure to establish and maintain effective working relationships with the City Council, all levels of City management, other governmental officials, community and civic organizations, employee organizations, employees, the media, and the public.
Failure to exercise tact and diplomacy in dealing with highly sensitive political, public policy, community and employee issues and situations.
Failure to honor the oath of office regarding the constitution.
Failure to protect first amendment rights.



INCIDENT / OFFENSE REPORT

Coweta Police Department

212 N Broadway, Coweta OK 74429 (918) 486-2121

CASE NUMBER

2026-0273

NARRATIVE No: 1 - Officer: MCCOLLOUGH, CHUCK

Creating a fear of first amendment retaliation.

Lying to the public on social media about requirement to replace private water lines.

Lying to the public about providing public notice of possible water contamination to affected areas.

Failure to hold city manager accountable for her actions.

Failure to correct city manager on inappropriate text messages to city council members.

Failure to address citizens concerns about the behavior and actions of the city manager.

Failure to report possible illegal behavior by city manager to appropriate authorities until months after citizens requested the council to do so.

Failure to hold fellow council members accountable for unethical behavior.

These actions are primarily misdemeanors and punishable by a fine of up to \$500 or 1 year in jail or a combination of both. If a citizen commits a crime they are typically held accountable and immediately issued a fine, or taken to jail. Then they have a court date set and are responsible for defending themselves. The frustration with the community is that it appears the city "leaders" are not held to the same standards. Even in the rare occasion city officials are prosecuted it is only after thorough investigations and then the taxpayer has to fund their defense. I have provided the state statutes that they have violated and I am curious to see if any action is taken. I have always stated my admiration for you and that I believe you to be a good man. I also understand the predicament you are being put in by having to investigate someone who is capable of firing you. Any online statements I have made are not intended negatively towards you or your department but I'm not always the best at picking my words correctly. If I have stated anything that offends you or your department I do truly apologize. I have done everything that I know of to try to resolve these issues through communication with the city but have been ignored and dismissed at every turn. I truly hate that it has to come to this but I am formally asking for you to hold the city officials accountable and not on their terms and their timetable. And please keep in mind that there are citizens who fear retaliation by the city for voicing concerns, this in itself is a crime that the city is possibly committing. I appreciate your attention with this matter. Please be the one person in government that still does the right thing and restore our faith in the the town, we are desperate.

Thank you,
Michael Dobbins]

End of letter.

Investigation concerning these allegations. Many of the cited issues in this letter are not actual crimes and will not be fully addressed. I will attempt to get answers for the actual crimes listed by Dobbins and others on the "Fire Julie Casteen" Facebook page and any other concerns brought forward during this investigation.

1. Cited were the ethics rules under the Oklahoma Ethics Rules. Website linking a private company or endorsing a private developer.

With respect to the allegation concerning the use of City Hall facilities and the inclusion of a private entity link on the city's website, such actions are not inherently prohibited. However, they may warrant further review if it can be demonstrated that they constituted an official endorsement, lacked a legitimate public purpose, or were not approved through proper procedures consistent with applicable law, including the Oklahoma Open Records Act (25 O.S. SS 301-314).

While this was not a city-sponsored meeting, the city allowed the developer to hold the informational meeting at City Hall in an effort to help advise the community about the project. There was no discussion or vote among the city council at the meeting and the city council was not required to attend. There was no violation of the OMA.

The city council did not make a decision to provide a link to the developer's website. This was an administrative decision based on requests from citizens for information. The city manager placed information about the project on the city's website and also included the link to the developer's page that was dedicated to information about the project. This is not endorsing the project, only providing factual information. No marketing materials were provided. Nothing was being marketed or sold.

As per the paperwork provided by Mr. Blanchard himself to the Chief for investigation, it states, Oklahoma Constitution, Article X, SS 14-17. Yes, an Oklahoma city can post a link to a private company. Only when it serves a legitimate public purpose. Not for promotion, advertising or favoritism.

The link was provided for informational purposes as requested by some citizens so that citizens can view what the project was about, what data centers do and to provide answers to the public. If the link is informational, neutral, and tied to city business, it is usually lawful under Oklahoma Law.

2. Violations of the City Manager's brokering real estate deals.

During a meeting with affected property owners, the city manager listened to their concerns and was available to talk to citizens if they had concerns. A property owner spoke to Julie after the meeting and Casteen gave the property owner information about the developer if they decided they wanted to sell. A property owner responded that they would for the right price. The city manager relayed this information to the developer. No other action was taken by the city manager. Asking someone if they would be willing to buy or sell property does not constitute brokering a sale.



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I spoke with the actual real estate agents who brokered the deals and those agents had no correspondence with the city manager. Those agents spoke with and conducted their business with Beale and the property owners. Their statements will be added to this report.

I spoke with Agent Kathy. She emailed me the contracts. In the email, she states:

"Sgt. McCollough, Attached is the emails between Beale's attorney, myself and the Frosts. In the attached contract, you will find myself and the brokerage as the selling agent. On the Heymans property. They reached out to me wanting a fair market value of the subject, which I gave at 1.3 million. When I met with Beale at the Frost property, I advised them of the value before they met with the Heymans. I set the groundwork for them acquiring the properties. I believe the Heymans used their own attorney to review their contract before executing. No one from the city approached me to do this. I did it to help some people achieve the best price for their property should the data center have been approved". This letter is added to the report.

I received an email addressed to the Chief of Police written by Sylvia Frost. The letter stated:

"Chief Bell, This is Sylvia Frost. We own the property immediately south of the proposed data center. I wanted to inform you that we were never contacted by Julie Casteen about selling our property nor have we ever had any interaction with her. Beale did approach us about buying our property if the data center was approved".

On 05/14/2026 I spoke with the Heymans, Hendrik and Sharon. Hendrik stated to me that he and Sharon went to an open house meeting with the city planners and other city personnel attending. He stated that after the meeting, he and Sharon approached the City manager about their property. Sharon stated that they had already talked to the developers and were not happy about the situation, she stated that Casteen never approached them about a deal or selling their property, awaiting their written statements for this report. Sharon wrote a statement stating that the City manager never acted as a real estate agent or representative, intermediary, or go-between for them regarding their property. her written statement will be added to this report.

3. The open records violations are for stating that the city did not have a copy of the NDA then stating there was only one, and for not maintaining documents.

All NDA's that were in the city's possession were provided at the time of the requests. There were two NDA's that were signed by the mayor and vice-mayor, which were then handed over in person to a representative for the developer so that the agreement could be signed by the developer. The signed copies were never returned. The city later asked for signed copies and those were provided to anyone who requested them.

4. Not providing NDA's signed by both parties per ORR and not maintaining legal documents at City Hall.

The documents sought were on an ongoing, active, developing project with lots of moving parts. Documents that need signatures often go back and forth from party to party until agreements are made. The two NDA's in question were not signed at the time Casteen signed hers; those were signed by the mayor and vice mayor at a later time. Those NDA's were then sent back to the developer for signatures and not valid until signed by the developer; the city did not realize they did not get those copies back until the Prather request identified that those were not with the requested information. The city then, without delay, requested that those copies be returned. This is not willful neglect as cited by the Darren Blanchard allegations. If the document is not in the possession, it cannot be provided. There would be nothing to lose or gain by not providing those two NDA's and no evidence or motive to suggest they were being hidden from Mr. Prather. The signed copies were requested from the developer and were later provided.

5. Giving personal information about a private citizen to a private company.

This must show that the information was not public record or that the disclosure caused harm or violated a statute. In this case, Mr. Allen Prather requested through open records requests about the generators that were going to be used for the project. The City manager requested information from the developer multiple times in an attempt to answer the question. After receiving no answers, the city manager finally emailed the Open Records Request form (With Mr. Prather's personal information) to the developer, asking if the information was known, or if the city should respond that no record was found. The release of Mr. Prather's address was done with no malicious intent. Prather's address is commonly available.

6. Long overdue yearly State-mandated financial audits

It is common for cities to be late on their audits, and the State auditor's office is often multiple years behind on County audits. However, Coweta rarely misses the deadline. FY24 was a few weeks late due to the administrative issues after Roger Kolman resigned in 2023. Prior to that, Coweta's report was completed by the deadline, but sometimes not filed by the auditor for a few weeks later. The reports are available on the city's website and are available for inspection of the issue date, which is included in the auditor's report. The FY25 audit is complete and was accepted by the city council on 05/04/2026 and filed with the SAI office on 05/05/2026.

7. Providing false statements about council members' decision-making. Claiming the city manager stated that the council requested a postponement, but a couple of council members stated they did no such thing.

The City's agenda policy allows any Council Member to request an item to be placed on the agenda by notifying the Mayor or City Manager. Joshua Wilburn made a request to the City Manager that the vote be delayed to a future



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meeting to allow for additional information to be provided by the developer.

8. Charging taxpayers search charges on open records requests even though they cannot when it is for the good of the public.

The ORA allows charging when requests cause a disruption to normal operations, **except** for taxpayers seeking to determine whether those entrusted with the affairs of government are honestly, faithfully, and competently performing their duties as public servants. These requests were marked as " Personal". Under the Oklahoma Open Records Act, fees can be charged if the requests are commercial or if they cause excessive disruption. Personal or civic requests can still incur standard copying fees(like 25 cents per page).

As of **06/01/2026, Mr. Dobbins has requested 11 open records requests. Two have been fulfilled; two are being reviewed by the city attorney (for personal information or redactions) for release; and seven remain outstanding because the requests are overly broad.**

These requests started on April 3rd, 2026. It is now June 1st. The expectation that all these requests can be fulfilled within 60 days is unrealistic and seems intended to overwhelm the City with requests, then claim they are violating the Open Records Act when not received within a reasonable amount of time. Dobbins has claimed that the City is charging him for these requests. The City did charge him \$165.00 dollars for the April 19th request but then promptly refunded that money to him. Dobbins has not paid for any of these requests.

Last night, June 2nd, Dobbins again went to social media to claim his requests are not being filled. I spoke to City clerks that are working on the requests; there are only two of them and they have other responsibilities within the city as well. one stated that when she responded to him that they are working around the clock (Figure of speech), Dobbins then made another Open records request for every minute the city has worked on these requests because he has driven by city hall after hours and has not seen people working.

9. Making false claims of items being budgeted for:

If something gets budgeted, it is not guaranteed to later be approved for completion. Cash flow and other priorities sometimes take precedence. Projects are routinely delayed as costs continue to rise. The city council makes the final decision on budget item priority.

10. illegally firing " Whistleblowers" for coming forward with information.

After looking into Ms Doyle's remarks on the "Fire Julie Casteen" Facebook page. She asserts that she was fired by Julie for claiming violations. Casteen was not the City manager when Doyle was employed with the city and was terminated by the previous City Manager, Lisa Taylor. In the case of Mr. Cadle, who also made similar claims on Facebook, Cadle quit after being confronted about driving his city vehicle in Tulsa at abnormal hours in the early morning. This was discussed with him over the phone, and he accused the water plant manager of falsifying reports. Cadle then stated that he had been running the water plant for months without a license and that Casteen referred him to his supervisor. He then came in and told the cashier that he quit.

11. Derogatory text messages about citizens and people with medical conditions.

The intent of the message in question was not to be an attempt to harass or defame the individual. Any violation of privacy laws would be on the individuals who released the comment on a public forum. This was a private conversation that was released through the Open Records Act. Any harm created was created by those who released it on social media.

12. Creating an adversarial atmosphere between city and community.

Causing bad publicity towards the city.

I can find nothing on social media or in city council meeting videos that show the city manager creating a hostile or adversarial atmosphere between the city and the community. The only hostile or dividing force that i can find is the " Fire Julie Casteen" Facebook page. and occasionally the "Coweta chit chat" pages. It appears that social media and these pages caused most, if not all of the bad publicity or adversarial atmosphere.

13. Asking a private company how they want the city to respond to open records requests including offering to tell the requester no info found.

See allegation number 5. After reviewing the email message and speaking to the city manager, This is a simple request for information as requested by Allen Prather about generators. The city manager did not have an answer and emailed the developer for information. The allegation is framed in a manner to suggest that something nefarious is going on when in fact the city manager was looking for information as requested. The city manager had sent several emails requesting the number of generators and had not received a response. The City Manager then sent an email, again asking for the number of generators or should she just tell the requester that no information was found. It is clear that there was no intent to deceive anyone. She simply did not have an answer for this request. The email is added to this report.

14. Darren Blanchard allegation that Casteen is recorded saying on 10/28/2025 that the city does not have a copy of NDA via Beale infrastructure.

Blanchard stated in an email which he later sent to Chief Bell that Clifton Adcock, a journalist from the frontier, has Casteen recorded saying on 10/28/2025, the city does not have a copy of the NDA via Beale infrastructure. He ran it



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by Mr. Adcock, and he is comfortable in speaking with law enforcement. Ultimately, Patrick Boulden did produce the NDA for Mr. Adcock. Blanchard states that it goes back to the idea of willful neglect in respect to the Open Records Act.

Generally, a city manager would still need to respond within the framework of the Open Records Act. IF the NDA is a public record, meaning it was executed as part of city business, then a formal open records request is typically required to get access. The city manager cannot just disclose if it is confidential. If it's not public record, then the city manager can say they don't have it. NDA's can be considered confidential, especially if it involves sensitive negotiations, personnel matters, or legal obligations. In Oklahoma, if an NDA was signed by the city and it's meant to protect business or personnel information, it might fall under a confidentiality exemption. In that case, it wouldn't be a public record, and the city manager would be within their rights to withhold it.

I called Mr. Adcock on May 14th and left a message to return my call on this matter.

I spoke to Blanchard on 6/3/2026. Blanchard sent me an email of the NDA release letter to the city, which was emailed on 11/7/2025. This means that if a recording by Mr. Adcock was done on 10/28/2025, asking Casteen about an NDA, Casteen was still under the Non-disclosure agreement until released on 11/7/2025, and may have been within her right to deny information if there was a specific statutory exemption (unknown).

Under the Oklahoma Open Records Act (OORA), a public official who willfully and knowingly refuses to provide access to a public record that is required to be disclosed may be subject to misdemeanor penalties and fines. However, the process is typically triggered by a **formal request for records**.

In the absence of a specific Open Records request, it would be difficult to establish that a records custodian or public official knowingly refused to disclose a particular record. The requester bears the responsibility of making a request that reasonably identifies the records sought. Once such a request is made, the public body is obligated to respond in accordance with the Open Records Act.

Therefore, if a reporter merely asks general questions or speculates that records may exist without submitting a formal Open Records request, the City Manager could reasonably contend that no official records request had been made and that she was not refusing access to any identified public record. The legal duties and potential penalties associated with the Open Records Act are generally triggered by an actual request for records.

As a result, until a formal Open Records request is submitted and denied, the reporter may not yet have a clear legal basis to claim a violation of the Open Records Act. The request itself initiates the statutory process and creates the framework for determining whether compliance, denial, delay, or potential violations have occurred. As of June 10th i have not gotten a call back from Adcock.

15. Several additional concerns raised in the allegation letter sent by Dobbins relate to matters of professionalism, leadership, communication, and public perception. While these are important considerations in the context of public administration, they do not, in and of themselves, constitute criminal violations unless supported by evidence of specific unlawful conduct. Many of the listed complaints are not chargeable violations.

16. The NDA's were not legal.

Mike Dobbins sent me an email he received from the assistant district attorney, Reginald C. Armor with Wagoner County. The email concerns the legality of the NDA. The response from Armor states:

" I have reviewed the attached NDA. This is a standard unilateral NDA. It is designed for use in the private sector and without substantial government carve-outs, it is not compliant with the law. Here are the primary compliance issues with this NDA. Choice of law: This NDA chooses Delaware as the forum for law and venue. The County cannot agree to an out-of-state choice of law or litigation forum. A contract or agreement with the County must be governed by Oklahoma law, and while the venue can technically be any District Court in Oklahoma, it really ought to be Wagoner County.

Concealment of the very existence of discussion is overbroad and problematic. The form requires the County to keep " The existence of any discussions" confidential. That is a pretty broad ask, and it could run afoul of OMA's Structural requirements down the line. (E.g, if the BOCC needs to list items for discussion when action is contemplated or identifies the general issue in a notice of executive-session it will violate this agreement).

The NDA itself is overbroad: OORA already provides targeted tools, and a private NDA cannot expand secrecy beyond what the statutes allow. I can provide specific examples of this, but the point is if an NDA includes overbroad



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confidentiality provisions that go beyond the legal boundaries of public records law or impede the disclosure of information that must be made public under OMA or ORA, it is legally problematic. This NDA does that in several of its provisions." **END of Written statement.**

The Non-Disclosure Agreements (NDAs) at issue are civil contracts, and questions regarding their enforceability or validity generally fall within the scope of civil law. Any determination regarding whether an NDA violates Oklahoma law would ultimately be a matter for legal review by the District Attorney if potential statutory violations are alleged.

At this time, I have not identified any evidence indicating that the agreements themselves are criminally illegal. Rather, the more appropriate question may be whether the agreements were improper, unenforceable, contrary to public policy, or otherwise invalid under Oklahoma law. Accordingly, any concerns regarding the legality or validity of the NDAs will be referred to the District Attorney's Office for review and determination.

06/01/2026 I attempted to call Darren Blanchard. His Google answering service, after requesting what my call was about, said he cannot take my calls. I also spoke with Jackie Prather 6/1/2026 at city hall meeting. Prather contacted Blanchard and told him i was trying to reach him. Prather said he would reach out to me. It is now 6/3/2026 no contact with Blanchard.

6/3/2026 I spoke with Darren Blanchard. I asked if he had any information of crimes being committed by the city manager or the city. Blanchard sent me an email on NDA's and discussed the suspicious email from the City manager to the Mayor regarding a property brokerage that i have already discussed.

17. Dobbins took to social media June 2nd with more allegations. Unethically influencing city council members before a vote on a project.

This was in response to a misrepresentation of facts by an administrator on a social media page about a motion during the city council meeting the night before on June 1st. Whether intentional or a perception of events as they saw it, the account was inaccurate.

The recent post regarding the Woods Phase 4 addition presents an incomplete and misleading account of what occurred during the council meeting.

The Woods Phase 4 project had already received prior approval. During the meeting, the Vice Mayor was awaiting participation from other council members to second a motion. This was clear agitation from the vice-mayor that other council members just sat and never seconded a motion, so he decided to look at them and wait for them to participate. This is clear on the video. When no second was made, the City Manager fulfilled her professional responsibility by informing the council of the project's approval status and the potential financial liability the City could face if required actions were not taken.

Providing council members with accurate information regarding existing approvals, contractual obligations, and potential legal or financial consequences is a fundamental duty of a City Manager. Her role is not to make policy decisions for the council, but to ensure elected officials have the information necessary to make informed decisions and to protect the City's interests.

Characterizing the City Manager's actions as misconduct ignores the context of the situation and misrepresents the responsibilities of her position. In this instance, she did exactly what the public expects a City Manager to do: provide accurate information, explain the City's obligations, and advise the council of potential consequences arising from its actions or inaction.

Disagreement with a project or a policy decision is fair. Misrepresenting routine administrative duties as misconduct is not. Casteen did not bully or "Rule with an Iron fist" as the post cited, she simply informed the council of obligations and did not in any way dictate how the vote should go. The entire "unethical influencing" allegation can be viewed on YouTube in its entirety.

18. Claim that the city has never signed NDA's or that NDA's are "untenable," "unacceptable," or "morally bankrupt" and even "weaponized."

The City of Coweta's use of NDAs is neither unique nor unusual. For example, confidentiality agreements were utilized



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during negotiations related to the Walmart development project years ago, the water treatment plant, Meadowbrook Center, and more recently, Braum's. Similar agreements are routinely employed by cities of all sizes throughout Oklahoma and across the nation. A brief review of standard municipal economic development practices would confirm this.

The mere existence of an NDA does not establish wrongdoing, secrecy for improper purposes, or an attempt to deprive citizens of information. Any allegation that an NDA has been "weaponized" against citizens requires specific evidence demonstrating unlawful conduct, misuse of authority, or violation of public records laws. Absent such evidence, the accusation remains speculative and unsupported.

Reasonable people may disagree about the appropriate balance between transparency and confidentiality in government negotiations. However, characterizing all NDAs as "untenable," "unacceptable," or "morally bankrupt" ignores their legitimate purposes and the widespread acceptance of their use in municipal governance, economic development, and commercial transactions throughout the United States.

Accordingly, this allegation appears to be based on opinion rather than demonstrable facts and does not, standing alone, provide evidence of misconduct, illegality, or unethical behavior by city officials.

19. Allegation that City Clerk's handwriting looks similar to City Manager's handwriting and suggesting that the City Manager forged an Open Records Request.

6/3/2026 I spoke with the city clerk, Samantha Dobbins in reference to this allegation. Dobbins stated that she did do an ORR and that she wrote it and submitted it. There is nothing nefarious going on with this ORR. Dobbins also stated that she was not coerced or asked to do an Open records request. Dobbins written statement is added to this report.

On **June 1, 2026**, I spoke with Jackie Prather at the City Council meeting and provided my telephone number, requesting that they contact me at a time convenient for them to discuss any information they wished to provide.

As of June 20th, 2026, I have not received a response. Based on the information currently available, I believe their concerns are substantially similar to those previously raised by Mr. Dobbins. If the Prather's possess any additional information or evidence, it will be considered and incorporated into the investigation upon receipt.

If I have not spoken with them by the time this investigation is completed, I will assume they have no further information to provide, and the investigation will proceed based upon the evidence and statements currently available.

Darren Blanchard allegations to the AG's Office of Open Records Act violations, which corresponds to the many Mike Dobbins complaints concerning the same Open Record requests.

Mr. Blanchard submitted three separate complaints to the Oklahoma Attorney General's Office alleging violations of the Oklahoma Open Records Act by the City of Coweta.

Complaint No. 2026-052:

Mr. Blanchard alleged that the City failed to timely respond to an Open Records Act request submitted in January 2026. During its review, the Attorney General's Office determined that a response from the City was warranted. The City explained that the original request lacked sufficient specificity and that clarification was requested pursuant to 51 O.S. Supp. 2025, §24A.5(7). The City further advised that all responsive records had been produced. After reviewing the matter, the Attorney General's Office concluded that the City had fulfilled its obligations under the Oklahoma Open Records Act regarding the records referenced in the complaint.

Complaint No. 2026-053:

Mr. Blanchard alleged that the City failed to respond to his Open Records Act request seeking text messages from the City Manager. Following review, the Attorney General's Office requested a response from the City. The City explained that records were produced on a rolling basis and that the final responsive records were provided on March 22, 2026. The Attorney General's Office concluded that the City's response to the Open Records request was prompt and reasonable under the circumstances.



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Complaint No. 2026-110:

Mr. Blanchard alleged that the City improperly redacted the identities of individuals who communicated with City officials. Specifically, the complaint challenged the City's redaction of the identities of senders contained within records produced pursuant to an Open Records Act request. Upon review, the Attorney General's Office determined that the communications sought appeared to be communications with a public body and were therefore subject to the protections and limitations set forth in 51 O.S. §24A.14. The Attorney General's Office further concluded that the Oklahoma Open Records Act permits public bodies to maintain as confidential certain communications received from persons exercising rights secured by the United States Constitution or the Oklahoma Constitution. Accordingly, the Attorney General's Office concluded that the communications at issue appeared to fall within that statutory protection.

In each of the three complaints reviewed, the Attorney General's Office found that the City's actions were consistent with the provisions of the Oklahoma Open Records Act and did not identify any violation by the City of Coweta. Accordingly, the allegations contained in Complaints 2026-052, 2026-053, and 2026-110 were not sustained.

All three letters from the Attorney General's Office will be added to this report.

Dobbins Open Records Act complaints.

Mr. Dobbins' repeated allegations that the City is failing to comply with the Oklahoma Open Records Act are not supported by the volume and nature of his requests. Since April 3, 2026, he has submitted approximately eleven separate Open Records requests. The City has limited administrative staff available to process not only his request but the requests of others as well, while also performing their regular duties and serving the public.

The frequency and volume of Mr. Dobbins' requests create a substantial administrative burden. From an objective standpoint, it appears that he may be attempting to overwhelm City resources and then publicly characterize the resulting delays as violations of the Open Records Act. Whether intentional or not, this pattern raises legitimate concerns regarding the purpose and reasonableness of his conduct.

Additionally, Dobbins' continued emails containing accusations, threats, and demands directed toward City officials are inappropriate and unproductive. Dobbins has filed numerous complaints alleging criminal misconduct by City employees and officials. Those complaints are currently being reviewed and investigated by the appropriate authorities.

It is important to understand that the vast majority of allegations he has publicly advanced do not constitute criminal offenses under Oklahoma or federal law. Many of the claims involve disagreements with policy decisions, concerns regarding ethics or character, or personal interpretations of statutes rather than conduct that is legally chargeable as a crime.

Merely citing a statute and asserting that it has been violated does not establish criminal conduct. Publicly accusing individuals of criminal wrongdoing without sufficient factual or legal basis is irresponsible and risks misleading the public regarding the nature of the alleged conduct.

6/18/2026. This report was sent to the Wagoner County District Attorney's Office for review.



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SIGNATURE

It is unlawful to falsely report a crime.

Will you prosecute (yes/no) _____ Report submitted to DA (yes/no) _____

Officer Initial / Signature

Reported By Print

Reported By Signature

Date

Reported By (2) Print

Reported By (2) Signature

Date

Reported By (3) Print

Reported By (3) Signature

Date

Victim / Witness Print

Victim / Witness Signature

Date

Victim / Witness (2) Print

Victim / Witness (2) Signature

Date

Reporting Officer Print

Reporting Officer Signature

Date

Reviewed Officer Print

Reviewed Officer Signature

Date



OFFICE OF THE ATTORNEY GENERAL
STATE OF OKLAHOMA

June 3, 2026

Via email

City of Coweta
c/o Patrick T. Boulden, Interim City Attorney
patrickbouldenlaw@gmail.com

Re: Public Access Counselor Advisement – Complaint No. 2026-052

Dear Counsel,

This is an official advisement regarding the above-referenced complaint (“Complaint”) submitted to this office pursuant to 51 O.S.Supp.2025, § 24A.40. The Public Access Counselor (“PAC”) received the Complaint from Darren Blanchard, a private citizen. The Complaint alleges that the City of Coweta (“City”) has not timely responded to a request under the Oklahoma Open Records Act (“ORA”) for the following records from January 2024 to the present:

[C]opies of any and all contracts, agreements including non-disclosure agreements, memoranda of understanding, amendments, extensions and/or related instruments entered into by the City of Coweta with any individual, organization or business entity, including any parent company, subsidiary, affiliate, manager or agent thereof, that has been designated or sanctioned by the United States Department of the Treasury, including but not limited to the Office of Foreign Assets Control, under terrorism, terrorist financing, foreign policy, proliferation or other sanctions programs administered by the Department.

According to the Complaint, the City initially advised Mr. Blanchard that it had not located any records that were responsive to this request. Mr. Blanchard clarified his request and then followed up a week later for an update. The City responded that the request was still being processed. At that point Mr. Blanchard filed the Complaint.

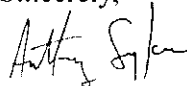
Per the terms of 51 O.S.Supp.2025, § 24A.40(F), I conducted an initial review and determined the Complaint warranted a response from the City. In its response, the City argues that 51 O.S.Supp.2025, § 24A.5(7) allows a public body to ask a requestor to clarify requests lacking reasonable specificity, and explains that it has since provided all records it believes to be responsive to his request.

Upon review of the records provided by the City and consideration of the City's response, I have determined the following:

- (1) The City was reasonable to conclude that Mr. Blanchard's request lacked reasonable specificity in that it required City staff to independently research whether the parties to any City contracts were "designated or sanctioned by the United States Department of the Treasury" pursuant to any "terrorism, terrorist financing, foreign policy, proliferation or other sanctions programs administered by the Department." The ORA does not require City staff to take such action in order to fulfill an ORA request.
- (2) Nevertheless, City staff responded by suggesting one such entity that Mr. Blanchard may have had in mind and, while it disputed that the entity met Mr. Blanchard's criteria, it offered to produce documents related to that entity. Having done so, the City now views the request as fulfilled.
- (3) At this time, Mr. Blanchard does not appear to seek any further specifically identifiable records from the City.

Based on the information available to me at this time, I conclude that the City has fulfilled its obligations under the ORA with respect to the records referenced in the Complaint. Under 51 O.S.Supp.2025, § 24A.40(G), no further response to the above-referenced Complaint is required. If you have any questions, please do not hesitate to contact me at (405) 522-2771 or by email at opengov@oag.ok.gov.

Sincerely,



ANTHONY SYKES
Assistant Attorney General
Public Access Counselor

cc: Darren Blanchard (*via email*)



OFFICE OF THE ATTORNEY GENERAL
STATE OF OKLAHOMA

June 3, 2026

Via email

City of Coweta
c/o Patrick T. Boulden, Interim City Attorney
patrickbouldenlaw@gmail.com

Re: Public Access Counselor Advisement – Complaint No. 2026-053

Dear Counsel,

This is an official advisement regarding the above-referenced complaint (“Complaint”) submitted to this office pursuant to 51 O.S.Supp.2025, § 24A.40. The Public Access Counselor (“PAC”) received the Complaint from Darren Blanchard, a private citizen. The Complaint alleges that the City of Coweta (“City”) did not respond to Mr. Blanchard’s request under the Oklahoma Open Records Act (“ORA”) for text messages from the City Manager. According to the Complaint, the City advised Mr. Blanchard on March 12, 2026 that the last portion of his request was still being processed.

Per the terms of 51 O.S.Supp.2025, § 24A.40(F), I conducted an initial review and determined the Complaint warranted a response from the City. In its response, the City explains that it produced records in response to Mr. Blanchard’s request on a rolling basis and that the last portion of records were produced on March 22, 2026. The City now claims that the entirety of Mr. Blanchard’s request for records has been fulfilled.

Based on the information available to me at this time, I conclude that the City’s response to the open records request was prompt and reasonable. Under 51 O.S.Supp.2025, § 24A.40(G), no further response to the above-referenced Complaint is required. If you have any questions, please do not hesitate to contact me at (405) 522-2771 or by email at opengov@oag.ok.gov.

Sincerely,

A handwritten signature in black ink that reads "Anthony Sykes".

ANTHONY SYKES

*Assistant Attorney General
Public Access Counselor*

cc: Darren Blanchard (*via email*)



OFFICE OF THE ATTORNEY GENERAL
STATE OF OKLAHOMA

June 5, 2026

Darren Blanchard
Via email

Re: Public Access Counselor Complaint No. 2026-110

Darren Blanchard,

This is in response to the above-referenced Public Access Counselor Complaint regarding the City of Coweta. After considering your complaint in accordance with title 51, section 24A.40, I have determined that no further action is warranted at this time. Your complaint raised an objection to the City redacting “the identities of the senders” from records produced pursuant to your open records requests. The Open Records Act (“ORA”) permits a public body to keep as confidential communications received “from a person exercising rights secured” by the U.S. or Oklahoma Constitutions. 51 O.S.2021, § 24A.14. The communications you seek appear to be such communications with a public body. *See* 1988 OK AG 87, ¶ 14, 1988 OK AG 79, ¶¶ 8-24. *See also Meyer v. Bd. of County Commissioners*, 482 F.3d 1232, 1244 (10th Cir. 2007). As such, they are subject to the limitations set forth in 51 O.S.2021, § 24A.14.

Sincerely,

Anthony Sykes
Assistant Attorney General
Public Access Counselor

cc: City of Coweta