

TOWN OF HOCHATOWN
REGULAR MEETING OF THE BOARD OF TRUSTEES
March 4th, 2026, at 1:00 p.m.
Hocha Town Hall - 101 Rock Oak Lane - Hochatown, OK 74728

MEETING MINUTES

All items on this agenda, including but not limited to any agenda item concerning the adoption of any ordinance, resolution, contract, agreement, or any other item of business, are subject to amendment, including additions and or deletions. This rule will apply to every individual agenda item without exception, and without providing the same amendment language with respect to each individual agenda item. Such amendments should be rationally related to the topic of the agenda item, or the governing body will be advised to continue the item.

The governing body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the governing body may refer the matter to staff, attorney or to the recommending Board, Commission or Committee.

1. Pledge to the Flag.

Led by Trustee Howard Haggard.

2. Opening Prayer.

Led by Trustee Howard Haggard.

3. Call to Order.

Who ordered: Mayor Chad Sargent
Time: 1:01 p.m.

4. Roll Call of Board of Trustees.

Trustee Name	Present	Absent
Howard Haggard	Y	
Dian Jordan	Y	
Todd McDaniel	Y	
Chad Sargent	Y	
Brenda Walters	Y	

A quorum was present.

5. Recognition of Guests.

Mayor Chad Sargent recognized the guests and thanked them for their attendance.

6. Public Comment: *Audience may address the Board in accordance with the Rules and Procedures set forth in Hochatown Resolution No. 10.*

1. Speaker name: Cristal Joslin
Agenda item: 12, 15, 18, 21, 25
Duration: 1 minute 39 seconds

7. Consent Docket: *The following items are considered routine by the Board of Trustees and will be enacted with one motion. Discussion desired on any item, that item will be removed from the Consent Docket and considered separately.*

- a. Approval of the January 7th, 2026, Regular Meeting Minutes.
- b. Approval of the February 4th, 2026, Regular Meeting Minutes.
- c. Approval of the February 20th, 2026, Special Meeting Minutes.
- d. Approval of the March 2nd, 2026, Special Meeting Minutes.
- e. Approval of Payment of Claims.

8. Discussion, consideration and possible action (approval, rejection, amendment and/or postponement) regarding items removed from the Consent Docket.

Motion: To approve Consent Docket

By: Howard Haggard

Second: Todd McDaniel

Roll Call Vote:

Trustee Name	Vote
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

9. Treasurer's Report.

Town Clerk/Treasurer Julie Arrieta presented the Treasurer's Report, including February 2026 revenues: lodging tax of \$219,650.18, sales tax of \$365,090.48, use tax of \$9,084.11, cigarette tax of \$2,208.65, court revenue of \$500.00, Choctaw Nation quarterly payment of \$25,400.00, and bank interest of \$21,583.06, for total revenues of \$643,516.48. Total debits were \$277,445.40, resulting in a net income of \$366,071.08.

Julie Arrieta reported 12 new STR licenses and one renewal. Month-over-month lodging tax decreased 8.48%, attributed to weather impacts, while year-over-year lodging tax increased 9.35%.

Motion: To accept the Treasurer's Report.

By: Brenda Walters

Second: Todd McDaniel

Roll Call Vote:

Trustee Name	Vote
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

10. Town Administrator's Monthly Report.

Town Administrator Adam Vossen provided an update on ongoing projects, including contractor issues on Camp Ranch and Choctaw Hills projects, potential rebidding, and continued road maintenance efforts. He reported progress on Old Hochatown Road engineering, tourism collaboration with the Oklahoma Tourism Department, and attendance at public safety and leadership conferences. Updates were also provided regarding zoning regulation development, legislative discussions, and ongoing hiring efforts.

11. Town Department Head's Reports.**a. Police Chief**

The Police Chief reported call activity, ongoing investigations, grant applications, and updates regarding K9 unit funding and vehicle procurement.

b. Fire Chief

The Fire Chief reported a low call volume month, equipment updates including generator testing, and tower installation progress.

12. Discussion, consideration and possible action to open the "Hochatown Public Hearing" for comments and questions pertaining to the proposed text amendment to the Commercial zoning regulations contained within the Town of Hochatown Zoning Ordinance.

Motion: To open the "Hochatown Public Hearing".

By: Dian Jordan

Second: Todd McDaniel

Roll Call Vote:

Trustee Name	Vote
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

Time: 1:17 p.m.

During the public hearing, Town Planner Jessica Bloye presented the proposed amendments to the Commercial Zoning Regulations, including updates to green space buffer requirements, lighting standards, and maintenance provisions. The amendments established multiple buffer options to provide flexibility for development while ensuring visual screening between commercial and residential properties, along with requirements for evergreen plantings, opaque barriers, and ongoing maintenance by property owners.

The Board discussed implementation and enforcement, including how compliance would be verified through permitting and inspections, as well as whether additional guidance on plant species should be considered in future code updates.

Lighting standards were reviewed, including shielding, light trespass limits, and color temperature. The Board discussed alignment with dark sky principles and the proposed compliance timeline for existing nonconforming lighting, with concerns raised that the 20-year period may be excessive.

Public comments were received expressing appreciation for the inclusion of buffer requirements and community input. Concerns were noted regarding lighting impacts and the length of the compliance timeline, with a recommendation to consider a shorter timeframe to better align with community goals.

13. Discussion, consideration and possible action to close the “Hochatown Public Hearing” for comments and questions pertaining to the proposed text amendment to the Commercial zoning regulations contained within the Town of Hochatown Zoning Ordinance.

Motion: To close the “Hochatown Public Hearing”.

By: Brenda Walters

Second: Chad Sargent

Roll Call Vote:

Trustee Name	Vote
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

Time: 1:54 p.m.

14. Discussion, consideration, and possible action (approval, rejection, amendment, and/or postponement) regarding the proposed text amendment to the Commercial zoning regulations contained within the Town of Hochatown Zoning Ordinance.

Motion: To approve the proposed text amendments to the Commercial Zoning Regulations.

By: Todd McDaniel

Second: Dian Jordan

Roll Call Vote:

Trustee Name	Vote
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

- 15. Discussion, consideration and possible action to open the “Hochatown Public Hearing” for comments and questions pertaining to the request of Vonderosa Properties, LLC to rezone approximately 12.395 acres of land out of a called 67.80 acres of land situated in the Southeast Quarter (SE/4) of Section 35, Township 4 South, Range 24 East of the Indian Base and Meridian, McCurtain County, Oklahoma as more particular described on Exhibit A hereto (“Tract 4”) from its current Residential designation to a Commercial designation.**

Motion: To open the “Hochatown Public Hearing”.

By: Dian Jordan

Second: Mayor Chad Sargent

Roll Call Vote:

Trustee Name	Vote
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

Time: 1:56 p.m.

During the public hearing, representatives of Vonderosa Properties, LLC addressed the Board and expressed appreciation for the work completed by staff and the Planning Commission. Legal counsel for the applicant acknowledged that the proposed development would be subject to the newly adopted Commercial Zoning Regulations and confirmed the applicant’s intent to comply with all applicable requirements.

Public comments were received from nearby property owners and residents. Brenda Walters spoke as a resident and adjoining property owner, identifying multiple long-standing residential properties surrounding the subject tract, including homes that have been occupied for over 40 years. She emphasized the importance of ensuring that all sides of the property adjacent to residential uses—including nearby homes and an existing RV park—are fully subject to the newly adopted buffer and lighting requirements.

She requested confirmation that these protections would apply uniformly to all adjacent residential properties.

Discussion also included concerns regarding traffic impacts and access points. Public comment raised concerns about increased traffic on Stevens Gap Road and nearby residential areas, particularly in relation to safety, visibility, and existing road conditions. Questions were raised regarding whether access could be directed to alternative routes; however, staff clarified that certain roads are privately owned and outside the Town's authority to regulate access.

Additional public comments reflected general support for development while emphasizing the need to protect existing residents from adverse impacts such as traffic, lighting, and compatibility with surrounding land uses.

16. Discussion, consideration and possible action to close the "Hochatown Public Hearing" for comments and questions pertaining to the request of Vonderosa Properties, LLC to rezone approximately 12.395 acres of land out of a called 67.80 acres of land situated in the Southeast Quarter (SE/4) of Section 35, Township 4 South, Range 24 East of the Indian Base and Meridian, McCurtain County, Oklahoma as more particular described on Exhibit A hereto ("Tract 4") from its current Residential designation to a Commercial designation.

Motion: To close the "Hochatown Public Hearing".

By: Todd McDaniel

Second: Howard Haggard

Roll Call Vote:

Trustee Name	Vote
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

Time: 2:12 p.m.

17. Discussion, consideration, and possible action (approval, rejection, amendment, and/or postponement) regarding the request of Vonderosa Properties, LLC to rezone approximately 12.395 acres of land out of a called 67.80 acres of land situated in the Southeast Quarter (SE/4) of Section 35, Township 4 South, Range 24 East of the Indian Base and Meridian, McCurtain County, Oklahoma as more particular described on Exhibit A hereto ("Tract 4") from its current Residential designation to a Commercial designation.

Motion: To approve of rezoning approximately 12.395 acres (Tract 4) from Residential to Commercial, subject to the newly adopted Commercial Zoning Regulations

By: Howard Haggard

Second: Todd McDaniel

Roll Call Vote:

Trustee Name	Vote
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Abstain

The motion carried.

- 18. Discussion, consideration and possible action to open the “Hochatown Public Hearing” for comments and questions pertaining to the request of Vonderosa Properties, LLC to rezone approximately 8.522 acres of land out of a called 67.80 acres of land situated in the Southeast Quarter (SE/4) of Section 35, Township 4 South, Range 24 East of the Indian Base and Meridian, McCurtain County, Oklahoma as more particular described on Exhibit B hereto (“Tract 5”) from its current Residential designation to a Commercial designation.**

Motion: To open the “Hochatown Public Hearing”.

By: Howard Haggard

Second: Mayor Chad Sargent

Roll Call Vote:

Trustee Name	Vote
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

Time: 2:16 p.m.

During the public hearing, the applicant’s representative reiterated prior statements made regarding Tract 4 and confirmed that Tract 5 would likewise be developed in compliance with the newly adopted Commercial Zoning Regulations. The applicant again expressed appreciation to the Board and staff for their time and consideration, noting their investment in and commitment to the future of Hochatown.

Public comment included general support for the project and acknowledgment of the Board’s efforts to balance growth and community protection. The applicant emphasized enthusiasm for continued development in the area and expressed willingness to work within the regulatory framework established by the Town.

No additional substantive concerns were raised during this public hearing beyond those previously discussed for Tract 4.

- 19. Discussion, consideration and possible action to close the “Hochatown Public Hearing” for comments and questions pertaining to the request of Vonderosa Properties, LLC to rezone approximately 8.522 acres of land out of a called 67.80 acres of land situated in the Southeast Quarter (SE/4) of Section 35, Township 4 South, Range 24 East of the Indian Base and Meridian, McCurtain County, Oklahoma as more particular described on Exhibit B hereto (“Tract 5”) from its current Residential designation to a Commercial designation.**

Motion: To close the “Hochatown Public Hearing”.

By: Todd McDaniel

Second: Howard Haggard

Roll Call Vote:

Trustee Name	Vote
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

Time: 2:19 p.m.

- 20. Discussion, consideration, and possible action (approval, rejection, amendment, and/or postponement) regarding the request of Vonderosa Properties, LLC to rezone approximately 8.522 acres of land out of a called 67.80 acres of land situated in the Southeast Quarter (SE/4) of Section 35, Township 4 South, Range 24 East of the Indian Base and Meridian, McCurtain County, Oklahoma as more particular described on Exhibit B hereto (“Tract 5”) from its current Residential designation to a Commercial designation.**

Motion: To approve of rezoning approximately 8.522 acres (Tract 5) from Residential to Commercial, subject to the newly adopted Commercial Zoning Regulations

By: Dian Jordan

Second: Todd McDaniel

Roll Call Vote:

Trustee Name	Vote
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Abstain

The motion carried.

- 21. Discussion, consideration and possible action to open the “Hochatown Public Hearing” for comments and questions pertaining to the request to rezone six (6) parcels located within the Southern Sunrise Phase II Subdivision — Lots 290, 291, 292, 293, 294, and 354 — from their current Residential designation to a Commercial designation.**

Applicant withdrew his application. No action was taken.

- 22. Discussion, consideration and possible action to close the “Hochatown Public Hearing” for comments and questions pertaining to the request to rezone six (6) parcels located within the Southern Sunrise Phase II Subdivision — Lots 290, 291, 292, 293, 294, and 354 — from their current Residential designation to a Commercial designation.**

Applicant withdrew his application. No action was taken.

- 23. Discussion, consideration, and possible action (approval, rejection, amendment, and/or postponement) regarding the request to rezone the following six (6) parcels located within the Southern Sunrise Phase II Subdivision — Lots 290, 291, 292, 293, 294, and 354 — from a Residential designation to a Commercial designation.**

Applicant withdrew his application. No action was taken.

- 24. Discussion, consideration and possible action (approval, rejection, amendment, and/or postponement) regarding the Second Addendum to Lease Agreement between One Hochatown Place, LLC and the Town of Hochatown to add approximately 2,400 square feet in the Main Building (former winery) at a rate of \$3,600.00 per month, including use of the patio and “Vat” room for storage, with the term coextensive with the current renewal term.**

No action was taken.

- 25. Discussion, consideration and possible action (approval, rejection, amendment, and/or postponement) to convene into Executive Session as follows:**

- a. Pursuant to Title 25 of the Oklahoma Statutes, § 307(B)(4), to discuss confidential communications between the Town and the Town’s Attorneys concerning a pending investigation, claim, or action which the Town, with the advice of the Town’s Attorneys, has determined that disclosure will seriously impair the ability of the Town to process the claim or conduct the pending investigation, litigation, or proceeding in the public interest in compliance with its duty of confidentiality. (Potential Open Records Act Litigation)
 1. TOWN OF HOCHATOWN V. JOSLIN, CASE NO. CJ-2026-12
 2. BOARD OF COUNTY COMMISSIONERS VS. TOWN OF HOCHATOWN, CJ-2023-74
- b. Pursuant to Title 25 of Oklahoma Statute, § 307(B)(3), for the purpose of discussing the purchase or appraisal of real property for the Town of Hochatown.
- c. Pursuant to Title 25 of Oklahoma Statute, § 307(B)(1), discuss the employment, hiring, appointment, demotion, promotion, disciplining, or resignation of Lindsay Gammon, Justin Cherry, Tayden Taylor, Joshua White, Alexander Lindly, Chris Bearden, Aaron Marsh, Zebulin Sims, and Adam Vossen.

Motion: To convene into Executive Session.

By: Todd McDaniel

Second: Mayor Chad Sargent

Roll Call Vote:

Trustee Name	Vote
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

Time: 2:23 p.m.

26. Discussion and possible action (approval, rejection, amendment, and/or postponement) to reconvene in open session.

Motion: To reconvene in open session.

By: Todd McDaniel

Second: Howard Haggard

Roll Call Vote:

Trustee Name	Vote
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

Time: 4:38 p.m.

27. Statement of executive session minutes.

The Mayor Chad Sargent announced that the Board met in Executive Session for the purposes to:

- a. Pursuant to Title 25 of the Oklahoma Statutes, § 307(B)(4), to discuss confidential communications between the Town and the Town's Attorneys concerning a pending investigation, claim, or action which the Town, with the advice of the Town's Attorneys, has determined that disclosure will seriously impair the ability of the Town to process the claim or conduct the pending investigation, litigation, or proceeding in the public interest in compliance with its duty of confidentiality. (Potential Open Records Act Litigation)
 3. TOWN OF HOCHATOWN V. JOSLIN, CASE NO. CJ-2026-12
 4. BOARD OF COUNTY COMMISSIONERS VS. TOWN OF HOCHATOWN, CJ- 2023-

- b. Pursuant to Title 25 of Oklahoma Statute, § 307(B)(3), for the purpose of discussing the purchase or appraisal of real property for the Town of Hochatown.
- c. Pursuant to Title 25 of Oklahoma Statute, § 307(B)(1), discuss the employment, hiring, appointment, demotion, promotion, disciplining, or resignation of Lindsay Gammon, Justin Cherry, Tayden Taylor, Joshua White, Alexander Lindly, Chris Bearden, Aaron Marsh, Zebulin Sims, and Adam Vossen.

28. Discussion, consideration and possible action (approval, rejection, amendment, and/or postponement) on any discussion from Executive Session.

Motion: To authorize the Town Attorney Liz George to proceed as discussed in Executive Session regarding Town of Hochatown v. Joslin, Case No. CJ-2026-12, and Board of County Commissioners vs. Town of Hochatown, Case No. CJ-2023-74, including settlement authority and direction on pending Open Records Act litigation.

By: Todd McDaniel

Second: Howard Haggard

Roll Call Vote:

Trustee Name	Vote
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

Motion: To award the full amount of the performance bonus to the Town Administrator as provided by Section 2.3 of the Town Administrator's contract.

By: Brenda Walters

Second: Howard Haggard

Roll Call Vote:

Trustee Name	Vote
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

Motion: To extend an offer of employment to Lindsay Gammon for the position of Administrative Assistant to the Town Administrator at an hourly rate of \$22.00 per hour, plus benefits in

accordance with the Town handbook, subject to completion of background checks and all pre-employment requirements.

By: Brenda Walters

Second: Todd McDaniel

Roll Call Vote:

Trustee Name	Vote
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

Motion: To extend an offer of employment to Justin Cherry for the position of Building Inspector/Code Enforcement Officer at a salary of \$52,500, plus benefits in accordance with the Town handbook, subject to completion of background checks and all pre-employment requirements.

By: Brenda Walters

Second: Todd McDaniel

Roll Call Vote:

Trustee Name	Vote
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

Motion: To authorize the hiring of Tayden Taylor as a full-time Police Officer at an hourly rate of \$25.00 per hour, with benefits in accordance with the Town handbook, subject to completion of background checks and all pre-employment requirements, and to serve additionally as a volunteer firefighter with pay in accordance with the Volunteer Fire Department handbook.

By: Brenda Walters

Second: Todd McDaniel

Roll Call Vote:

Trustee Name	Vote
Howard Haggard	Y

Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

Motion: To hire three (3) firefighters: Chris Bearden at \$17.00 per hour, Alexander Lindly at \$17.00 per hour, and Joshua White at \$17.00 per hour, subject to completion of background checks and required pension physicals, with Chris Bearden having completed required physicals and Alexander Lindly and Joshua White pending completion.

By: Brenda Walters

Second: Dian Jordan

Roll Call Vote:

Trustee Name	Vote
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

Motion: To promote firefighter Aaron Marsh to Captain with an increase in hourly rate to \$21.00 per hour.

By: Brenda Walters

Second: Howard Haggard

Roll Call Vote:

Trustee Name	Vote
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

Motion: To appoint Zebulin Sims as a volunteer firefighter with pay in accordance with the Volunteer Fire Department handbook, subject to completion of a background check.

By: Brenda Walters

Second: Dian Jordan

Roll Call Vote:

Trustee Name	Vote
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

The motion carried.

29. New Business: any matter not known or which could not have been reasonably foreseen prior to the time of posting the agenda.

No new business was brought forward.

30. Discussion, consideration, and possible action to adjourn.

Motion: To adjourn.

By: Todd McDaniel

Second: Howard Haggard

Roll Call Vote:

Trustee Name	Vote
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Y
Brenda Walters	Y

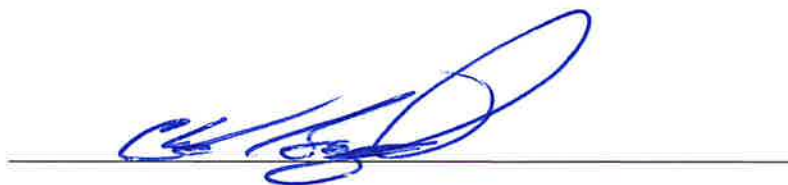
The motion carried.

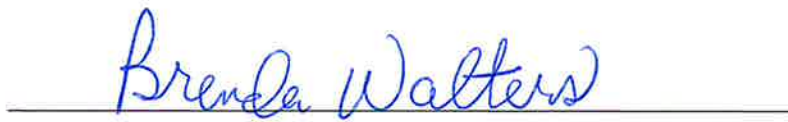
Time: 4:46 p.m.


Howard Haggard, Trustee


Dian Jordan, Trustee


Todd McDaniel, Trustee


Chad Sargent, Mayor


Brenda Walters, Trustee

Attest:


Julie Arrieta, Town Clerk



