

TOWN OF HOCHATOWN
REGULAR MEETING OF THE BOARD OF TRUSTEES
June 3rd, 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: Trustee Todd McDaniel

Time: 1:00 p.m.

4. Roll Call of Board of Trustees.

Trustee Name	Present	Absent
Howard Haggard	Y	
Dian Jordan	Y	
Todd McDaniel	Y	
Chad Sargent		Absent
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.*

Request were held until the Public Hearing opened.

- 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 May 6th, 2026, Regular Meeting Minutes.
- b. 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 the Consent Docket.

By: Howard Haggard

Second: Dian Jordan

Roll Call Vote:

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

The motion carried,

9. Treasurer's Report.

Town Clerk/Treasurer Julie Arrieta presented the May 2026 Treasurer's Report. She reported lodging tax collections of \$152,009.29, sales tax collections of \$424,358.99, use tax collections of \$14,301.96, cigarette tax collections of \$1,991.25, and court revenue of \$2,860.00. She also reported receipt of the quarterly Choctaw Nation payment of \$19,600.00, bringing total monthly income to \$640,107.34. Discussion was held regarding month-over-month and year-over-year tax trends, including sales tax growth and lodging tax comparisons to the prior year.

Motion: To approve Treasurer's Report.

By: Todd McDaniel

Second: Howard Haggard

Roll Call Vote:

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

Brenda Walters	Y
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The motion carried.

10. Town Administrator's Monthly Report.

Town Administrator Adam Vossen provided updates regarding the Camp Ranch and Choctaw Hills projects, including communications with the surety company and anticipated completion of asphalt work. He reported progress on the Old Hochatown Road resurfacing project, including corrective measures being taken to address failed asphalt sections while remaining within project budget and grant timelines. Additional updates were provided regarding road maintenance activities performed prior to Memorial Day, traffic signal battery backup replacement following a power outage, planning efforts related to a storm siren and mass notification system, Municipal Road Drilling Activity Fund grant applications, municipal court development, meetings with Weyerhaeuser regarding infrastructure and easement matters, Planning Commission workshops, and progress on the Lukfata Trail project.

11. Town Department Head's Reports.

a. Police Chief

Police Chief Chris Williamson reported department activity for the month, including more than twenty-five traffic stops, nineteen citations, two DUI arrests, two public intoxication arrests, two drug arrests, service of municipal warrants, criminal investigations, medical assists, noise complaints, motorist assists, and participation in several community events. Chief Williamson also introduced the department's new K-9, Dashoka, and provided an update regarding the K-9 program and handler training.

b. Fire Chief

Fire Chief Cody Gilbert reported forty-four calls for service during the month, including motor vehicle accidents and other emergency responses. Chief Gilbert also discussed the proposed Knox Box program for commercial buildings, explaining that the program would allow emergency responders access to buildings without causing damage during emergency incidents. Discussion was held regarding exemptions for short-term rental properties and administration of the program.

c. Douglas Copeland

Douglas Copeland provided updates regarding short-term rental compliance efforts, Granicus implementation, wastewater infrastructure planning, GIS mapping initiatives, website improvements, community cleanup efforts, public information programs, wildfire mitigation planning, and ongoing coordination with Weyerhaeuser regarding future development opportunities. Additional discussion was held regarding implementation of a master registry system and improvements to municipal technology systems.

12. Discussion, consideration and possible action to open the "Hochatown Public Hearing" for comments and questions pertaining to the request to rezone a 1.81-acre parcel located at or near 427 Stevens Gap Road, being a portion of the South Half of Lot 19 and a tract lying in the SE/4 of the NE/4 and

the NE/4 of the SE/4 of Section 35, Township 4 South, Range 24 East, McCurtain County, Oklahoma, from its current Residential designation to a Commercial designation.

Motion: To open 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	Absent
Brenda Walters	Y

The motion carried.

Time: 1:27 p.m.

13. Discussion, consideration and possible action to close the “Hochatown Public Hearing” for comments and questions pertaining to the request to rezone a 1.81-acre parcel located at or near 427 Stevens Gap Road, being a portion of the South Half of Lot 19 and a tract lying in the SE/4 of the NE/4 and the NE/4 of the SE/4 of Section 35, Township 4 South, Range 24 East, McCurtain County, Oklahoma, from its current Residential designation to a Commercial designation.

Applicant Miranda McKinney addressed the Board and provided an overview of the proposed workforce housing development. Ms. McKinney stated the project was intended to provide housing opportunities for individuals employed in the Hochatown area who currently commute from surrounding communities. She discussed the project's planning process, consultations with engineers and environmental professionals, coordination with the Oklahoma Department of Environmental Quality, traffic impact considerations, and efforts to minimize impacts on neighboring properties. Ms. McKinney stated the development would prohibit short-term rental use and would be managed as long-term workforce housing.

Applicant Lori DaSilva addressed the Board regarding her experience in property management and tenant screening. Ms. DaSilva discussed plans for tenant oversight, background checks, lease enforcement, and long-term management of the proposed development.

Jeff Elder, project developer, presented conceptual site plans and renderings for the proposed development. Mr. Elder explained how the current zoning configuration impacts setbacks, utility easements, landscaping requirements, and building placement. He discussed how the requested rezoning would allow greater flexibility in site design, permit lower-profile two-story structures, and provide increased buffering between neighboring properties.

Resident Helen Harden addressed the Board and expressed concerns regarding increased traffic, density, infrastructure impacts, and the compatibility of the proposed development with surrounding residential properties. Ms. Harden requested the Board carefully consider the long-term effects of the project on nearby residents.

Shawn Graham addressed the Board in support of the proposed development. Mr. Graham discussed the lack of available workforce housing in the Hochatown area and the challenges faced by employees who commute long distances to work. He stated the development would help address a growing housing need within the community.

Resident Sharon Batson addressed the Board regarding concerns related to neighborhood character, future growth, traffic, and potential impacts to surrounding property owners. Ms. Batson requested that the Board consider the concerns of existing residents before taking action on the rezoning request.

Board members discussed the proposed development, workforce housing needs, traffic impacts, buffering requirements, environmental considerations, and compatibility with surrounding land uses. Additional questions were directed to the applicants regarding site design, infrastructure, and long-term management of the property.

Motion: To close the “Hochatown Public Hearing”

By: Todd McDaniel

Second: Brenda Walters

Roll Call Vote:

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

The motion carried.

Time: 1:58 p.m.

- 14. Discussion, consideration, and possible action (approval, rejection, amendment, and/or postponement) regarding the request to rezone a 1.81-acre parcel located at or near 427 Stevens Gap Road, being a portion of the South Half of Lot 19 and a tract lying in the SE/4 of the NE/4 and the NE/4 of the SE/4 of Section 35, Township 4 South, Range 24 East, McCurtain County, Oklahoma, from a Residential designation to a Commercial designation.**

Planning Consultant Jessica Bloye addressed the Board regarding the rezoning request and reviewed the Planning Commission's recommendation. Discussion was held regarding the property's zoning history, the proposed workforce housing development, applicable zoning regulations, and potential impacts to surrounding properties. Board members discussed the Planning Commission's findings and recommendations, as well as comments received during the public hearing.

At 2:11 p.m., a brief recess was taken.

The meeting reconvened at 2:18 p.m.

Following the recess, the applicants requested withdrawal of their variance application and indicated their intent to proceed under the existing zoning regulations and development standards. Discussion was held regarding the effect of the withdrawal request and the remaining rezoning application before the Board.

No action was taken.

15. Discussion, consideration, and possible action (approval, rejection, amendment, and/or postponement) to enter into an agreement with the Little River Conservation District for hog removal services in an amount not to exceed \$12,000.00.

Jared Campbell provided an update on the prior year's program and reported that approximately fifty (50) feral hogs were removed through the trapping efforts conducted within the Town. Discussion included the effectiveness of the program, ongoing concerns regarding feral hog activity, and the benefits of continuing removal efforts within the community.

Motion: To enter into an agreement with Little River Conservation District for hog removal services in an amount not to exceed \$12,000.00.

By: Howard Haggard

Second: Todd McDaniel

Roll Call Vote:

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

The motion carried.

16. Discussion, consideration, and possible action to approve a sixty (60) day extension of the Professional Services Agreement between the Town of Hochatown and Douglas P. Copeland under the same terms and conditions as the existing agreement, extending the agreement through August 2, 2026, in an amount not to exceed Fifteen Thousand Dollars (\$15,000.00).

Motion: To approve the sixty (60) day extension of the Professional Services Agreement with Douglas P. Copeland under the same terms and conditions through August 2, 2026.

By: Howard Haggard

Second: Brenda Walters

Roll Call Vote:

Trustee Name	Vote
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y

Chad Sargent	Absent
Brenda Walters	Y

The motion carried.

- 17. Discussion, consideration, and possible action (approval, rejection, amendment, and/or postponement) regarding approval of an engagement letter with Matthew J. Love Law for legal consulting services related to the operation and development of the Town of Hochatown Municipal Court Not of Record, including assistance with court policies and procedures.**

Motion: To approve the engagement letter with Matthew J. Love Law.

By: Todd McDaniel

Second: Brenda Walters

Roll Call Vote:

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

The motion carried.

- 18. Discussion, consideration, and possible action (approval, rejection, amendment, and/or postponement) regarding the contract for Municipal Prosecutor between the Town of Hochatown and R. Chris Chandler for Fiscal Year 2026-2027.**

Motion: To approve the contract for Municipal Prosecutor between the Town of Hochatown and R. Chris Chandler for Fiscal Year 2026-2027.

By: Howard Haggard

Second: Todd McDaniel

Roll Call Vote:

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

The motion carried.

- 19. Discussion, consideration, and possible action (approval, rejection, amendment, and/or postponement) regarding the CivicPlus Statement of Work for the upgrade to the Municipal Websites Central Starter Premium project, including website migration, hosting, security, training, AI editing**

assistant, and payment processor implementation services, with an annual cost of \$7,119.95, subject to annual renewal and applicable contract adjustments.

Douglas Copeland presented the proposed CivicPlus upgrade and discussed the additional functionality available through the Municipal Websites Central Starter Premium platform. Discussion included website migration, hosting services, enhanced security features, AI-assisted editing capabilities, payment processor integration, staff training, and ongoing support. It was noted that the upgraded platform would provide additional tools and services to improve the Town's website and online accessibility.

Motion: To approve the CivicPlus Statement of Work for the Municipal Websites Central Starter Premium project.

By: Todd McDaniel

Second: Brenda Walters

Roll Call Vote:

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

The motion carried.

- 20. Discussion, consideration, and possible action (approval, rejection, amendment, and/or postponement) regarding the purchase of two used Chevrolet Tahoe Police Pursuit Vehicles for the Hochatown Police Department in an amount not to exceed \$82,590, in accordance with Town of Hochatown Code of Ordinances Section 3-1-5(F)(4), Open Market Procedure – Unique Items, as previously upfitted units specifically designed for public safety and law enforcement use and standards.**

No action was taken.

- 21. Discussion, consideration, and possible action (approval, rejection, amendment, and/or postponement) regarding the purchase of one 2021 Chevrolet Tahoe Police Pursuit Vehicle in the amount of \$33,795 and one 2023 Chevrolet Tahoe Police Pursuit Vehicle in the amount of \$48,795 for the Hochatown Police Department, in accordance with Town of Hochatown Code of Ordinances Section 3-1-5(F)(4), Open Market Procedure – Unique Items, as previously upfitted units specifically designed for public safety and law enforcement use and standards.**

Chief Chris Williamson presented information regarding the proposed purchase of two used Chevrolet Tahoe Police Pursuit Vehicles. Discussion included the availability of fully equipped law enforcement vehicles, the cost savings associated with purchasing previously upfitted units, vehicle specifications, and the immediate operational needs of the Police Department.

Motion: To approve the purchase of one 2021 Chevrolet Tahoe Police Pursuit Vehicle in the amount of \$33,795 and one 2023 Chevrolet Tahoe Police Pursuit Vehicle in the amount of \$48,795 for the Hochatown Police Department.

By: Todd McDaniel

Second: Howard Haggard

Roll Call Vote:

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

The motion carried.

22. Discussion, consideration, and possible action (approval, rejection, amendment, and/or postponement) regarding the approval of the Axon Fleet 3 Advanced in-car camera system agreement and quote for the Hochatown Police Department, including hardware, software, licensing, storage, warranties, and related services, in the total amount of \$24,066.62.

To approve the agreement and quote with Axon Enterprise, Inc. for the Axon Fleet 3 Advanced in-car camera system and related services for the Hochatown Police Department.

By: Howard Haggard

Second: Todd McDaniel

Roll Call Vote:

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

The motion carried.

23. Discussion, consideration, and possible action (approval, rejection, amendment, and/or postponement) regarding utilization of Oklahoma Statewide Contract SW1028 and approval of the purchase and installation of Geotab GPS fleet tracking services and related equipment for Town vehicles at a cost of \$150.00 per vehicle for equipment and installation, plus a recurring monthly service fee of \$12.00 per vehicle.

Discussion included vehicle tracking capabilities, maintenance monitoring, reporting functions, operational efficiencies, and accountability measures. Staff reported the cost of the service would be approximately \$14.75 per vehicle per month. Board members discussed the benefits of tracking vehicle usage, maintenance scheduling, and fleet management.

Motion: To approve utilization of Oklahoma Statewide Contract SW1028 and authorize the purchase of Geotab GPS fleet tracking services, equipment, and related implementation services at

By: Howard Haggard

Second: Dian Jordan

Roll Call Vote:

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

The motion carried.

- 24. Discussion, consideration, and possible action (approval, rejection, amendment, and/or postponement) to adopt Ordinance No. 27: AN ORDINANCE OF THE TOWN OF HOCHATOWN, MCCURTAIN COUNTY, OKLAHOMA, AMENDING THE TOWN OF HOCHATOWN CODE OF ORDINANCES, TITLE 9, CHAPTER 5, FIRE CODE, BY ADDING SECTION 9-5-5 REQUIRING KNOX BOX EMERGENCY ACCESS SYSTEMS FOR COMMERCIAL BUILDINGS; PROVIDING DEFINITIONS; PROVIDING REQUIREMENTS FOR NEW AND EXISTING COMMERCIAL STRUCTURES; PROVIDING FOR ADMINISTRATION, ENFORCEMENT, EXEMPTIONS, PENALTIES, SEVERABILITY, REPEALER, AND DECLARING AN EFFECTIVE DATE.**

Fire Chief Cody Gilbert presented Ordinance No. 27 regarding Knox Box Emergency Access Systems for commercial buildings. Discussion included emergency responder access, reduction of property damage during emergency incidents, implementation procedures, and exemptions for certain properties.

Motion: To adopt Ordinance No. 27.

By: Brenda Walters

Second: Todd McDaniel

Roll Call Vote:

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

The motion carried.

- 25. Discussion, consideration, and possible action (approval, rejection, amendment, and/or postponement) to adopt the emergency clause of Ordinance No. 27.**

Motion: To approve the emergency clause of Ordinance No. 27.

By: Brenda Walters

Second: Todd McDaniel

Roll Call Vote:

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

The motion carried.

26. Discussion, consideration, and possible action to adopt Resolution No. 2026-04 expressing support for S. 4505 and any successor or companion federal legislation directing the United States Postal Service to designate a unique ZIP Code for the Town of Hochatown.

Motion: To adopt Resolution No. 2026-04 expressing support for S. 4505 and any successor or companion federal legislation directing the United States Postal Service to designate a unique ZIP Code for the Town of Hochatown.

By: Brenda Walters

Second: Todd McDaniel

Roll Call Vote:

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

The motion carried.

27. Discussion, consideration, and possible action (approval, rejection, amendment, and/or postponement) regarding approval of a \$3,900 tuition payment and related expenses for Town Administrator Adam Vossen's participation in Leadership Oklahoma Class 39.

Motion: To approve a \$3,900 tuition payment and related expenses for Town Administrator Adam Vossen's participation in Leadership Oklahoma Class 39.

By: Todd McDaniel

Second: Brenda Walters

Roll Call Vote:

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

The motion carried.

28. Discussion, consideration, and possible action (approval, rejection, amendment, and/or postponement) regarding annual renewal of contract with Granicus, LLC for the provision of services related to lodging tax administration and collection services.

Douglas Copeland provided an update regarding the Town's relationship with Granicus and ongoing lodging tax administration efforts. Discussion included short-term rental compliance, collection services, reporting capabilities, and continued support provided through the Granicus platform.

Motion: To authorize legal counsel and staff to notify Granicus that the Town does not intend to renew the current version of the contract and to allow staff and legal counsel to pursue renegotiated terms for future Board consideration.

By: Brenda Walters

Second: Dian Jordan

Roll Call Vote:

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

The motion carried.

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

- a. Pursuant to Title 25 of Oklahoma Statute, § 307(B)(1), discuss the employment, hiring, appointment, demotion, promotion, disciplining, or resignation of Ryan Gillham.
- b. 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 (related to Sheldon Frank v Town of Hochatown, CV-2026-44).

Motion: To convene into Executive Session.

By: Howard Haggard

Second: Todd McDaniel

Roll Call Vote:

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

The motion carried.

Time: 2:56 p.m.

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

Motion: To reconvene in open session.

By: Howard Haggard

Second: Todd McDaniel

Roll Call Vote:

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

The motion carried.

Time: 3:54 p.m.

31. 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 Oklahoma Statute, § 307(B)(1), discuss the employment, hiring, appointment, demotion, promotion, disciplining, or resignation of Ryan Gillham.
- b. 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 (related to Sheldon Frank v Town of Hochatown, CV-2026-44).

No Action was taken.

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

Motion: To offer a position of firefighter to Ryan Gillen at a rate of \$20.00 per hour, subject to all necessary and appropriate background checks and physicals, as advertised in the publication of the open position

By: Brenda Walters

Second: Todd McDaniel

Roll Call Vote:

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

The motion carried.

33. 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.

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

Motion: To adjourn.

By: Brenda Walters

Second: Todd McDaniel

Roll Call Vote:

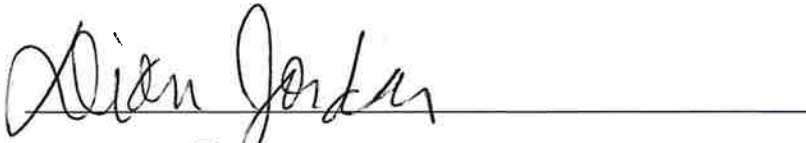
Trustee Name	Vote
Howard Haggard	Y
Dian Jordan	Y
Todd McDaniel	Y
Chad Sargent	Absent
Brenda Walters	Y

The motion carried.

Time: 3:57 p.m.



Howard Haggard, Trustee



Dian Jordan, Trustee



Todd McDaniel, Trustee

Absent



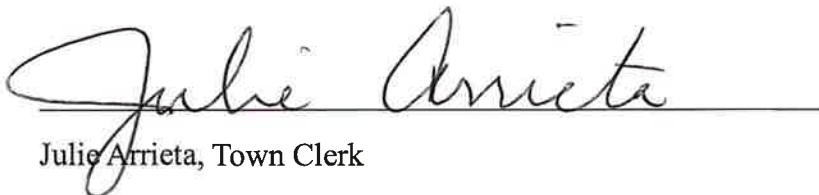
Chad Sargent, Mayor



Brenda Walters, Trustee



Attest:



Julie Arrieta, Town Clerk