

City Council
Regular Meeting
September 2, 2026

Present: Mayor Aaron Witt, Wesley Hofferber, Vice Mayor James Farley, Molly Clement

Also Present: Sara Ogden, Misty Lynch, Winter Roybal, Yuridia Vargas, Scott Hedrick, Carina Roybal, Brenda Scott, Fred Clement, Jessica Hussey

Mayor A. Witt called the meeting to order at 6:35 PM.

Regarding the minutes from August 6, 2026, M. Clement would like to made additions to the minutes regarding what her and Aaron said. W. Hofferber would like to wait until corrections are made to approve the minutes. A. Witt advised the Council may have to table the minutes until the next meeting to be able to review the changes from both meetings to keep it the same. J. Farley said he thinks we need to go ahead and vote on the minutes from the 21st special meeting and table the minutes from the 6th. M. Clement made a motion to table the minutes from August 6, 2026, but accepting the August 21, 2026 special meeting minutes. J. Farley seconded the motion. All voted in favor. Motion carried.

J. Farley asked about two purchase orders, Evecio Consulting Partners and Plains Service and Sales. S. Ogden explained Evecio Consulting was brought in to assess Parkhill Engineering fees for the Airport grant and those fees will be reimbursed through the FAA grant. Evecio found no issues with Parkhill Engineering fees. M. Clement asked if it's who they picked for that grant or if they are a consulting firm that's tied to that specific charge for the airport. Regarding Plains Service and Sales, it was for 20 3 yard dumpsters. J. Farley asked if any of the old dumpsters were being repaired. W. Roybal said that BCI out of Beaver makes the dumpster hooks. A. Witt asked about Nathan Simpson tree trimming, if it was 10 trees at \$90 each. S. Ogden said it was 10 hours at \$90.00 per hour, 8 trees total. A. Witt went on record to say he paid for the tree trimming outside his building out of his pocket, and so did April Herbel. W. Hofferber made a motion to approve the purchase orders. J. Farley seconded the motion. All voted in favor. Motion carried.

The Treasurer's and Budget Reports were reviewed. A. Witt questioned Airport cash and asked if we've bought any fuel. S. Ogden advised we have not and that the treasurer's report is a month behind. Percentages in the budget report were reviewed with note of the vehicle and building insurance. M. Clement said she was visiting with Sarah Barnes and Sarah asked how they could change their budget. She asked what that process was. S. Farley advised that has to be done when the budget is reviewed before the fiscal year starts. M. Lynch agreed.

C. Roybal said she had to submit a report with the Oklahoma Broadband Office for equipment that was given to the library. She said it's like a \$4000.00 value for free. The surge protectors helped when they had a power glitch over the weekend to protect those computers. M. Clement asked if there was a lot of interest in the Library Assistant, C. Roybal and J. Hussey said there were 10-11 applications. A. Witt asked when the position will be closed or if they had a date. The library board talked about it, but not set a date.

S. Hedrick said there's a cylinder misfiring on Rob's car that needs to be fixed. It's not wanting to run at all when it idles. A. Witt asked if he was driving the spare. S. Hedrick said no and that it runs great when he's not gassing on it. When the car goes in for repairs, it's usually repaired on Robbie's days off so no need to use spare car.

S. Ogden had nothing to add to her report and no questions were asked from the table.

W. Roybal said other than her report, she did have Earle's Engineering come look at three different dips, Lorenz/Hickory, Lorenz/Park, and Glaydas/Albright. Austin Concrete can fix the dips depending on cost after the Engineering reports are complete. A. Witt asked about if Council would see the estimates, W. Roybal said yes. A. Witt said those spots are pretty rough on his scooter and if we needed a way to inspect pot holes, we're more than

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welcome to take his scooter for a spin. A. Witt likes the updated Maintenance Report. J. Farley asked about the gpm on Well 6 and how it's been fluctuating some it seems. It averages from 197 to over 200 depending on the pull on the system. A. Witt talked with Kim Peterson, Guymon Mayor, regarding their water situation and is thankful we're not in that situation.

M. Lynch reported 22 calls for August with 149 for 2026. August was a busy month. M. Clement asked if there were any trends, M. Lynch said it just goes like that, some months are busier than the others. It usually picks up around the holidays. M. Clement asked if the ambulance billing was going well. M. Lynch said from what we can see it seems like things are going well and the new billing person has been great to work with. Everything from the 1st of the year was sent to be billed as we're not sure who had already been processed or not.

Regarding C-1 zoning updates under old business, Council reviewed an email from Petty Law Office on August 17, 2026 saying a zoning change would need to be adopted for residential living on Glaydas. Council tossed around ideas of allowing residential living on the 1st floor, what percentages for businesses and living, how many square feet to be used for business and living, etc. A. Witt said since the ordinances have been last updated in 2008. J. Farley said there are some towns who are trying to revitalize their downtown. M. Clement said she researched other towns our size and booming ones, like Pawhuska, she said that's what they've done to their main st. They have places to stay on main st. A. Witt would like the back 66% to be used for residential living, but is open to suggestions. M. Clement asked if any of the business owners have been notified of the consideration of the rezoning or anything to be able to voice their opinion. A. Witt said not specifically on that. M. Clement said only just the notices that went out regarding the variance request that was being made. A. Witt would like their input if they have any. M. Clement feels like it's her responsibility to go ask because it's her ward before making a vote to hear from people and didn't know if that had already happened or if she should just take ownership in going to do that. She also wanted to know what Council was thinking before she did and what options. W. Hofferber asked if Council wanted to call a special meeting for a public hearing regarding the zoning updates and have the property owners come if they want to. M. Clement said it would be a lot less controversial if it's not zoning and if an ordinance change and if it's still business and thinks the owners should know and have the opportunity to voice their opinion. M. Clement made a motion to take no action. J. Farley seconded the motion. All voted in favor. Motion carried.

J. Farley made a motion to accept Amber Scott's Cemetery Board application. W. Hofferber seconded the motion. All voted in favor, with M. Clement abstaining. Motion carried.

A. Witt talked to Zachary Parker regarding the resolution. Z. Parker said he has the ac unit already set on the back corner of the building, but would still like to pour a sidewalk and go forward with the resolution. M. Clement made a motion to approve Resolution 2026-2 granting a paving permit. W. Hofferber seconded the motion. All voted in favor. Motion carried.

A. Witt told the Council he visited with Terry Dees regarding the Hooker Car Show burnout contest and the liability. J. Farley said there was a lot of liability issues and concerns regarding prior request for burn out and Council decided it wasn't a good idea to allow a burn out on main st. S. Hedrick brought up that Terry Dees asked about doing the burnout on Broadway, which was not approved as Glaydas is the only place, and that they have asked about putting a strip of concrete in to do the burnouts on. A. Witt and M. Clement voiced concern over broken windows and possible human injury, and other places the burnout could be held. M. Clement asked how it would be handled if they start the burnout without being authorized. W. Hofferber suggested maybe the car show committee would be able to get a liability policy. M. Clement if there was enough time to ask Petty about the liability issues. What would need to be done to remove the liability for the City. J. Farley told Council about the stockcar races that used to be held, a tire came off and the tire hit someone. M. Clement wondered about putting together a plan to do

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the burnout safely and getting a plan put together for next year. J. Farley made a motion to deny the Hooker Car Show burnout contest. M. Clement seconded the motion. All voted in favor. Motion carried.

Under public comments, Brenda Scott asked about the Cemetery Board having a meeting and how it works with the agenda and things they want to update. A. Witt said they cannot answer due to it being public comments and no action can be taken. S. Farley advised they could have a meeting. A. Witt said a reminder for agenda posting at least 48 hours in advance.

A. Witt talked about the Hooker Car Show being on September 12th and that tomorrow night is the 1st home football game.

J. Farley made a motion to go into Executive Session pursuant to 25 O.S. §307(B)(1) to discuss the employment, hiring, firing, appointment, promotion, demotion, disciplining, or resignation of any individual salaried public officer or employee regarding the City Clerk position. M. Clement seconded the motion. All voted in favor. Motion carried.

M. Clement made a motion to reconvene the regular meeting at the conclusion of the executive session. W. Hofferber seconded the motion. All voted in favor. Motion carried.

J. Farley made a motion to appoint Misty Lynch for the unexpired term of the City Clerk. M. Clement seconded the motion. All voted in favor. Motion carried.

M. Clement made a motion for adjournment. J. Farley seconded the motion. All voted in favor. Motion carried.

City Clerk

Mayor