City Council
Regular Meeting
August 6, 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, Robbie Wayman, Guerrero Garcia, Carol Tucker, Linda Martin, Sarah Barnes, April Herbel, Brenda Scott, Fred Clement, Jessica Hussey

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

W. Hofferber made a motion to approve the minutes from July 2, 2026, and July 30, 2026. J. Farley seconded the motion. All voted in favor. Motion carried.

M. Clement 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. The budget report was noted to be at 11.72%.

The Airport Board Minutes were reviewed. The Fly-In was noted to be scheduled for August 8, 2026. Traffic at the airport has increased due to fuel prices. The lounge was reported to be looking good, and the door on the Northeast hangar was replaced. J. Farley asked why the west side of the airport fence was not being completed. S. Ogden reported that the remaining work was dependent on available funding.

The Librarian's Report was reviewed. Skylar's last day was noted, and Carina is leaving in February. The need to advertise for an Assistant Librarian who could eventually move into the Librarian position was discussed.
Sarah Barnes and Jessica Hussey reported that the Library is working on clearing out the basement and plans to complete the flooring downstairs.

S. Ogden discussed a new program called TextMyGov, a text-based software program that will allow residents to opt in to receive City alerts and send text messages regarding City-related concerns.

G. Garcia reported one building permit and 59 cleanup letters sent out. J. Farley reported that a tree in the ditch at Glaydas and Panhandle was obstructing the view of traffic. He also reported a tree over an alley near his property. Discussion was held regarding sending a letter to the property owner requesting that the trees be trimmed or contacting the resident directly.

The dogs at the dog pound were discussed. S. Hedrick reported that a gray pit bull, approximately 10 years old, needed to be euthanized. He also reported that there is a Cane Corso near the state line that the department is attempting to trap and get placed for adoption. S. Hedrick reported that everything is going well with the police vehicles and that the new cameras provided under the Axon contract had been received. A. Witt noted that it had been a good month for Police Department activity.

W. Roybal reported that PTCI will be laying additional fiber through town. The Maintenance Department is in the process of uncovering all manholes in order to use the SL-Rat from OMAG to map and monitor the sewer system. J. Farley gave kudos to the upkeep of the ditches on Panhandle. He also noted that the weeds in the City Park were bad. The Maintenance Department has been spraying the south side of the park, including the volleyball, basketball, and playground areas. A. Witt asked about tree trimming on Glaydas. W. Roybal advised that the tree trimming is on her list of work to be completed. It was also noted that the stop signs on Swem are difficult to see.

R. Wayman reported that the Fire Department received an 80/20 grant for air packs. The grant will be reimbursed through the Forestry Service. He also reported a possible grant in the amount of $100,000 and stated that he would check on its availability. If the grant is not available, the air packs will be purchased as funds become available. Several fire trucks had been in the shop but have since returned. R. Wayman gave kudos to the Fire Department for assisting with ambulance runs involving falls. Fire runs are being submitted electronically by J. Nunley. M. Clement asked whether the runs involving falls were being submitted to insurance because assistance may be available. R. Wayman noted that the ambulance does not bill insurance if the patient is not transported. R. Wayman reported that M. Lynch would have a list of ambulance runs involving falls. M. Clement gave kudos to R. Wayman for obtaining grants.

Brenda Scott addressed the Council regarding the formation of a Cemetery Board and questions concerning the cemetery rules. She reported that the rules had been reviewed and that three applications had been submitted. One City Council member is also to serve on the board. Brenda Scott noted that the cemetery information and rules need to be updated because some provisions are outdated, including questions regarding cremains. A. Witt advised that he is in favor of the Cemetery Board and supports everyone who has applied. He suggested that, at the board's first meeting, the members review and update the ordinances and address other items requiring attention. S. Barnes stated that she knows additional people who may be interested in joining the Cemetery Board, including herself. It was noted that no Cemetery Board meeting can be held until the board members are approved by the Council and that the board must follow the Open Meeting Act. J. Farley made a motion to take no action regarding the Cemetery Board. M. Clement seconded the motion. All voted in favor. Motion carried.

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

J. Farley made a motion to accept Linda Martin's Cemetery Board application. W. Hofferber seconded the motion. All voted in favor. Motion carried.

J. Farley made a motion to accept Sheila Blankenship's Cemetery Board application. W. Hofferber seconded the motion. All voted in favor. Motion carried.

M. Clement made a motion to close Glaydas from Ireland to Albright and Broadway from Imo to the alley north of the Fire/EMS Buildings for the September 12, 2026, car show. W. Hofferber seconded the motion. All voted in favor. Motion carried.

A. Witt reviewed the bids for the Airport fence. It was noted that the fence will not completely enclose the entire airport due to funding limitations. M. Clement requested clarification regarding the project being subject to receipt of the FAA grant. It was explained that money for the Airport project would be taken from the Airport cash account. W. Hofferber commented on the high cost of the fence. J. Farley expressed concern that the fence could cost more than the bid amount. J. Farley made a motion to approve the Airport fencing bid and award the project to Fencing Unlimited, LLC, in the amount of $194,800, subject to receipt of the FAA Grant. M. Clement seconded the motion. All voted in favor. Motion carried.

A. Witt asked if there were any questions regarding Resolution 2026-2 for perimeter fencing and gate installation. W. Hofferber made a motion to approve Resolution 2026-2. J. Farley seconded the motion. All voted in favor. Motion carried.

A. Witt advised the Council that Parkhill is the engineering firm that will be used for the Airport project. The total amount for Task Order 07 is $66,750.00.

J. Farley asked how the engineering services would be paid. S. Ogden advised that the City would be billed upon completion of each phase. W. Hofferber asked whether the amount was included in the fencing estimate. S. Ogden advised that it is separate and can be paid from the Airport cash account. S. Ogden also explained that the Airport cash account sometimes goes negative depending on the timing of expenses and grant drawdowns. J. Farley expressed concern regarding the amount being spent on the Airport and stated that he receives questions regarding the Airport every year. W. Hofferber commented that the price would probably increase. M. Clement asked when there had not been an airport fence. A. Witt advised that there has always been a cable fence, but there have been issues with the Airport not being secure in the past. J. Farley voiced concerns regarding foul balls being inside the Airport fence. M. Clement expressed concern about the City having multiple facilities and activities, including the golf course and other amenities provided for residents, and the financial burden associated with maintaining those facilities. J. Farley commented on the City making a long-term commitment to the Airport. S. Ogden discussed the Airport CIP plan and what projects were next. M. Clement asked what the final Airport cash account balance was. S. Ogden advised that the Airport cash account balance was $28,000 in June 2026. W. Hofferber asked how many planes land and take off at the Airport each year. It was noted that the Airport has a camera to help track airport traffic. M. Lynch commented that Apollo has landed and taken off from Hooker Airport as well. Discussion was held regarding fuel sales and the Airport cash account. A. Witt advised that Parkhill is responsible for completing the engineering work. A. Witt requested a motion to approve Task Order 07 to the Master Agreement for Professional Services from Parkhill. W. Hofferber made a motion to approve Task Order 07. J. Farley seconded the motion. All voted in favor. Motion carried.

A. Witt led a discussion regarding housing on the first floor of buildings located within the Commercial District and the provisions currently contained in the City's ordinances. The City Attorney said that the ordinances could be updated to address housing provisions if the Council chooses to allow residential uses within the Commercial District. A. Witt expressed concern that Glaydas Street could become predominantly residential rather than commercial properties in the future. He stated that changes could be made to the ordinances regarding housing and requested feedback from the Council. J. Farley stated that the first-floor apartments have been occupied for several years. He also stated that he had researched other Oklahoma communities that have retained residential housing in their downtown areas and found that allowing residential uses has contributed to revitalization efforts. M. Clement asked whether the City has an ordinance addressing property owners who purchase a building, use it primarily for storage, and allow the building to deteriorate. A. Witt stated that some Oklahoma communities have provisions allowing the City to require property owners to make necessary improvements when a downtown or Main Street building becomes dilapidated. C. Tucker expressed concern that the City could eventually end up owning properties because some property owners may not be financially able to maintain their buildings. C. Tucker also noted that Woodward has dual-use zoning and stated that zoning designations could potentially create issues when property owners seek financing or loans. M. Clement stated that, in her opinion, a bed and breakfast or Airbnb should be considered a business rather than a residence because the property is not occupied as a permanent residence. A. Herbel stated that she did not intend to operate an Airbnb or bed and breakfast and instead wanted to use the building as a short-term rental. The Council discussed whether apartments should be permitted in the various Commercial District zoning areas and whether the current ordinance language should be updated. Discussion included allowing residential rentals in the Commercial District while maintaining the commercial character of Glaydas Street; concerns regarding Glaydas Street becoming primarily apartments and short-term rentals; properties listed on the Historic Registry; the former tag agency building; the importance of maintaining businesses in the front portions of buildings on Glaydas Street; necessary zoning updates; and the need to update the zoning map. Portions of the discussion were inaudible due to multiple individuals speaking at the same time. Following discussion, J. Farley made a motion to table the matter until the next Council meeting after the attorney updates the zoning. W. Hofferber seconded the motion. All voted in favor. Motion carried.

There were no public comments. There was additional discussion regarding commercial zoning. Portions of the discussion were inaudible due to multiple individuals speaking at the same time.

Mayor Witt reminded everyone about the Fly-In scheduled for Saturday, August 8, 2026.

M. Clement made a motion to adjourn the meeting. J. Farley seconded the motion. All voted in favor. Motion carried.

City Clerk

Mayor