

Robert Morton, Mayor  
David Cassidy, Trustee

Patrick McCotter, Trustee

Melody Anderson, V. Mayor  
Gary Callahan, Trustee

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF TRUSTEES  
OF THE TOWN OF SPERRY, OKLAHOMA**

**DATE: THURSDAY, FEBRUARY 12, 2026**  
**TIME: 6:00 PM**  
**PLACE: CITY HALL**  
**115 N. CINCINNATI**  
**(OLD ARMORY)**

**NOTICE TO THE PUBLIC: At this regular meeting, the Board of Trustees will consider, discuss, may take action on, approve, adopt, amend, not approve, reject, deny, table, or take no action on any item listed on this agenda. For the purposes of this agenda, "appropriate action" includes and encompasses all of the possible actions set forth in this Notice, and includes not taking any action on a specific agenda item.**

**MINUTES**

1. MEETING WAS CALLED TO ORDER AT 6:26 PM BY MAYOR ROBERT MORTON.
2. ROLL CALL, DECLARATION OF A QUORUM BEING PRESENT.  
PRESENT: DAVID CASSIDY, PATRICK MCCOTTER, GARY CALLAHAN, ROBERT MORTON AND MELODY ANDERSON.  
ABSENT: NONE.
3. MOTION WAS MADE BY MELODY ANDERSON AND SECOND BY PATRICK MCCOTTER TO APPROVE THE MINUTES OF THE REGULAR MEETING OF THE BOARD OF TRUSTEES HELD ON JANUARY 8, 2026, AS SUBMITTED.  
VOTE: YES: DAVID CASSIDY, PATRICK MCCOTTER, GARY CALLAHAN, ROBERT MORTON AND MELODY ANDERSON.  
VOTE: NO: NONE.
4. DISCUSSION REGARDING FINANCIAL STATEMENTS. NO DISCUSSION.
5. MOTION WAS MADE BY DAVID CASSIDY AND SECOND BY PATRICK MCCOTTER TO APPROVE PAYMENT OF THE CLAIMS PRESENTED.  
VOTE: YES: DAVID CASSIDY, PATRICK MCCOTTER, GARY CALLAHAN, ROBERT MORTON AND MELODY ANDERSON.  
VOTE: NO: NONE
6. MOTION WAS MADE BY MELODY ANDERSON AND SECOND BY PATRICK MCCOTTER TO APPROVE A REQUEST FROM JOSH DRYBREAD FOR A

BUILDING PERMIT FOR THE PROPERTY LOCATED AT 9937 N. OSAGE DRIVE TO BUILD A 1,865 SQUARE FOOT LIVING SPACE SINGLE FAMILY HOME.

THIS ITEM WAS APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 5, 2026 WITH A VOTE OF YES – 4 AND NO – 0.

VOTE: YES: DAVID CASSIDY, PATRICK MCCOTTER, GARY CALLAHAN, ROBERT MORTON AND MELODY ANDERSON.

VOTE: NO: NONE

7. MOTION WAS MADE BY MELODY ANDERSON AND SECOND BY DAVID CASSIDY TO APPROVE A REQUEST FROM JOSH DRYBREAD FOR A BUILDING PERMIT FOR THE PROPERTY LOCATED AT 9945 N. OSAGE DRIVE TO BUILD A 1849 SQUARE FOOT LIVING SPACE SINGLE FAMILY HOME.

THIS ITEM WAS APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 5, 2026, WITH A VOTE OF YES – 4 AND NO - 0.

VOTE: YES: DAVID CASSIDY, PATRICK MCCOTTER, GARY CALLAHAN, ROBERT MORTON AND MELODY ANDERSON.

VOTE: NO: NONE

8. PUBLIC HEARING OPENED BY MAYOR ROBERT MORTON AT 6:30 PM. AND CLOSED AT 6:40 PM. MOTION WAS MADE BY PATRICK MCCOTTER AND SECOND BY GARY CALLAHAN TO APPROVE THE REZONING APPLICATION NO. Z-2026-01, A PROPOSED **REZONING OF THE WEST/2** OF THE PROPERTY LOCATED GENERALLY AT 115 N. HIGHWAY 11 SPERRY, OKLAHOMA, **PENDING A CORRECTION OF THE LEGAL DESCRIPTION.** ( PRT N/2 NW SW BEG 122E & 185.56 SELY NWC SW TH SE 194.35 ALG CRV LF TH E 1056.09 N 177.94 W 1140.67 POB SEC 13 21 12 SAID TRACT CONTAINING 194,713 SQUARE FEET OR 4.47 ACRES, MORE OR LESS) FROM COMMERCIAL SHOPPING (CS) DISTRICT TO COMMERCIAL GENERAL (CG) DISTRICT.

TULSA COUNTY ASSESSOR PARCEL NUMBER: R91213-12-13-36880

OWNER AND APPLICANT: LLOYD D. INKS, JR, AMBER B. RIDENOUR AND JANELLE R. KINGSLEY.

THIS ITEM WAS APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 5, 2026 WITH A VOTE OF YES – 3 AND NO – 1. THE PLANNING COMMISSION WOULD LIKE TO HAVE ON RECORD THEIR CONCERNS REGARDING THE TYPES OF BUSINESSES THAT CAN BE ESTABLISHED IN THE COMMERCIAL GENERAL ZONING AND FUTURE USE OF THE PROPERTY ALTHOUGH IT IS CLOSE TO A CHURCH WHICH COULD LIMIT SOME USES.

**IT WAS DETERMINED THE WEST/2 OF THE PROPERTY IS ZONED COMMERCIAL SHOPPING (CS) AND THE EAST/2 IS ZONED AGRICULTURAL (AG).**

VOTE: YES: DAVID CASSIDY, PATRICK MCCOTTER, GARY CALLAHAN,  
ROBERT MORTON AND MELODY ANDERSON.

VOTE: NO: NONE

9. THIS ITEM WAS TABLED BY ROBERT MORTON PENDING A CORRECTION OF THE LEGAL DESCRIPTION: DISCUSSION AND APPROPRIATE ACTION RELATED TO PROPOSED ORDINANCE NO. 2026-01, AN ORDINANCE OF THE TOWN OF SPERRY, CHANGING AND AMENDING THE ZONING CLASSIFICATION OF A TRACT OF LAND FROM CS (COMMERCIAL SHOPPING) DISTRICT TO CG (COMMERCIAL GENERAL) DISTRICT AS SET FORTH IN ZONING APPLICATION NO. Z-2026-01; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND ESTABLISHING AN EFFECTIVE DATE.

10. MOTION WAS MADE BY MELODY ANDERSON AND SECOND BY PATRICK MCCOTTER TO APPROVE A MAINTENANCE CONTRACT BETWEEN THE TOWN OF SPERRY AND DAVCO HEATING, COOLING AND PLUMBING TO PROVIDE FOUR (4) TRIPS ANNUAL MAINTENANCE FOR THE HVAC UNITS AT TOWN HALL FOR A COST OF \$2,700.00.

IN THE LAST TWELVE MONTHS, THE TOWN HAS PAID DAVCO A TOTAL OF \$2,785.21 FOR QUARTERLY MAINTENANCE.

VOTE: YES: DAVID CASSIDY, PATRICK MCCOTTER, GARY CALLAHAN,  
ROBERT MORTON AND MELODY ANDERSON.

VOTE: NO: NONE

11. MOTION WAS MADE BY MELODY ANDERSON AND SECOND BY PATRICK MCCOTTER TO ACCEPT THE 2026 INDIAN NATIONS COUNCIL OF GOVERNMENT (INCOG) RURAL ECONOMIC ACTION PLAN (REAP) GRANT IN THE AMOUNT OF \$175,000.00 TO BE USED FOR THE REPAVING ELGIN AVENUE FROM HIGHWAY 11 TO E. BLAIR STREET, FRANKFORT AVENUE FROM HIGHWAY 11 TO E. BLAIR ST., GARRISON AVENUE FROM E. ASH ST. TO E. BLAIR ST., E. BLAIR ST. FROM N. ELGIN AVE. TO N. GARRISON AVE AND E. ASH ST. FROM N. ELGIN AVE. TO N. GARRISON AVE. AND APPROVING THE CERTIFICATE OF AUTHORIZED SIGNATURES WITH MAYOR ROBERT MORTON, GRANT WRITER DEBRA BURCH, TOWN MANAGER RICK RUMSEY AND TOWN CLERK CONNIE BIAS AS THE AUTHORIZED SIGNATORIES.

VOTE: YES: DAVID CASSIDY, PATRICK MCCOTTER, GARY CALLAHAN,  
ROBERT MORTON AND MELODY ANDERSON.

VOTE: NO: NONE

12. MOTION WAS MADE BY GARY CALLAHAN AND SECOND BY PATRICK MCCOTTER TO APPROVE A PAYMENT OF THE INVOICE FROM GRANT WRITER, DEBRA BURCH, FOR THE WORK COMPLETED FOR THE 2026 INDIAN NATIONS COUNCIL OF GOVERNMENT (INCOG) RURAL ECONOMIC

ACTION PLAN (REAP) GRANT, PER AGREEMENT, PAYMENT OF 2.5% OF THE AMOUNT OF THE GRANT TOTAL \$175,000.00 WHICH IS \$4,375.00.

VOTE: YES: DAVID CASSIDY, PATRICK MCCOTTER, GARY CALLAHAN, ROBERT MORTON AND MELODY ANDERSON.

VOTE: NO: NONE

13. MOTION WAS MADE BY GARY CALLAHAN AND SECOND BY PATRICK MCCOTTER TO APPROVE THE PURCHASE OF A SCAG TURF TIGER 61/40BV EFI MOWER FOR THE STREET AND ALLEY DEPARTMENT FROM STANDARD SUPPLY LAWN & GARDEN FOR A STATE BID PRICE OF \$14,980.00, WITH 1/3 OF THE COST (\$4,993.00) BEING PAID BY THE SPERRY UTILITY SERVICES AND 2/3 OF THE COST (\$9,987.00) BEING PAID BY THE TOWN OF SPERRY FROM THE COMMUNITY ENHANCEMENT ACCOUNT.  
VOTE: YES: DAVID CASSIDY, PATRICK MCCOTTER, GARY CALLAHAN, ROBERT MORTON AND MELODY ANDERSON.  
VOTE: NO: NONE
14. TOWN ADMINISTRATOR'S REPORT AND RELATED DISCUSSION, INCLUDING, BUT NOT LIMITED TO, PROJECT UPDATES, GRANT UPDATES, AND UPCOMING EVENTS. (RICK RUMSEY)  
A) THE DITCHING IS ALMOST COMPLETE.  
B) JACKIE MCLAIN HAS BEEN WORKING ON GETTING THE TREES TRIMMED ON PIRATE PRIDE ROAD AND 4<sup>TH</sup> STREET.  
C) WE ARE STILL WORKING ON THE SIDEWALK BID SPECS.  
D) THE SCHOOL ZONE FLASHING LIGHTS ARE IN AND WE ARE WORKING ON GETTING THEM INSTALLED.
15. GRANTS UPDATE FROM DEBRA BURCH:  
WE ARE LOOKING AT USING 10 TO 15 ACRES OF LAND ON THE WEST SIDE OF THE CITY LIMITS FOR A POSSIBLE RETENTION POND. WE ARE WAITING ON AN APPRAISAL.  
THERE IS A POSSIBILITY OF BUILDING A MINOR RETENTION POND ON THE MOSIER PROPERTY.
16. POLICE DEPARTMENT: (NICK MAHONEY)
  - A. MONTHLY CRIME REPORT
  - B. RECOGNITION OF SPERRY POLICE OFFICERS JEREMIAH MYDLAND AND DEREK SCHMIDT FOR THEIR SERVICE ABOVE AND BEYOND TO THE POLICE DEPARTMENT AND THE CITIZENS OF SPERRY. BOTH OFFICERS WERE AWARDED A PLAQUE.
  - C. MOTION WAS MADE BY ROBERT MORTON AND SECOND BY MELODY ANDERSON TO APPROVE PLAN #2 PAYING A FEE OF \$944.38 FOR EACH JUVENILE ADMITTED AND APPROVING AN INTERAGENCY AGREEMENT

BETWEEN THE TULSA AREA COMMUNITY INTERVENTION CENTER BEING OPERATED BY THE TULSA COUNTY JUVENILE DETENTION HOME, THROUGH THE BOARD OF COUNTY COMMISSIONERS OF TULSA COUNTY AND THE TOWN OF SPERRY TO PROVIDE A SHORT TERM RETAINING FACILITY FOR QUICK DROP-OFF OF ARRESTED JUVENILES, ON AN "AS AVAILABLE" BASIS:

1) FOR A ONE-TIME PAYMENT TO THE TULSA COUNTY JUVENILE DETENTION HOME IN THE AMOUNT OF \$1,888.76 FOR THE FIRST TERM.

OR

2) FOR A FEE OF \$944.38 FOR EACH JUVENILE ADMITTED.

VOTE: YES: DAVID CASSIDY, PATRICK MCCOTTER, GARY CALLAHAN, ROBERT MORTON AND MELODY ANDERSON.

VOTE: NO: NONE

D.MOTION WAS MADE BY MELODY ANDERSON AND SECOND BY GARY CALLAHAN TO APPROVE THE PURCHASE OF A BULLET PROOF VEST FROM SAFELITE DEFENSE IN THE AMOUNT OF \$1,015.20 WITH THE FUNDS TO BE TAKEN FROM THE POLICE DEPARTMENT SAVINGS ACCOUNT.

VOTE: YES: DAVID CASSIDY, PATRICK MCCOTTER, GARY CALLAHAN, ROBERT MORTON AND MELODY ANDERSON.

VOTE: NO: NONE

17. FIRE DEPARTMENT:

A. MONTHLY FIRE DEPARTMENT RUN REPORT. NO DISCUSSION.

B. THIS ITEM WAS TABLED, MR. RIDGE WAS NOT PRESENT: DISCUSSION AND APPROPRIATE ACTION RELATED TO THE APPOINTMENT OF TUCKER RIDGE AS A VOLUNTEER FIREFIGHTER FOR THE SPERRY FIRE DEPARTMENT.

C. MOTION WAS MADE BY MELODY ANDERSON AND SECOND BY PATRICK MCCOTTER TO APPROVE THE FIRE DEPARTMENT SUBMITTING AN APPLICATION FOR THE 2026 VERDIGRIS VALLEY ELECTRIC COOPERATIVE RURAL FIRE PROTECTION GRANT.

VOTE: YES: DAVID CASSIDY, PATRICK MCCOTTER, GARY CALLAHAN, ROBERT MORTON AND MELODY ANDERSON.

VOTE: NO: NONE

18. COUNTRY CORNER EMS – MONTHLY REPORT (SAMANTHA GREEN)

19. MOTION WAS MADE BY ROBERT MORTON AND SECOND BY GARY CALLAHAN TO GO INTO EXECUTIVE SESSION AT 7:30 PM TO DISCUSS

PERSONNEL ISSUES, INCLUDING THE EMPLOYMENT, HIRING, APPOINTMENT, AND SALARY OF EMPLOYEES PURSUANT TO 25 O.S. SECTION 307 B(1), FOR THE PURPOSE OF DISCUSSING THE FOLLOWING:

- A. REVIEW AND POSSIBLE SALARY INCREASE FOR POLICE OFFICER DEREK SCHMIDT.
- B. REVIEW AND POSSIBLE SALARY INCREASE FOR POLICE OFFICER JEREMIAH MYDLAND.
- C. POSSIBLE EMPLOYMENT OF THOMAS GRIMSLEY AS A PART TIME CODE ENFORCEMENT OFFICER FOR THE TOWN OF SPERRY, SETTING A START DATE, SALARY AND HOUR LIMIT PER PAY PERIOD, IF APPROVED.  
VOTE: YES: DAVID CASSIDY, PATRICK MCCOTTER, GARY CALLAHAN, ROBERT MORTON AND MELODY ANDERSON.  
VOTE: NO: NONE
20. MOTION WAS MADE BY ROBERT MORTON AND SECOND BY GARY CALLAHAN TO COME OUT OF EXECUTIVE SESSION AT 8:00 PM.  
VOTE: YES: DAVID CASSIDY, PATRICK MCCOTTER, GARY CALLAHAN, ROBERT MORTON AND MELODY ANDERSON.  
VOTE: NO: NONE
21. READING OF EXECUTIVE SESSION MINUTES. IN EXECUTIVE SESSION, ITEMS 19A, B AND C WERE DISCUSSED. NO DECISIONS WERE MADE AND NO VOTES WERE TAKEN.
22. DISCUSSION AND APPROPRIATE ACTION AS A RESULT OF DISCUSSIONS HELD IN EXECUTIVE SESSION RELATED TO:
- A. MOTION WAS MADE BY ROBERT MORTON AND SECOND BY MELODY ANDERSON TO APPROVE A SALARY INCREASE IN THE AMOUNT OF \$1.00 PER HOUR FOR POLICE OFFICER DEREK SCHMIDT RETRO ACTIVE BACK ONE MONTH.  
VOTE: YES: DAVID CASSIDY, PATRICK MCCOTTER, GARY CALLAHAN, ROBERT MORTON AND MELODY ANDERSON.  
VOTE: NO: NONE
- B. THIS ITEM WAS TABLED: REVIEW AND POSSIBLE SALARY INCREASE FOR POLICE OFFICER JEREMIAH MYDLAND.
- C. MOTION WAS MADE BY ROBERT MORTON AND SECOND BY MELODY ANDERSON TO APPROVE THE EMPLOYMENT OF THOMAS GRIMSLEY AS A PART TIME CODE ENFORCEMENT OFFICER FOR THE TOWN OF SPERRY, EFFECTIVE FEBRUARY 10, 2026, WITH A SALARY OF \$18.00 PER HOUR,

MAXIMUM OF 15 HOURS A WEEK AND A PROBATIONARY PERIOD OF 90 DAYS.

VOTE: YES: DAVID CASSIDY, PATRICK MCCOTTER, GARY CALLAHAN, ROBERT MORTON AND MELODY ANDERSON.

VOTE: NO: NONE

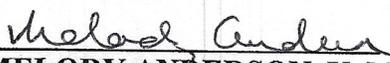
23. MOTION WAS MADE BY ROBERT MORTON AND SECOND BY PATRICK MCCOTTER TO ADJOURN AT 8:04 PM.

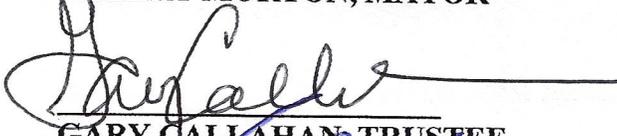
VOTE: YES: DAVID CASSIDY, PATRICK MCCOTTER, GARY CALLAHAN, ROBERT MORTON AND MELODY ANDERSON.

VOTE: NO: NONE

MINUTES WERE APPROVED BY THE BOARD OF TRUSTEES ON MARCH 12, 2026.

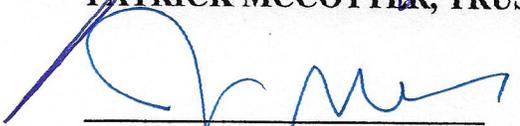
  
ROBERT MORTON, MAYOR

  
MELODY ANDERSON, V. MAYOR

  
GARY CALLAHAN, TRUSTEE

  
DAVID CASSIDY, TRUSTEE

  
PATRICK MCCOTTER, TRUSTEE

  
JEFF STEPHENS, ATTORNEY  
APPROVED AS TO FORM