

**MUSTANG CITY COUNCIL**  
**JULY 2, 2024**

The Mustang City Council met in regular session on Tuesday, July 2, 2024, at 7:00 p.m. in the Mustang Municipal Building Council Chambers. Notice of the meeting was posted as required on June 28, 2024 at 9:45 a.m. in compliance with the Open Meeting Law, 25 O.S., Section 301, et. seq.

**A. CALL TO ORDER**

**Mayor Grider** called the meeting to order at **7:00 p.m.**

**B. PLEDGE OF ALLEGIANCE/INVOCATION** Michael Staton, Pastor, First Baptist Church.

**Pastor Staton** led the assembly in the Pledge and Invocation. He stated that he is thankful and grateful for all community churches and that First Baptist continues to thrive marking 121 years of service.

**C. ROLL CALL**

**Councilmembers Present:** Ray  
Wald  
Waugh  
McKenzie  
Sholund  
Grider

**Councilmembers Absent:** Leete

**D. INTRODUCTION OF GUESTS/HEARING OF CITIZENS OR DELEGATES**

Kathy Mersman, 511 S. Aqua Clear addressed the Council regarding complaints of dilapidated vehicles, tall grass, trash, among other code violations for a home at 525 S. Aqua Clear. Stated that Code Enforcement has been there several times and issued citations to the owner. No changes have occurred.

Claude Robinson, 537 S. Aqua Clear addressed the Council regarding the above location as well. Stated that he is concerned about the neighborhood and the issues of his own property which is next door to 525 S. Aqua Clear.

**E. NEW BUSINESS, DELETIONS OR CONTINUANCES TO THE AGENDA**

**City Manager Rooney** stated the Claims List had been amended.

**F. CONSENT AGENDA**

- F.1 Approval of 06/04/2024 City Council Minutes.
- F.2 \*Claims List for FY2024.
- F.3 \*Claims List for FY2025.

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- F.4 Approval to Turn Past Due Library Accounts over to Collection Agency.
- F.5 Approval of Agreement between the City of Mustang and Mustang Public School System to Provide School Resource Officers for the 2024-2025 School Year.

**MOTION** was made by **Councilman Sholund**, seconded by **Councilman McKenzie**, to Approve the Consent Agenda Items F.1 thru F.5 including the supplement to the Claims List.

**AYE:** Ray, Wald, Waugh, McKenzie, Sholund, Grider

**NAY:** None

### G. INFORMATION/REPORTS

#### G.1 City Manager Report

**City Manager Rooney** stated he had nothing to report in addition to the City Manager's Report.

#### G.2 City Council

**Mayor Grider** asked the Councilmembers if they had anything to report in their respective Wards:

**Councilman Sholund** reported no activity. Commended *Assistant City Manager Battles* for taking care of a graffiti issue in a prompt manner.

**Councilman McKenzie** reported no activity other than the scheduled item for discussion.

**Councilman Waugh** thanked the citizens who participated in the Citizens Hearing regarding S. Aqua Clear.

**Councilman Wald** reported no activity.

**Vice Mayor Ray** stated that it was good to have *City Manager Rooney* back and that he appreciated *Assistant City Manager Battles* for taking care of the City during that time. **Vice Mayor Ray** also thanked the non-profit organizations for participating in the Fourth of July sale of fireworks as well as commending the City for supporting these organizations. Encouraged everyone to be safe.

**Mayor Grider** thanked the Mustang Fire Department and Staff for another successful 4<sup>th</sup> of July Celebration on June 29, 2024. Addressed the traffic issue and commented that local businesses should have experienced an increase that evening. Addressed this meeting as *City Clerk Martin's* final meeting and congratulated her again on retirement.

## H. DISCUSSION ITEMS

- H.1 Public Hearing and Consideration of Ordinance No. 1307, an Ordinance of The City of Mustang, Oklahoma, Amending the Zoning Ordinance of The City of Mustang, Oklahoma, as Amended, to change Certain Property Located in Canadian County, Oklahoma, from R-1, Single Family District to an I-2 Moderate Industrial District Planned Unit Development, Declaring Repealer, and Providing for Severability.

**Senior City Planner Conner** stated that the Planning Commission had unanimously approved this request to rezone the property from R-1 Single Family to a PUD with underlying I-2. An application has been submitted to rezone property located at 310 W St. Hwy 152 from the R-1, Single Family Zoning District to a Planned Unit Development (PUD). The concept of the PUD is to create Flex Space Units identical to the North of this property. The development would feature fourteen (14) individual units ranging in sizes. Developer is asking for four variances including the reduction of parking spaces from thirty-two (32) to twenty-eight (28) as well as a variance to landscaping buffers.

City Staff has concerns with the number of variances requested without valuable return of amenities; however, Staff believes the proposed development would be the most beneficial use of the property. There have been no protests of the proposed development.

Discussion was held regarding the property line and the turn around conditions between the existing establishment and the new developments.

**Mayor Grider** opened the Public Hearing.

Jessica Bloye, representative of 1<sup>st</sup> Sheridan, thanked Council for addressing the PUD and stated that the South property would be identical to the North property along with gates on both North and South.

**Mayor Grider** closed the Public Hearing.

**MOTION** was made by **Councilman Waugh**, seconded by **Councilman McKenzie**, to Approve Ordinance No. 1307.

**AYE: Ray, Wald, Waugh, McKenzie, Sholund, Grider**

**NAY: None**

- H.2 Consideration of Final Plat Application, FP-04-29-24-1-34, Meadow Hills Estates, DLP Development, LLC, 520 S Lewis Ln, 3.83 Acres – 16 Single-Family Lots.

**Senior City Planner Conner** stated that the owner has submitted a Final Plat application for the property currently known as 520 S Lewis Ln. This approximately four-acre tract of land was rezoned to the R-1, Single Family Zoning District in June of 2023 after originally being denied for a request to an R-2 Planned Unit Development a couple months prior. Meadow Hills Estates features sixteen (16) single-family lots with private home suppression systems and includes a single street dissecting the property giving access to each lot. City Staff asked the developer to address a minor issue on the lots around the cul-de-sac placing a 5 ft Sidewalk Easement along the frontage of the four (4) lots in the cul-de-sac because of the tight squeeze of the placement of sidewalk and maintaining the 30 ft Building Line on the lots. Planning Commission approved the Final Plat Application at the June 11, 2024 meeting and Staff recommends approval.

**Councilman McKenzie** discussed the corrections that were made regarding the traffic issues. Further investigation will be made by **Conner**.

**MOTION** was made by **Councilman Sholund**, seconded by **Vice Mayor Ray**, to Approve the Final Plat Application, FP-04-29-24-1-34, Meadow Hills Estates, DLP Development, LLC.

**AYE: Ray, Wald, Waugh, McKenzie, Sholund, Grider**

**NAY: None**

- H.3 Public Hearing and Consideration of the Two-Year Review of Special Use Permit Application SUP-5-17-22-1-30, 524 N. Frisco Road, Lion's Club of Mustang, in R-E Rural Estates, Requesting Use as Civic Headquarters and Public Event Center.

**Senior City Planner Conner** addressed the Council regarding the continuance of the Special Use Permit (SUP) issued July 12, 2022 to the Mustang Lion's Club. **Conner** noted that the discussion would be to specifically vote to continue or discontinue the SUP stating changes could not be made without a new application and public hearing. He stated Staff believes the original conditions are still valid to have on the SUP. (see attached Special Use Permit)

Discussion was held regarding whether a condition could be deleted with **City Attorney Miller** stating no, it must be approved as is with all conditions or discontinue the SUP.

Other discussion included re-zoning of the property.

**Mayor Grider** opened the Public Hearing.

Blaine Nice, 100 N. Broadway, OKC, OK, Attorney representing the applicant addressed the Council stating that all conditions listed on the July 12, 2022 Special Use Permit have been met. Mr. Nice asked that Council approve 2 additional years.

Edward Deamer, 12309 S. Cemetery, Mustang, OK, Boy Scout Pack 396 Cub Master, addressed Council stating that the Mustang Lions Club supported them during the Pinewood Derby when their venue declined their accommodations last minute due to overbooking. The Boy Scouts were welcomed by the Lions Club to use their facility for that event stating it happened on a Friday afternoon and City Hall was closed. He apologized for the mess up but felt he did what was right for the kids. Mr. Deamer also acknowledged this was done without following City permitting issues.

Maggie Miller, 4705 Millstone Dr, OKC, OK, addressed Council stating that the emergency situation they were in was accurate and noted that they are chartered by the Lions Club and that the Boy Scouts Pack 396 appreciated the response by the Lions Club.

Brett Brown, 1601 W. English Way, Mustang, OK, outgoing Chair for Boy Scout Pack 396, addressed the Council accepting blame for the permit misfortune. Apologized and expressed appreciation in continuing the Special Use Permit.

Teddy Parker, 620 N. Frisco, Mustang, OK, addressed Council stating that all conditions of the Special Use Permit issued July 12, 2022 have not been met. He claimed that events have still been held, they disregard City direction, and destroy his personal property as a few examples.

Blaine Nice, 100 N. Broadway, OKC, OK, Attorney representing the applicant readdressed the Council stating that a Civil Litigation was in process and the conditions required by the Council have been met.

**Mayor Grider** closed the Public Hearing.

**Councilman Wald** stated that the public space has been used over 50 years and continues to be good for the City. He believes that the civic organization has met the stipulations.

**Vice Mayor Ray** stated that even though it was an emergency situation, the Lions Club still proceeded when it was not allowed. He encouraged the organization to adhere to City regulations under all conditions.

**Councilman Waugh** recommended that the two parties work to be good neighbors.

**Councilman Sholund** recommended that all should abide by the agreement.

**MOTION** was made by **Councilman Wald**, seconded by **Councilman Waugh**, to Approve the Extension of the Special Use Permit for the Lion's Club of Mustang for an additional two(2) years.

**AYE: Ray, Wald, Waugh, McKenzie, Sholund, Grider**  
**NAY: None**

**I. MATTERS FOR EXECUTIVE SESSION**

- I.1 Discussion of status of Contract Agreement between City of Mustang and Red River Homes, LLC relating to Meadows Park Walking Trail; and, proposed executive session as authorized by 25 Okla. Stat. Sec307(B)(4).

**MOTION** was made by **Councilman Wald**, seconded by **Councilman Waugh**, to Adjourn to Executive Session.

**AYE: Ray, Wald, Waugh, McKenzie, Sholund, Grider**  
**NAY: None**

**TIME ADJOURNED** to Executive Session: **7:50 p.m.**

**Mayor Grider** called the meeting back into Session.

**TIME RETURNED** to Executive Session: **8:14 p.m.**

**In reference to Item J.1 –**

Informational purposes only.

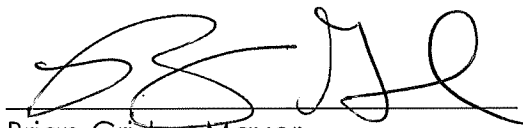
**J. ADJOURNMENT**

**MOTION** was made by **Councilman Wald**, seconded by **Vice Mayor Ray**, to adjourn.

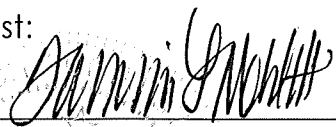
**AYE:** Ray, Wald, Waugh, McKenzie, Sholund, Grider

**NAY:** None

The meeting was adjourned at **8:14 p.m.**

  
Brian Grider, Mayor

Attest:

  
Tammi Noblitt, City Clerk



Item H.3

# THE CITY OF MUSTANG

## SPECIAL USE PERMIT 5-17-22-1-30

LICENSE HOLDER: MUSTANG LION'S CLUB

PROPERTY:

524 N. FRISCO RD.

### SPECIAL USE - CIVIC HEADQUARTERS

This Special Use Permit allows use of the Property for the Special Use under the controls, terms, regulations and CONDITIONS OF APPROVAL set forth herein and subject to Chapter 122, Article II, Division 3 of the Mustang Code of Ordinances.

#### CONDITIONS OF APPROVAL:

1. The building or grounds shall not be rented out or otherwise made available for private events or gatherings within the building or on the grounds of the Property. Any use of the building or grounds shall be limited to official Lion's Club sponsored events and gatherings.
2. There can be a maximum number of four (4) events per year open to the public and sponsored by the Lion's Club.
3. The building must pass inspections for compliance with current building, fire and other applicable codes and life safety features prior to commencement of use under this Special Use Permit.
4. The private water well and septic system must be inspected and approved by a licensed third-party contractor as meeting all State of Oklahoma and Department of Environmental Quality statutes, rules and regulations prior to commencement of use under this Special Use Permit.
5. Sealed surface ADA accessible parking spaces – 1 per 25 parking spaces – and ADA accessible ramps, railings, and other federally mandated ADA features must be installed prior to commencement of use under this Special Use Permit.

NOW ALL MEN BY THESE PRESENTS THAT:  
THE CITY COUNCIL OF THE CITY OF MUSTANG  
APPROVED SAID SPECIAL USE PERMIT ON 7/12/2022  
WITH THE CONDITIONS AS STATED ON THIS LICENSE

*Gina Martin*

City Clerk

*Rob Estes*  
Mayor

APPLICANTS NAME: Rob Estes, Mustang Lions Club

SECTION NO: 122-73

DATE ISSUED: 07/12/2022

EXPIRES: 07/12/2024