

AGENDA

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE/INVOCATION

Bob Greg, Pastor, Lakehoma Church of Christ

C. ROLL CALL

D. INTRODUCTION OF GUESTS/HEARING OF CITIZENS OR DELEGATES

E. NEW BUSINESS, DELETIONS OR CONTINUANCES TO THE AGENDA

1. Spittler Lakes Addition HOA

F. CONSENT AGENDA

These items are considered on the Consent Agenda so that members of the City Council by unanimous consent can designate routine agenda items to be approved by one motion. If any item proposed on the Consent Agenda does not meet with approval of all Councilmembers that item will be removed and heard in regular order.

1. Approval of **04/07/15** City Council Minutes.
- *2. Claims List for **FY'15**
3. Approval to Turn **Past Due Library Accounts** over to the Collection Agency.
4. Approval of Accounting and Consulting Services **Engagement Letter** for Fiscal Year 2015-2016 as submitted by Crawford & Associates, P.C.

G. INFORMATION/REPORTS

1. City Manager
Included in Agenda packet.
 - a. Presentation by Cowan Group Engineering regarding the Comprehensive City-Wide Water Distribution System Hydraulic Model Report.
 - b. Quarterly Presentation of Financial Statements ending March 31, 2015.
 - c. Presentation of Certificate of Achievement for Excellence in Financial Reporting for FY ended 06/30/2014.

G. INFORMATION/REPORTS (Cont'd.)

2. City Council

H. DISCUSSION ITEMS

1. **Public Hearing, Discussion, Consideration and Possible Action** regarding Approval of **Ordinance No. 1124**, Amending the Zoning Ordinance of the City of Mustang, Oklahoma, as Amended, to Change Certain Property Located in Canadian County, Oklahoma, from "C-2" Commercial Neighborhood District to "C-3" Commercial General District and, Declaring Repealer, Providing for Severability; and Declaring an Emergency. (Rezoning Application RZ-3-13-15-1-34, CRT Express/Carol January, 318 E. State Highway 152.)
2. **Public Hearing, Discussion, Consideration and Possible Action** regarding Approval of **Ordinance No. 1125**, Amending the Zoning Ordinance of the City of Mustang, Oklahoma, as Amended, to Change Certain Property Located in Canadian County, Oklahoma, from "R-E" Rural Estates District to "C-3" Commercial General District and, Declaring Repealer, Providing for Severability; and Declaring an Emergency. (Rezoning Application RZ-3-19-15-2-27, Saleh M. Al-Zubi, 201 N. Pine Terrace.)
3. **Public Hearing, Discussion, Consideration and Possible Action** regarding Approval of Conditional Use Permit Application CUP-3-19-15-1-27, Saleh M. Al-Zubi, 201 N. Pine Terrace, Mini-Storage.
- *4. **Discussion, Consideration and Possible Action** regarding Amending a Permanent Easement granted by Covenant Development Corporation to the City of Mustang for Placement of a Water Line located in the Northeast Quarter (NE/4) of Section 17, Township 10 North, Range 3 West, Cleveland County, Oklahoma, I.M.

J. CITY ATTORNEY'S REPORT

1. **Discussion, Consideration and Possible Action** regarding John E. Gatliff II and Joetta D. Gatliff vs City of Mustang, Oklahoma, et al., Case No. CJ-2015-217, District Court, Canadian County, Oklahoma; and, **proposed Executive Session as authorized by 25 Okla. Stat. §307(B)(4).**

K. ADJOURNMENT

***Items Considered Concurrently on the MIA Agenda.**

MUSTANG CITY COUNCIL
APRIL 7, 2015

The Mustang City Council met in regular session on Tuesday, April 7, 2015, at 7:00 p.m. in the Mustang Municipal Building Council Chambers. Notice of the meeting was posted on the Bulletin Board outside the Mustang Municipal Building on Friday, April 3, 2015, at 3:55 p.m. in compliance with the Open Meeting Law, 25 O.S., Section 301, et. seq.

A. CALL TO ORDER

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

B. PLEDGE OF ALLEGIANCE/INVOCATION (Bob Greg, Pastor, Lakehoma Church of Christ)

C. ROLL CALL

Councilmembers Present:	Taylor Staples Bowers Jones (arrived at 7:05) Hagan Adams
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Councilmembers Absent:	Schweinberg
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D. INTRODUCTION OF GUESTS/HEARING OF CITIZENS OR DELEGATES

Mayor Adams introduced Kevin Riley, Councilmember Elect, Ward I.

E. NEW BUSINESS, DELETIONS OR CONTINUANCES TO THE AGENDA

None.

F. CONSENT AGENDA

1. Approval of **03/17/15** City Council Minutes.
- *2. Claims List for **FY'15**
- *3. Approval to Turn **Past Due Utility Accounts** over to the Collection Agency.
4. Approval of **Resolution No. 15-049** making changes in the Impound Fee Fund Budget by making a Supplemental Appropriation to Increase the 2014-2015 Fiscal Year Budget by \$10,000.
5. Approval of **Resolution No. 15-050** making changes in the General Fund Budget by making a Supplemental Appropriation to Increase the 2014-2015 Fiscal Year Budget by \$3,673.
6. Approval of **Resolution No. 15-051** - Oklahoma Municipal Retirement Fund Proposed Amendment, Restatement and Continuation Trust Indenture.
- *7. Acceptance of **Sanitary Sewer Easement** for the Mustang Public Schools ROTC Training Center.

MOTION was made by **Councilman Taylor**, seconded by **Councilwoman Staples**, to approve Items F-1 thru F-7 of the Consent Agenda.

AYE: Taylor, Staples, Bowers, Hagan, Adams

NAY: None

G. INFORMATION/REPORTS

(Councilman Jones arrived at this time.)

1. City Manager

- a. Recognition of Mustang American Legion, Post #353, Fire, Police, and Non-Uniform Employees of the Year.

City Manager Rooney recognized the three employees who were recently recognized by the Mustang American Legion, Post #353, as Fire, Police and Non-Uniform Employees of the Year and had them come to the front as he read their bios:

- Captain Craig Carruth - Mustang Fire Fighter of the Year (was unable to attend the meeting);
- Sargeant Mike Wallace - Police Officer of the Year;
- Ms. Jean Heasley - Non-Uniform Employee of the Year

Rooney thanked the American Legion for this program and honoring the City's employees.

Mr. Ray with the American Legion thanked the City of Mustang for providing quality employees stating it was a privilege, although not an easy task, to select the Employees of the Year.

- b. Annual Mayor's Day of Recognition for National Service Presentation

City Manager Rooney introduced Mr. Jeff Probst with Retired Senior Volunteer Program (RSVP).

Mr. Probst stated RSVP engages senior volunteers in helping provide services to the Mustang community stating over 700 hours of service had been provided to the Mustang area equaling a monetary contribution of \$14,970. Mr. Probst provided **Mayor Adams** with a mock check in that amount.

City Manager Rooney stated in addition to his City Manager report, **Assistant City Manager Battles**, would provide a brief update of the Community Garden.

Battles provided an update regarding the Community Garden stating onions were the only items planted at this time; however a lot of labor had been completed by volunteers and the garden was moving along.

2. City Council

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

Councilman Taylor thanked **Assistant City Manager Battles** for the Community Garden upgrade and encouraged everyone to visit the Farmers' Market this season. He congratulated the employees recognized as Employees of the Year and stated there would be a Masonic Lodge breakfast on Saturday and as always, the public was invited.

Councilwoman Staples thanked the City of Oklahoma City for resurfacing 59th Street. She also thanked the American Legion and congratulated the Employees of the Year.

Councilwoman Bowers stated she had received calls regarding trash in the parks and advised them to contact City Hall and they would take care of it. She also stated she was saddened to hear of the passing of Ben Green, former Councilman for Ward 3.

Councilman Jones also congratulated the Employees of the Year. He stated he had received inquiries regarding Twin Acres and Spittler Lakes additions stating the City Manager and Community Development Director were working on it.

Councilwoman Hagan stated she had received an invitation inviting all of the Council to attend the 40th Anniversary of Youth and Family Services located in El Reno, Oklahoma.

Mayor Adams stated he also had a heavy heart upon learning of the passing of Ben Green stating he would be missed. He stated he had also received calls regarding Spittler Lakes addition stating with the recent winds and rain, dirt could be a problem, but that the City was on top of it. He stated he enjoyed the OnCue groundbreaking on Monday and was excited to have an Oklahoma company coming to town stating this OnCue would have a unique look.

Taylor asked if some type of small memorial could be placed in the Park in honor of Ben Green, perhaps a park bench or something of that nature.

H. DISCUSSION ITEMS

1. **Public Hearing, Discussion, Consideration and Possible Action** regarding Approval of **Ordinance No. 1122**, Amending the Zoning Ordinance of the City of Mustang, Oklahoma, as Amended to Change Certain Property Located in Canadian County, Oklahoma, from "C-2" Commercial Neighborhood District to "C-3" Commercial General District and, Declaring Repealer, Providing for Severability; and Declaring an Emergency. (Rezoning Application RZ-2-27-15-1-31, Lam Hoang, 1716 W. State Highway 152.)

Community Development Director Helsel stated this item was for a rezoning application for 1716 W. State Highway 152 on the southwest corner of Clear Springs Road and State Highway 152, formerly the old 7-11 building. She stated the applicant originally requested to rezone from "C-2", Commercial Neighborhood District to "C-4", Shopping Center District; however, through discussions with the Planning Commission and surrounding neighbors, it was concluded that rezoning to "C-3", Commercial General District was more appropriate since the property abuts to so much "R-1" property.

Helsel stated the property contains approximately 2.33 acres and is comprised of four lots with two buildings already located on the property. She stated the applicant's intention is to allow a lawn and garden center to utilize the larger existing building on the site and if that falls through, then perhaps a Vietnamese noodle soup restaurant. She stated under C-3, the applicant would be required to erect a minimum six foot masonry fence along all property lines of developed lots that abut residentially zoned districts.

Helsel stated the long-range plan calls for commercial/office development in this area, so the request does conform to the comprehensive plan. She stated the Planning Commission voted 7:0 to recommend approval of this application at the C-3 level.

Discussion was held concerning if C-3 zoning would allow a restaurant with **Helsel** stating yes, it is allowed with no alcohol. **Helsel** also stated 7-11 has a deed restriction on the property that does not allow a convenience store; however, was not sure of the expiration date.

Mayor Adams opened the matter for Public Hearing.

There were no requests to speak.

MOTION was made by **Mayor Adams**, seconded by **Councilman Taylor**, to close the Public Hearing.

AYE: Taylor, Staples, Bowers, Jones, Hagan, Adams
NAY: None

Councilman Taylor and **Mayor Adams** thanked both parties for working together and coming to a solution agreeable to everyone.

MOTION was made by **Councilman Taylor**, seconded by **Councilman Jones**, to Approve **Ordinance No. 1122**, Amending the Zoning Ordinance of the City of Mustang, Oklahoma, as Amended to Change Certain Property Located in Canadian County, Oklahoma, from "C-2" Commercial Neighborhood District to "C-3" Commercial General District and, Declaring Repealer, Providing for Severability.

AYE: Taylor, Staples, Bowers, Jones, Hagan, Adams
NAY: None

MOTION was made by **Mayor Adams**, seconded by **Councilman Taylor** to Declare an Emergency.

AYE: Taylor, Staples, Bowers, Jones, Hagan, Adams

NAY: None

2. **Public Hearing, Discussion, Consideration and Possible Action** regarding Approval of **Ordinance No. 1123**, 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 "C-5" Commercial Intensive District and, Declaring Repealer, Providing for Severability; and Declaring an Emergency. (Rezoning Application RZ-1-30-15-1-33, Joe Anderson, 130 W. State Highway 152.)

Community Development Director Helsel stated this item was for a rezoning application for 130 W. State Highway 152, which is a parcel of land just west of the City's water tower in the center of town. She stated the property was partially land blocked, but abuts to property owned by Joe Anderson who also has a warehouse in this vicinity and would like to build another one. She stated "C-5", Commercial Intensive District was required for warehousing.

Helsel stated the property contains a little less than .4 acres and was logical to join with the property next to it. She stated the City acquired 30 feet of right-of-way between the two properties to access the water tower and stated the applicant will ask the City Council for an easement across that right-of-way in order to access the property in this application.

Helsel stated the developer would be required to place at least a six foot masonry fence along all property lines that abut residentially zoned districts if developed at C-5, stating the water tower is currently zoned R-1. She stated the general character of the area is low density residential and commercial and the long-range plan calls for commercial/retail development in this area, so the request does conform to the comprehensive plan. **Helsel** stated the Planning Commission voted 7:0 to recommend approval of this application.

Discussion was held concerning accessing the property with parking areas required to be paved.

Mayor Adams opened the matter for Public Hearing.

There were no requests to speak.

MOTION was made by **Mayor Adams**, seconded by **Councilman Taylor**, to close the Public Hearing.

AYE: Taylor, Staples, Bowers, Jones, Hagan, Adams

NAY: None

MOTION was made by **Councilman Taylor**, seconded by **Councilman Jones**, to Approve **Ordinance No. 1123**, 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 "C-5" Commercial Intensive District and, Declaring Repealer, Providing for Severability.

AYE: Taylor, Staples, Bowers, Jones, Hagan, Adams

NAY: None

MOTION was made by **Mayor Adams**, seconded by **Councilman Jones** to Declare an Emergency.

AYE: Taylor, Staples, Bowers, Jones, Hagan, Adams

NAY: None

- *3. **Discussion, Consideration and Possible Action** regarding Approval of Contract and Statutory Bond with RDM Construction, Inc., for Project Titled 59th Street Bridge Waterline Relocation.

Assistant City Manager Battles stated on March 17, 2015, the City Council awarded the bid for the project titled 59th Street Bridge Waterline Relocation to the low bidder, RDM Construction, Inc. in the amount of \$39,900. He stated this item is to approve the contract and Statutory Bond for this project stating the Maintenance and Performance Bonds would be brought to Council at a later meeting for approval. He stated the contract was being brought to Council now for approval in order for the contractor to order their products.

Discussion was held concerning the length of time allocated for this project with **Battles** advising it could be completed in as little as seven days, weather permitting. He stated there was the possibility of needing to work into the evening one day stating citizens would be notified if it does become necessary.

MOTION was made by **Councilman Jones**, seconded by **Councilwoman Bowers**, to Approve the Contract and Statutory Bond with RDM Construction, Inc., for Project Titled 59th Street Bridge Waterline Relocation.

AYE: Taylor, Staples, Bowers, Jones, Hagan, Adams
NAY: None

J. CITY ATTORNEY'S REPORT

None.

K. ADJOURNMENT

MOTION was made by **Mayor Adams**, seconded **Councilman Taylor** to adjourn.

AYE: Taylor, Staples, Bowers, Jones, Hagan, Adams
NAY: None

The meeting was adjourned at **7:36 p.m.**

Jay Adams, Mayor

Attest:

Lisa Martin, City Clerk

FUND: 01 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 01 MAYOR AND COUNCIL						
15-1775	01-C0108	COWAN GROUP	ENGINEERING SERVICES	4/2015	1907	2,520.00
15-1799	01-J0040	JGVE, INC.	ENGINEERING FEES	4/2015	15041407	875.00
15-0011	01-W0001	WHEATLEY, SEGLER, OSBY & MIMONTHLY	RETAINER FEES	4/2015	15464	2,239.95
15-0556	01-W0001	WHEATLEY, SEGLER, OSBY & MILEGAL	SERVICES	4/2015	201504161013	4,636.50
DEPARTMENT TOTAL:						10,271.45
DEPARTMENT: 11 CITY MANAGER						
15-0108	01-I0104	INVESTIGATIVE CONCEPTS, INC	BACKGROUND CHECKS	4/2015	1212122237	64.90
15-1609	01-M0001	MUSTANG NEWS	SUMMER EMPLOYMENT AD	4/2015	59553-001	60.00
15-1741	01-M0180	MUSTANG CHAMBER OF COMMER	AWARDS BANQUET	4/2015	10945	1,350.00
15-1616	01-M0234	MUSTANG TIMES	PUBLICATIONS	4/2015	MT93799	23.85
15-1722	01-V0007	VICKERS PHOTOGRAPHY INC	PHOTOS, WEBSITE CD	4/2015	201504141006	150.00
15-0556	01-W0001	WHEATLEY, SEGLER, OSBY & MILEGAL	SERVICES	4/2015	201504161013	612.00
DEPARTMENT TOTAL:						2,260.75
DEPARTMENT: 12 LIBRARY						
15-1098	01-02560	MIDWEST TAPE	NONPRINT MATERIALS	4/2015	92688501	433.67
15-1473	01-02560	MIDWEST TAPE	DVDS, AUDIOS, MUSIC	4/2015	92693267	349.13
15-1169	01-B1023	BAKER N TAYLOR	BOOKS FOR COLLECTION	4/2015	5013557506	120.73
15-0614	01-F0094	FUELMAN OF OKLAHOMA	FUEL FOR LIB. VEHICLE	4/2015	NP44030745A	44.12
15-1739	01-R1019	PAULINE RODRIGUEZ - ATKINS	WEB-BASED CATALOGING	4/2015	0255	500.00
15-0308	01-T0034	CENGAGE LEARNING, INC	LARGE PRINT BOOKS	4/2015	54811201	228.71
DEPARTMENT TOTAL:						1,676.36
DEPARTMENT: 13 PARKS AND RECREATION						
15-1511	01-A0110	ALL SEASON BUILDING SUPPLY,	SUPPLIES/T.C., BALL, EVENT	4/2015	19160	41.70
15-0943	01-F0094	FUELMAN OF OKLAHOMA	FUEL FOR VEHICLES	4/2015	NP44030745D	541.55
15-1714	01-F6632	FUN TIME ENTERTAINMENT	INFLATABLES @ EVENT	4/2015	1522	550.00
15-1745	01-00035	OKLAHOMA ELECTRIC CO-OP	ELECTRIC SERVICE	4/2015	201504141000	2,158.20
15-1730	01-00055	OG&E COMPANY	ELECTRIC SERVICE	4/2015	201504140994	27.97
15-1774	01-00055	OG&E COMPANY	ELECTRIC SERVICE	4/2015	201504151008	87.69
15-1573	01-00150	OK REC & PARK SOCIETY	SPRING ORPS WORKSHOP	4/2015	94262	25.00
15-1767	01-P0055	PLUMBCO, INC	REPAIR TO T.C. SINK	4/2015	201504151010	175.00
DEPARTMENT TOTAL:						3,607.11

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 15		GENERAL GOVERNMENT				
15-0745	01-01370	STREETS LLC MECHANICAL	CONTMAINTENANCE AGREEMENT	4/2015	S44-415	3,078.75
15-1781	01-C0025	CANADIAN COUNTY ELECT BOARD	2015 ELECTION EXPENSES	4/2015	201504151012	2,679.25
15-0313	01-D0088	DEPT OF CORRECTIONS	INMATE LABOR	4/2015	UNC2015-MUS-3143	36.14
15-1760	01-I0015	INCODE	MAINTENANCE FEES	4/2015	025-121962	242.00
15-1748	01-L0399	LIBERTY FLAGS	OK FLAGS	4/2015	72926	95.15
15-1745	01-O0035	OKLAHOMA ELECTRIC CO-OP	ELECTRIC SERVICE	4/2015	201504141000	598.28
15-0662	01-S0085	SILVER STAR CONSTRUCTION	COMAINTENANCE CONTRACT	4/2015	23148	60,493.76
15-1776	01-S0085	SILVER STAR CONSTRUCTION	COMAINTENANCE CAP	4/2015	23147	19,967.34
15-0171	01-S0173	STANDLEY SYSTEMS	ANNUAL COPIER LEASE	4/2015	487786	2,330.61
DEPARTMENT TOTAL:						89,521.28
DEPARTMENT: 16		TRANSFERS				
15-1756	01-M0210	MUSTANG IMPROVEMENT	SALES TAX TRANSFER	4/2015	201504140985	351,470.43
15-1559	01-S0205	STREET IMPROVEMENT FUND	MONTHLY TRANSFER	4/2015	201504140984	26,000.00
DEPARTMENT TOTAL:						377,470.43
DEPARTMENT: 18		TOWN CENTER				
15-1060	01-A0122	ALLIANCE MAINTENANCE, INC	CLEANING OF TOWN CENTER	4/2015	69856	4,435.00
15-1769	01-C0117	CLEARWATER ENTERPRISE, LLC	GAS TRANSPORTATION CHARGE	4/2015	201504140991	449.06
15-1293	01-E0065	INTERLINE BRANDS, INC	CLEANING SUPPLIES	4/2015	333619716	1,026.87
15-1804	01-O0010	OKLAHOMA NATURAL GAS	GAS SERVICE	4/2015	201504161014	185.55
15-1745	01-O0035	OKLAHOMA ELECTRIC CO-OP	ELECTRIC SERVICE	4/2015	201504141000	6,642.37
15-1767	01-P0055	PLUMBCO, INC	REPAIR TO T.C. SINK	4/2015	201504151010	205.00
DEPARTMENT TOTAL:						12,943.85
DEPARTMENT: 19		BALL COMPLEX				
15-1546	01-A0110	ALL SEASON BUILDING SUPPLY,	EQUIPMENT & SUPPLIES	4/2015	24447	30.71
15-1598	01-B1019	BEN E KEITH FOOD SERVICE	SUPPLIES FOR CONCESSION	4/2015	62700746	1,788.01
15-0184	01-E0065	INTERLINE BRANDS, INC	CONCESSION SUPPLIES	4/2015	333549293	1,133.30
15-1732	01-E0065	INTERLINE BRANDS, INC	JANITORIAL SUPPLIES	4/2015	334102845	182.01
15-0205	01-F0094	FUELMAN OF OKLAHOMA	BULK FUEL	4/2015	NP44030745B	359.82
15-1763	01-F0094	FUELMAN OF OKLAHOMA	FUEL CHARGES	4/2015	NP44030745C	148.94
15-0779	01-I1119	STEPHEN WHOLESALE CO, INC.	CONCESSION SUPPLIES	4/2015	6266066	907.31
15-1716	01-I1119	STEPHEN WHOLESALE CO, INC.	DRINKS & FOOD FOR CONCESS	4/2015	6269916	2,927.82
15-1750	01-M1000	MAZZIO'S PIZZA	PIZZAS TO SELL AT CONCESS	4/2015	545107	156.00
15-1599	01-N0025	FIRST CHOICE COFFEE	SUPPLIES FOR CONCESSION	4/2015	107263	141.85
15-1745	01-O0035	OKLAHOMA ELECTRIC CO-OP	ELECTRIC SERVICE	4/2015	201504141000	1,244.03
15-1774	01-O0055	OG&E COMPANY	ELECTRIC SERVICE	4/2015	201504151008	728.73
15-1547	01-P0055	PLUMBCO, INC	WATER CONNECTION / CON.	4/2015	201504141004	500.00
15-1715	01-P0055	PLUMBCO, INC	REPAIR PLUMBING PIPES	4/2015	201504141003	270.00
15-0631	01-P0144	BOTTLING GROUP, LLC	BEVERAGES FOR CONCESSION	4/2015	85058754	82.42
15-1600	01-P0144	BOTTLING GROUP, LLC	DRINKS FOR CONCESSION	4/2015	96332407	776.65
15-1717	01-P0144	BOTTLING GROUP, LLC	DRINKS FOR CONCESSION	4/2015	83896260	4,051.91
DEPARTMENT TOTAL:						15,429.51

FUND: 01 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 20 AQUATICS						
15-1745	01-00035	OKLAHOMA ELECTRIC CO-OP	ELECTRIC SERVICE	4/2015	201504141000	149.99
15-1573	01-00150	OK REC & PARK SOCIETY	SPRING ORPS WORKSHOP	4/2015	94262	20.00
DEPARTMENT TOTAL:						169.99
DEPARTMENT: 21 FINANCE						
15-1724	01-03400	J.R.W. INC.	CHECK SIGNING MACH. CONTR	4/2015	36415	468.00
DEPARTMENT TOTAL:						468.00
DEPARTMENT: 31 COMMUNITY DEVELOPMENT						
15-1132	01-C0020	CANADIAN COUNTY CLERK	FILING OF LIENS & ABATEME	4/2015	R404754	30.00
15-1036	01-F0094	FUELMAN OF OKLAHOMA	BULK FUEL	4/2015	NP44030745	514.73
15-1729	01-00096	OUBCC	RESIDENTIAL PLAN REVIEW	4/2015	201504141002	27.25
15-0070	01-P0086	JIMANI VENTURES, INC.	OIL CHANGES	4/2015	227912	25.99
DEPARTMENT TOTAL:						597.97
DEPARTMENT: 41 POLICE						
15-0094	01-01370	STREETS LLC MECHANICAL	CONTHVAC MAINT AGREEMENT	4/2015	S43-415	5,003.25
15-0031	01-02950	VERIZON WIRELESS	MOBILE DATA USAGE	4/2015	9742956826	737.08
15-0044	01-A0122	ALLIANCE MAINTENANCE, INC	DEPARTMENT CLEANING	4/2015	69858	1,295.00
15-0041	01-B0151	AUTO PLACE INC.	VEHICLE REPAIRS	4/2015	5891	72.00
15-1677	01-B030	BOB BARKER CO., INC.	PROTECTIVE HOOD/SPRAY	4/2015	ut1000344723	263.60
15-1769	01-C0117	CLEARWATER ENTERPRISE, LLC	GAS TRANSPORTATION CHARGE	4/2015	201504140991	669.34
15-0033	01-D0090	DEPT OF PUBLIC SAFETY	OLETS USER FEES	4/2015	04-1507356	350.00
15-0047	01-F0094	FUELMAN OF OKLAHOMA	BULK FUEL	4/2015	NP44030700	3,166.51
15-0048	01-M0055	SANTIAGO BRENNANS MCDONALD	SPRISONER MEALS	4/2015	7003-133	344.78
15-1804	01-O0010	OKLAHOMA NATURAL GAS	GAS SERVICE	4/2015	201504161014	226.12
15-1745	01-00035	OKLAHOMA ELECTRIC CO-OP	ELECTRIC SERVICE	4/2015	201504141000	3,088.97
15-0949	01-S0088	SPECIAL OPS UNIFORMS, INC	REPLACEMENT VESTS	4/2015	230512	1,533.00
15-0034	01-T1055	TOWN PLAZA CLEANERS	UNIFORM/JAIL CLEANING	4/2015	201504141005	248.50
15-0270	01-U0005	ACCURACY INC	AMMUNITION FOR POLICE DEP	4/2015	151175	876.00
DEPARTMENT TOTAL:						17,874.15

FUND: 01 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 42 ANIMAL CONTROL						
15-0029	01-03090	WILLIAM A AND LAURA L RIDLEACO	LAUNDRY SERVICE	4/2015	3718	143.70
15-0047	01-F0094	FUELMAN OF OKLAHOMA	BULK FUEL	4/2015	NP44030700	104.85
15-1223	01-M0236	MUSTANG VETERINARY HOSP	MO. VETERINARIAN CHARGES	4/2015	201504140993	135.00
DEPARTMENT TOTAL:						383.55
DEPARTMENT: 51 FIRE						
15-1698	01-01610	E.O.C. TECH	HAZMAT AWARENESS CLASS	4/2015	20150140	50.00
15-0432	01-01650	FIREWERKS FIRE APPARATUS	RESERVICE CONTRACT Q-1	4/2015	4357	1,400.00
15-1628	01-02390	CONRAD FIRE	SPOTLIGHT BULBS	4/2015	498457	80.05
15-1607	01-A0110	ALL SEASON BUILDING SUPPLY,	MISC. REPAIR & BUILDING M	4/2015	24909	0.96
15-0135	01-C0106	CINTAS CORPORATION	SHOP TOWELS, ETC	4/2015	64455602	67.96
15-1378	01-F0094	FUELMAN OF OKLAHOMA	VEHICLE FUEL	4/2015	NP44030744	1,103.36
15-1604	01-O0025	O'REILLY AUTOMOTIVE, INC	VEHICLE REPAIR & MAINT.	4/2015	0309-440078	68.69
15-1730	01-O0055	OG&E COMPANY	ELECTRIC SERVICE	4/2015	201504140994	987.55
15-1002	01-O0215	OSU FIRE SERVICE TRAINING	INSTRUCTOR 1 CLASS	4/2015	54062	500.00
15-0575	01-O1184	DAVID W. NICHOLS	SERVICE FOR EXT. TOOLS	4/2015	15-023	450.00
15-1719	01-O1184	DAVID W. NICHOLS	MAINT. ON EXTRICATION	4/2015	15-025	250.00
15-0684	01-T078	JOE COOPER FORD OF YUKON,	LSQ-1 REPAIR	4/2015	554340A	431.01
15-1723	01-T078	JOE COOPER FORD OF YUKON,	LSQUAD 1 REPAIR	4/2015	554340	4,500.00
15-0130	01-W0037	NORTHERN SAFETY CO., INC.	REPAIR SCBA'S	4/2015	100761001	206.00
15-0990	01-Y0040	YUKON TROPHY & AWARDS INC	RECOGNITION AWARDS	4/2015	415201	8.00
DEPARTMENT TOTAL:						10,103.58
DEPARTMENT: 61 STREETS						
15-1745	01-O0035	OKLAHOMA ELECTRIC CO-OP	ELECTRIC SERVICE	4/2015	201504141000	2,621.62
15-1730	01-O0055	OG&E COMPANY	ELECTRIC SERVICE	4/2015	201504140994	13,023.84
15-1738	01-O0055	OG&E COMPANY	ELECTRIC SERVICE	4/2015	201504140998	63.39
15-1744	01-O0055	OG&E COMPANY	ELECTRIC SERVICE	4/2015	201504140996	107.07
DEPARTMENT TOTAL:						15,815.92
FUND TOTAL:						558,593.90

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PURCHASE ORDER CLAIM REGISTER

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FUND: 07 - LIBRARY FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 07		ADMINISTRATION				
15-1447	01-B1023	BAKER N TAYLOR	BOOKS FOR COLLECTION	4/2015	5013557506A	14.95
DEPARTMENT TOTAL:						14.95
FUND TOTAL:						14.95

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PURCHASE ORDER CLAIM REGISTER

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FUND: 08 - PD TRAFFIC ENFORCEMENT

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 41		POLICE ENFORCEMENT				
15-1648	01-05250	COMTECH DESIGN, PRINT & MAI		4/2015	123034	122.21
		CONTACT REPORT WARNING				
15-1721	01-S0206	STOLZ TELECOM, LLC	REMOTE START EQUIPMENT	4/2015	1065	434.88
DEPARTMENT TOTAL:						557.09
FUND TOTAL:						557.09

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PURCHASE ORDER CLAIM REGISTER

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FUND: 09 - 2012 GO BOND - BASEBALL

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 15		GENERAL GOVERNMENT				
15-1773	01-E0081	ELITE BUILDING CONCEPTS	CONCESSION & RESTROOM	4/2015	201504151007	4,231.25
DEPARTMENT TOTAL:						4,231.25
FUND TOTAL:						4,231.25

FUND: 39 - LIMITED PURPOSE

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 13 PARK AND RECREATION						
15-1773	01-E0081	ELITE BUILDING CONCEPTS	CONCESSION & RESTROOM	4/2015	201504151007	4,231.25
15-1779	01-S1002	STERLING J. BEECROFT, LLC	ELECTRICAL FINAL/RESTROOM	4/2015	3142	6,704.00
DEPARTMENT TOTAL:						10,935.25
DEPARTMENT: 18 TOWN CENTER						
15-1644	01-S0093	SMART TECHNOLOGIES INC	NEW SERVER @ T.C.	4/2015	716295	7,362.94
DEPARTMENT TOTAL:						7,362.94
DEPARTMENT: 19 BALL COMPLEX						
15-1660	01-A0110	ALL SEASON BUILDING SUPPLY,	SUPPLIES FOR CONCESSION	4/2015	20078	1,081.86
15-0512	01-B0154	ICE MAKER SALES & SERVICE,	WALK IN FREEZER	4/2015	1035548	11,512.00
15-1394	01-B0154	ICE MAKER SALES & SERVICE,	REACH-IN REFRIGERATOR	4/2015	1035565	1,909.00
15-1560	01-B0154	ICE MAKER SALES & SERVICE,	ICE MACHINE & BIN	4/2015	1035547	4,862.00
15-1736	01-E0065	INTERLINE BRANDS, INC	TRASH CANS, MIRRORS, NAPK	4/2015	333964500	2,087.67
15-1778	01-H4401	HUNTER PLUMBING	INST. OF FIXTURES	4/2015	1218	5,000.00
15-1779	01-S1002	STERLING J. BEECROFT, LLC	ELECTRICAL FINAL/RESTROOM	4/2015	3143	6,704.00
DEPARTMENT TOTAL:						33,156.53
FUND TOTAL:						51,454.72

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PURCHASE ORDER CLAIM REGISTER

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FUND: 69 - RISK MANAGEMENT

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00		ADMINISTRATION				
15-1755	01-M1044	MODERN MEDICAL, INC	WORKERS COMP CLAIM	4/2015	201504140990	1,505.26
15-1718	01-00181	OK TAX COMMISSION	MITF QUARTERLY ASSESSMENT	4/2015	201504140989	814.06
DEPARTMENT TOTAL:						2,319.32
FUND TOTAL:						2,319.32

CITY OF MUSTANG
AGENDA ITEM COMMENTARY

- 1. ITEM NO.** F-3
- 2. MEETING DATE:** April 21, 2015
- 3. TITLE:** Approval to turn past due library accounts over to collection agency.
- 4. COUNCIL ACTION:** Approve/Deny
- 5. INITIATOR:** Desiree Webber, Library Director
- 6. BACKGROUND:**
The attached library accounts are past due and need to be sent to collections.
The total balance is \$1,085.81 plus collection agency fees.
- 7. FINANCIAL IMPACT:**
Inventory loss of \$1,085.81
- 8. STAFF COMMENTS:** Recommend Approval
- 9. STAFF SOURCE:** Desiree Webber, Library Director
- 10. CITY ATTORNEY COMMENTS:**
- 11. RESOLUTION/ORDINANCE NO.** N/A

Council Copy
Accounts Sent to Collections
for March 2015

	Acct #	Name - Responsible Party	City State Zip	Book Balance
1	0064034	EASON, DARLA RAYAN	YUKON, OK 73099	\$69.90
2	0051897	ESCOBAR, JR., NOEL	CALUMET, OK 73014	\$56.95
3	0064154	HARRINGTON, JOHN J	YUKON, OK 73099	\$114.93
4	0064066	HURLEY, CASEY	OKLAHOMA CITY, OK 73018	\$64.95
5	0056198	INGLE, NANCY R	OKLAHOMA CITY, OK 73179	\$131.90
6	0059428	JOHNSON, RACHEL LEA	YUKON, OK 73099	\$156.85
7	0062187	MERCADO, SARAH E	YUKON, OK 73099	\$106.88
8	0063655	RILEY, SUZANNE M	MUSTANG, OK 73064	\$176.72
9	0044357	STOVER, BETTILOU	NEWCASTLE, OK 73065	\$125.89
			TOTAL FOR INDIVIDUALS	\$1,004.97
		Family Groups		
10	0063415	WARREN, HEATHER R	YUKON, OK 73099	\$52.95
11	0063416	WARREN, HEATHER R	YUKON, OK 73099	\$27.89
			FAMILY TOTAL	\$80.84
			OVERALL TOTAL	\$1,085.81

CITY OF MUSTANG

AGENDA ITEM COMMENTARY

1. ITEM NO. E-4
2. MEETING DATE: April 21, 2015
3. TITLE: Approval of Accounting and Consulting Services Engagement Letter for Fiscal Year 2015-2016 as Submitted by Crawford & Associates, P.C.
4. COUNCIL ACTION: Approve/Deny
5. INITIATOR: Janet Watts, Finance Director
6. BACKGROUND:
This is an agreement for accounting and consulting services by Crawford & Associates. C&A reviews the annual Financial Statements for the City of Mustang and provide other General Accounting and Advisory Assistance throughout the fiscal year. The financial statements are required to be GASB (Governmental Accounting Standards Board) compliant prior to being audited. Additionally, we are under requirements with our bond holders to be GASB compliant.
7. FINANCIAL IMPACT:
8. STAFF COMMENTS: Recommends Approval
9. STAFF SOURCE: Janet Watts, Finance Director
10. ORDINANCE NO. NA



April 13, 2015

Honorable Mayor and Members of the City Council
City of Mustang
1501 N Mustang Rd
Mustang, OK 73064

To the Honorable Mayor and Members of the City Council:

Crawford & Associates, P.C. is pleased that the City of Mustang (the City) continues to express its confidence in our firm and our state and local government expertise. We look forward to a continued long and successful relationship as an integral financial management resource to the City of Mustang's management and governing body.

We are prepared to provide a full range of accounting and consulting services to the City of Mustang contingent upon approval of your management and/or governing body. The purpose of this engagement letter is to identify the scope of available services from Crawford & Associates, the specific initial services requested at this time, and to confirm the terms, objectives, and limitations of our engagement services.

Scope of Services

The scope of professional services that are available and can be provided to the City of Mustang are outlined below under the heading *Scope of Available Services*. While this listing includes a range of services available from Crawford & Associates, the specific initial services requested to be provided at the current time are separately identified under the heading *Initial Services Requested*. Any additional services that are available from Crawford & Associates beyond these initially requested services can be provided upon subsequent specific request and agreement.

Scope of Available Services

- Compilation of Annual Financial Statements (Restricted for Management Use Only)
- General Accounting and Advisory Assistance
- Budget Preparation and Amendment Assistance
- Capital Asset Records and Accounting Assistance
- Information Technology System Assistance
- Internal Control Policies and Procedures Assistance
- Labor Relations Consulting
- Laws and Regulations Compliance Assistance
- Investigation of Allegations or Concerns
- Tax and Other Regulatory Report Assistance

Initial Services Requested

- Compilation of Annual Financial Statements (Restricted for Management Use Only)
- General Accounting and Advisory Assistance
- Budget Preparation and Amendment Assistance
- Any other financial needs as determined by the City Manager

Services Related to the Compilation of Annual Financial Statements

The objective of a compilation is to assist you in presenting financial information in the form of financial statements. We will utilize information that is your representation without undertaking to obtain any assurance that there are no material modifications that should be made to the financial statements in order for the statements to be in conformity with the applicable financial reporting framework defined below.

Applicable Financial Reporting Framework

In regards to the applicable financial reporting framework to be used in the compilation of the annual financial statements, it is our understanding that:

- a. Management has elected to present the annual financial statements in accordance with accounting principles generally accepted in the United States of America.
- b. Management understands the applicable financial reporting framework and has taken the necessary steps to determine that it is an appropriate and acceptable framework for meeting its financial reporting needs.
- c. While management ultimately intends to use the audited financial statements for general use, management intends for these compiled financial statements to be used solely for providing such statements to the City's external financial statement auditor for their use in conducting the financial statement audit. Therefore, such compiled financial statements will be restricted for management's use only.

Crawford & Associates' Responsibilities

We will compile, from information you provide, the annual financial statements of the financial reporting entity of the City of Mustang as of and for the year ended June 30, 2015. Such financial statements will include the following to the extent they apply to the applicable financial reporting framework defined above:

- a. Management's Discussion and Analysis
- b. Basic Financial Statements
- c. Required Supplementary Information
- d. Other Supplementary Information (to the extent management elects to include)

We will disclose to you any known and uncorrected departures from the applicable financial reporting framework identified in the compilation of the annual financial statements.

We are responsible for conducting the engagement in accordance with the Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants (AICPA) that are applicable to compiled financial statements that are not intended for use by third parties.

The compilation engagement services will result in compiled annual financial statements that are restricted as to use by management solely for the purpose of providing such compiled financial statements to the external auditor for the conduct of the annual financial statement audit. As provided for in the AICPA's Standards for Accounting and Review Services for compilations not expected to be used by third parties, we will not issue a compilation report in conjunction with these compiled financial statements, and instead, we will use this engagement letter as documentation and confirmation of your understanding of the services to be performed and the limitations on the use of the compiled financial statements. As such, we will follow the applicable AICPA guidance and mark each page of the compiled financial statements as "Restricted for Management's Use Only".

Management's Responsibilities

In conjunction with the compilation of the annual financial statements, management is responsible for:

- a. the preparation and fair presentation of the financial statements in accordance with the applicable financial reporting framework as defined above, including all necessary informative disclosures;
- b. designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements;
- c. preventing and detecting fraud;
- d. identifying and ensuring that the entity complies with the laws and regulations applicable to its activities; and
- e. making all financial records and related information available to us.

Limitations of a Compilation

A compilation differs significantly from a review or an audit of financial statements. A compilation does not contemplate performing inquiry, analytical procedures, or other procedures performed in a review. Additionally, a compilation does not contemplate obtaining an understanding of the entity's internal control; assessing fraud risk; testing accounting records by obtaining sufficient appropriate audit evidence through inspection, observation, confirmation, or the examination of source documents (for example, cancelled checks or bank images); or other procedures ordinarily performed in an audit.

Accordingly, we will not express an opinion or provide any assurance regarding the financial statements being compiled.

Our engagement cannot be relied upon to disclose errors, fraud, or illegal acts. However, we will inform the appropriate level of management of any material errors, and of any evidence or information that comes to our attention during the performance of our compilation procedures that fraud may have occurred. In addition, we will report to you any evidence or information that comes to our attention during the performance of our compilation procedures regarding illegal acts that may have occurred, unless they are clearly inconsequential.

The financial statements will not be accompanied by an accountant's report and are for management's use only and are not to be used by a third party. Your external financial statement auditor is not considered a third party for these purposes.

Management's Acknowledgements

In regards to the compilation of the annual financial statements, by signing this engagement letter, management acknowledges its understanding and acceptance of the following:

- a. That the nature and limitations of the compilation services and the restricted use of such financial statements only by the external auditor in conjunction with the financial statement audit;
- b. That a compilation is limited to presenting, in the form of financial statements, information that is the representation of management; and the work performed by Crawford & Associates in compiling the annual financial statements cannot be relied upon to disclose errors, fraud, or illegal acts;
- c. That the financial statements will not be audited by Crawford & Associates and no opinion or any other form of assurance on the financial statements will be provided in conjunction with the compilation;
- d. That management has knowledge about the nature of the procedures to be applied and the applicable financial reporting framework and assumptions to be used in the preparation of the financial statements;

- e. That the compiled financial statements are not to be used by any third parties for any purpose (the financial statement auditor is not considered to be a third party); and
- f. That management is ultimately responsible for the fair presentation of the financial statements and management will make such representations to the external auditors.

Other Requested and Available Services

In conjunction with the other requested and available services (other than the compilation of the annual financial statements) as identified in the Scope of Services section of this letter, Crawford & Associates will be responsible for providing such services upon request in accordance with the applicable professional standards of the AICPA. It is anticipated that most if not all of these other services will be performed in accordance with the standards applicable to consulting services as prescribed by the AICPA.

In conjunction with any services provided related to the preparation of the City's annual budget, such services will be limited to providing management with assistance and guidance in preparing its draft budget document for management's submission and presentation to the governing body, including assistance with the development of draft budget document forms. Management will be responsible for determining all budget amounts and projections, and our services will be limited to assisting management in the preparation and assembly of management's draft budget document. Management will also be responsible for submitting and presenting their proposed budget to the governing body. Our services with regards to budget assistance will not involve a compilation or submission of a budget document in the form of forecasted financial statements pursuant to the attestation standards of the AICPA.

Crawford & Associates, is not obligated to, but may report or otherwise communicate to management any recommendations, it determines necessary, resulting from the professional services provided.

Management and the governing body will be responsible for establishing the scope of our other professional services to be provided and for providing the necessary resources allocated to the work; such responsibility includes determining the nature, scope, and extent of the services to be performed, providing sufficient appropriation for the estimated cost of these services, providing overall direction and oversight for each service, and reviewing and accepting the results of the work.

Access to Working Papers and Reports

Any working papers prepared by Crawford & Associates in connection with performing the compilation and other professional services are the property of Crawford & Associates. Upon request, copies of any or all working papers and reports that we consider to be nonproprietary will be provided to management. Management may make such copies available to its external auditors and to certain regulators in the exercise of their statutory oversight responsibilities. Such copies may not be made available to any other third party without the prior written consent from Crawford & Associates.

Fees and Costs

Fees and out-of-pocket expenses for this engagement will be billed as the work progresses and payable upon receipt of our invoices. Out-of-pocket expenses include such costs incurred by Crawford & Associates in providing the services including travel, lodging, telecommunications, printing, document reproduction, and the like. Our fees for these services will be billed at our standard hourly rates, as follows, for the individual performing such services based on the actual number of hours of work, including travel time, performed by that individual.

Standard Hourly Rates:

- Firm Chairman \$225
- Firm President \$225
- Shareholders \$155
- Consulting Managers \$140
- Accounting & Consulting Staff \$100
- Clerical Staff \$35

Because Crawford & Associates has no direct control over the type and amount of services requested by the management or the governing body during the term of this engagement, nor does Crawford & Associates have direct control over the quality of your accounting system or records, potential turnover of your staff, or your staffing levels, resources, or capabilities, it is impractical for us to provide an accurate amount of hours that will be required for the services requested or a not-to-exceed limit on fees and expenses charged. We will rely on you to provide us with a copy of approved purchase orders, containing estimated fees and expenses, monitor the cumulative fees and expenses charged, and notify us if and when the cumulative amount approaches the total appropriated level estimated. You also agree to provide sufficient appropriation for all services requested prior to the services being performed. For purposes of purchase order preparation, we will be glad to provide you with an estimated range of fees and expenses upon request.

The term of this engagement is a period from July 1, 2015 through June 30, 2016. Crawford & Associates may perform additional services upon receipt of a formal request from management or the governing body with terms and conditions that are acceptable to both parties.

The agreements and undertakings contained in this engagement letter, shall survive the completion or termination of this engagement.

Acceptance

Please indicate your acceptance of this agreement by signing in the space provided below and returning this engagement letter to us. A duplicate copy of this engagement letter is provided for your records. We look forward to continuing our professional relationship with the City of Mustang.

Respectfully submitted and agreed to by,


Frank Crawford
Crawford and Associates, P.C.

Accepted and agreed to for the City of Mustang:

By: _____

Title: _____

Date: _____



March 30, 2015

The Honorable Jay Adams, Mayor
City of Mustang
1501 N. Mustang Rd
Mustang, OK

Re: City of Mustang
Comprehensive City-Wide Water Distribution System Hydraulic Model Report

Dear Mayor Adams,

Enclosed please find the final draft of the Comprehensive City-Wide Water Distribution System Hydraulic Model Report for the City of Mustang. Cowan Group Engineering (CGE) and WDB Engineering (WDB) are very grateful to have been given the opportunity to work with the City to create the model and report. We would like to specifically thank the staff of the City of Mustang and Severn-Trent for their immeasurable assistance during the investigation and calibration processes.

The report details the condition of the existing system and looks into the future to anticipate the growth and challenges that Mustang may face as it continues to expand. We have provided a detailed Capital Improvements Plan (CIP) which includes recommendations for critical, short-term and long-term projects. The CIP can be used as a development tool for budgeting and construction projects and serves as a solid foundation for a water master planning document.

Please note that there are compact discs located in each report which contain the appendices in electronic format.

Again, the CGE and WDB team appreciate this opportunity and look forward to continued collaboration in the City's effort to better understand and improve the mechanics of your water supply and distribution system.

If you have any questions, or need additional information, please feel free to contact us.

Sincerely,

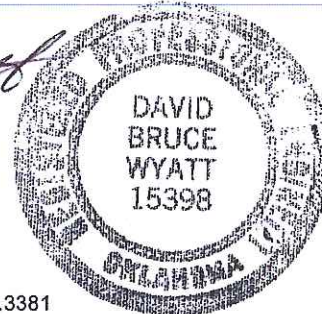
COWAN GROUP ENGINEERING, LLC

Rebecca Poole, P.E.
Senior Project Engineer



WDB ENGINEERING, PLLC

David B. Wyatt, P.E.
Principal



1. EXECUTIVE SUMMARY

Worldwide, a dependable supply of water is necessary for the social, economic and environmental well-being for every city and municipality. The City of Mustang (City) is a thriving community located in Central Oklahoma that has experienced rapid growth recently. The population in 2010 was 17,395 and is expected to grow to nearly 20,000 by 2018. As the community expands, the need for a sustainable water supply and distribution system has become increasingly important. In October 2014, the City and Mustang Improvement Authority (MIA) hired Cowan Group Engineering (CGE) and WDB Engineering (WDB) to develop a comprehensive City-Wide Water Distribution System Hydraulic Model, update detailed water system maps and provide recommendations for water system improvements.



Through this water model, the City has committed to gaining a better understanding of the mechanics and condition of their existing water system. The overall goals of an effective hydraulic model are to provide an evaluation of the existing water system with respect to distribution system pressures and available fire flows. Existing flow and pressure data was used to calibrate the model and ensure that it was an accurate representation of the system. Once calibrated, the model was used to evaluate the possible future expansion of the system, determine long-term effects and propose recommendations.

Water has always been the foundation and heart of the City of Mustang. Historical research conducted by Carole Ann Hanna in 2010 states that the first U.S. Post Office appeared in 1895, and was named Mustang, presumably in recognition of a creek by the same name which flowed just north of the town limits. Today, the City's existing water infrastructure system includes eleven (11) serviceable groundwater wells, two (2) connections to Oklahoma City (OKC) for the purchase of treated water, four (4) booster pumping stations, one (1) ground water storage tank, one (1) water standpipe, one (1) elevated composite water tower, over 116 miles of water lines and more than 7,000 meters to serve its residential, commercial and industrial users.

Water Sources

The City has two (2) independent sources of water – a groundwater well field located in the city limits of OKC and an agreement with the Oklahoma City Water Utilities Trust for purchase of treated water. Utilization of either source has its advantages and disadvantages, and effective management is critical for both. Within the well field, numerous operation and maintenance tasks such as installation of flow meters, piping replacement, electrical and SCADA upgrades are necessary. The wells are in need of “down-hole” maintenance including cleaning of the casing and acidizing of the gravel pack. Furthermore, the wells have water quality issues of arsenic in excess of the Environmental Protection Agency and Oklahoma Department of Environmental Quality regulations. The purchase agreement with OKC is set to expire and a new contract must be negotiated. Within that contract, the most cost beneficial rate is a requirement for a consistent purchase of water each month. Once a base amount of water is established for the contract, all excess amounts purchased will be at a costly increase. Balancing the amount of water from the wells and purchased from OKC will allow for blending to reduce arsenic while maintaining a cost-effective contract with OKC.

Distribution

The overall distribution system for the City of Mustang is in good condition with a few specific locations of low water pressure or insufficient fire flow. The water supply system is made up of raw water lines which collect water from the groundwater wells and connect with the City’s main water line distribution system. The raw water transmission lines for the wells are located within the City of Oklahoma City and are constructed of ductile iron. The pipes are located in corrosive soils and experience numerous breaks due to the deterioration of the metal pipes. It is recommended that approximately three (3) miles of the raw water lines be replaced immediately to stop excessive water losses in the well field and maximize the amount of well water that can be utilized. Within the distribution system, a few locations of undersized water lines were located, and recommendations for replacement of those lines, as well as ordinances for future developments are included in this report. It is recommended that the main 16-inch water line along SH 152 be extended farther to the west to serve the existing and proposed developments, and improve overall fire flows in that side of the City.

Pumping

The City has four (4) water booster pumping stations. The Rockwell booster station is used for the repumping of well water from the well field to County Line tank. Two stations are located at 59th Street for the purchase of water from OKC, and on 74th Street to pump water from the County Line tank to the Mustang tank. A fourth booster station is located at the Clear Springs tank, and it is used only intermittently. These stations maintain the pressure and storage tanks within the distribution system. The pumping stations are in good condition, but need accurate flow meters and operational variable frequency drives (VFDs).

Storage

The City has three water storage facilities including one ground storage tank at Clear Springs, one elevated tank on Mustang Road and one standpipe on County Line Road. The tank at Clear Springs is not providing adequate pressure or sufficient quantity to improve fire flows in the area. It is recommended that this tank be removed from service, and a new elevated tank be constructed in the long-term. This new tower should not be constructed prior to the extension of the 16-inch water line. Piping modifications at the County Line tank are recommended to provide a separate inlet and outlet to the tank which will prevent bypassing of the tank, thereby offering a location for blending of the City's well field and OKC water. A passive mixing system is also recommended for the Mustang tank to improve water quality, as well as routine inspections and maintenance to evaluate the interior and exterior coatings.

Other

Additional recommendations within this report include: updating the city ordinances with respect to water lines to serve new developments; replacement of the residential and commercial water meters with an automatic meter reading system; encouraging water conservation and rationing to prevent large peak demands; an asset management plan to identify all assets; development of a strategic operation and maintenance program; and utilization of water reuse from the wastewater treatment plant for irrigation to reduce the use of potable water for that purpose.

The biggest challenge faced within this model was the lack of reliable flow data from the wells and pumping stations. Once the City has accurate water flow data from each of the wells and the pumping stations, the considerations for future water production, blending options and arsenic treatment can be further evaluated. To be truly effective, a hydraulic water model must be dynamic. As new developments are proposed to the City, then the model should be updated to reflect the additions and provide the City and developer confidence with water availability, pressures and fire flow.

As this water model developed, the recommendations expanded into a partial water master planning document. The conclusions presented in this report (refer to Sections 7 & 8) identify needs within the system for critical, short-term and long-term improvements to serve the City until the year 2045. Recommendations are provided with respect to rehabilitation of the well field including: well maintenance and arsenic treatment; effective utilization of the OKC water purchase agreement; modifications of existing piping; new ordinances for future development; additional water storage at both the well field pumping station and within the City; asset management plan; automated meter reading system and water reuse from the wastewater treatment plant.

After the CGE/WDB team completed its investigation of the City's water system and hydraulic model, a recommended Capital Improvement Plan (CIP) was developed. Each water system project on the CIP is ranked from critical to long-term and will provide the City with numerous

benefits in the areas of operation and maintenance, planning, development, asset management, and infrastructure improvement. The CIP is provided in the table below.

City of Mustang Capital Improvement Plan				
Year	Item #	Category	Project	Conceptual Cost (\$) ¹
2015	1.a	Critical	Install Flow Meter at all Wells and Pump Stations	150,000
	1.b	Critical	Install a New VFD at Rockwell Pump Station	25,000
-	1.c	Critical	Implement an Annual Well Maintenance Plan	75,000 ²
2016	1.d	Critical	SCADA (Communications) Improvements	20,000 ²
	1.e	Critical	Replace Well Field Transmission Lines	2,100,000

2017 - 2025	2.a	Short	Construct Ground Storage Tank at Rockwell Booster (100 ft diameter)	2,500,000
	2.b	Short	Update City Ordinances	N/A
	2.c	Short	Conduct Arsenic Removal Pilot Study	125,000
	2.d	Short	Develop and Implement Asset Management Plan	20,000
	2.e	Short	Install Automatic Meter Reading System	2,500,000
	2.f	Short	Extend 16 inch Waterline West (2.5 miles)	1,500,000
	2.g	Short	Reconfigure OKC South Purchase Connection (at County Line Tank)	100,000
	2.h	Short	Temporarily Blend OKC Water (Cost of water)	550,000 – 1,000,000 ²
	2.i	Short	Reconfigure County Line Tank Piping	100,000
	2.j	Short	Upgrade and/or Construct New Water Lines to Loop the Distribution System	250,000 ²
	2.k	Short	Encourage Water Conservation and Rationing	N/A
	2.l	Short	Construct Water Reuse Facilities and Piping	550,000

2026 - 2045	3.a	Long	Install Passive Mixing System at Mustang Tower	60,000
	3.b	Long	Demolish Clear Springs Ground Storage Tank	20,000
	3.c	Long	Construct New Clear Springs Elevated Water Tower (1.0 MG)	2,400,000
	3.d	Long	Reduce OKC Purchase Connection to One Meter	TBD ³
	3.e	Long	Explore Additional/New Water Sources	TBD ³

¹Conceptual Costs include construction costs only. Cost do not include engineering studies, design, right-of-way, survey, land acquisition, legal and financial advisor fees. All costs are based upon 2015 construction costs.

²Costs are estimated for annual basis which may vary from year to year.

³The development of these projects is beyond the scope of this hydraulic model and will require additional planning, research and design. The costs for these projects will be determined upon further studies and investigations.

CITY OF MUSTANG

AGENDA ITEM COMMENTARY

1. ITEM NO. H-1

2. MEETING DATE: APRIL 21, 2015

3. TITLE: Rezoning Application RZ-3-13-15-1-34, CRT Express/Carol January, 318 E. State Highway 152, C-2, Commercial Neighborhood District to C-3, Commercial General District.

4. COUNCIL ACTION: Public Hearing, Discussion, and Possible Action Regarding Rezoning Application.

5. INITIATOR: Community Development Department

6. BACKGROUND RECOMMENDATION:

Project Description: The applicant requests a change in zoning classification for this property from C-2, Commercial Neighborhood District to C-3, Commercial General District. This parcel is located just east of Swadley's Restaurant at 318 E. State Highway 152. It contains approximately 1.42 acres.

The applicant had originally requested a C-5 zoning, but amended it to C-3 during the 4-14-15 Planning Commission hearing.

The applicant intends to sell the parcel.

If developed at a C-3 level, the developer would be required to place at least a 6-foot masonry fence along all property lines that abut residentially-zoned districts.

Character of Neighborhood: The general character of the area is low density residential and commercial.

Zoning and Uses of Property Nearby: The property to the north is zoned PUD, to the east is R-1, to the south is R-1 and to the west is C-5.

Conformance with Long-Range Plan: The long-range plan calls for commercial/retail development in this area, so the request does conform to the comprehensive plan.

Planning Commission Recommendation: The Mustang Planning Commission voted 6:0 to recommend approval of this application (at the C-3 level) at their April 14, 2015 meeting. Please see attached minutes. Please note: These minutes were not yet formally approved by the Mustang Planning Commission.

Professional Staff Recommendation: Staff recommends approval of this rezoning application. C-3 is more compatible with adjacent residential land uses. A masonry fence will provide an additional buffer.

7. FINANCIAL IMPACT: None

8. STAFF SOURCE: Melissa Helsel, Community Development Director

9. CITY ATTORNEY'S COMMENTS:

10. RESOLUTION/ORDINANCE NO. 1124

ORDINANCE NO. 1124

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 "C-2" COMMERCIAL NEIGHBORHOOD DISTRICT TO "C-3" COMMERCIAL GENERAL DISTRICT AND, DECLARING REPEALER; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSTANG, OKLAHOMA:

Section 1. That the Zoning Ordinance of the City of Mustang, Oklahoma, as amended, is hereby amended to change the Official Zoning Map, to include therein the following described property in the City of Mustang, Canadian County, State of Oklahoma from "C-2" COMMERCIAL NEIGHBORHOOD DISTRICT TO "C-3" COMMERCIAL GENERAL DISTRICT.

LEGAL DESCRIPTION OF COMPLETE PROPERTY FOR REZONING:

Tract 1: A part of the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, described as follows: Beginning at a point on the West line of the East Half (E/2) of the Northwest Quarter (NW/4) of said Section, a distance of 165 feet East of the Northwest corner of the East Half (E/2) of the Northwest Quarter (NW/4) of said Section; Thence East 69 feet; Thence South 200 feet; Thence East 96 feet; Thence South 177.4 feet; Thence West 165 feet; Thence North 377.4 feet to the Point of Beginning. LESS AND EXCEPT a tract of land deeded to the City of Mustang, being the North 65 feet.

AND

Tract 2: A part of the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows, to wit: Beginning at the Northwest corner of the said Northeast Quarter (NE/4) of the Northwest Quarter (NW/4); Thence East 234 feet for a point of beginning; Thence South 200 feet; Thence East 96 feet; Thence North 200 feet; Thence West 96 feet to the Point of Beginning.

Section 2. REPEALER

All former ordinances or parts of Ordinances conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Section 3. SEVERABILITY

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4. EMERGENCY

It being immediately necessary for the preservation of the public health, peace and safety of the City of Mustang and the inhabitants thereof, and emergency is hereby declared to exist by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

PASSED AND APPROVED and the Emergency Clause voted upon separately and passed and approved this ____ day of _____, 2015.

Mayor

ATTEST:

City Clerk

APPROVED as to form this ____ day of _____, 2015.

City Attorney

VIII. PUBLIC HEARING, DISCUSSION, CONSIDERATION AND RECOMMENDATION ON:

- 1. Rezoning Application RZ-3-13-15-1-34, CRT Express/Carol January, 318 E. State Highway 152, C-2, Commercial Neighborhood District to C-5 Commercial Intensive District.**

Community Development Director Melissa Helsel provided a brief overview of the location of the property in the rezoning application. This property is located just east of Swadley's Restaurant and contains approximately 1.42 acres in total. They are requesting a change in zoning classification from C-2, Commercial Neighborhood District to C-5, Commercial Intensive District.

The property owners have just completed a demolition of the structure that was located on the property and have cleaned the site. The applicant intends to sell the property when it is rezoned.

If developed at a C-3 through C-5 level, the developer would be required to place at least a 6-foot masonry fence wherever it abuts a residentially-zoned district.

Staff has not received any calls of concern about the item, and there are no protesters in the audience tonight.

The general character of the area is low density residential and commercial. The property to the north is zoned PUD, to the east is R-1, to the south is R-1 and to the west is C-5. The long-range plan calls for commercial/retail development in this area, so the request does conform to the comprehensive plan.

Staff suggests considering approval of this rezoning application at the C-3 level if the applicant agrees to the amendment. The land abuts residential property along the east side and south side.

Chairman McDaniel opened the public hearing.

Hearing no comments, **Mr. Hix** made a motion to close the public hearing. **Mr. Homer** seconded the motion. The motion was approved unanimously.

Mr. Homer stated that he was on the commission when they rezoned the Swadley's restaurant property. He said that several neighbors showed up to protest that rezoning at the meeting. He figured that they must be pretty good neighbors since no one has shown up to protest this rezoning.

Mr. Homer said that he drove by there today and noticed the house was demo'd.

Mr. McDaniel discussed all the uses that can be put in a C-5 zoning district. His feeling is that some of those uses would not be appropriate next to a residential area. He feels that C-3 includes a lot of uses, and if the potential buyer would like a use on review, or a higher zoning category, they can come back before the commission.

Mr. Hix agreed with **Mr. McDaniel** on the C-3. He feels that C-5 allows such heavy commercial uses that it might not be compatible with the adjacent residential uses. Any future buyer could always come back with a specific use for rezoning or special permit.

Mr. Bratton agreed that he thought C-3 was more appropriate in this area.

Ms. Yakish agreed that C-3 would be more appropriate for this lot. If a future buyer wants to come forward in the future to request a C-4 or C-5 with a specific use in mind, that would be more fair to the neighboring residents and to the city.

Mr. B. Brown stated that he's noticed something about commercial real estate. If it is zoned C-3, it can be marketed in such a way that potential buyers know that there would be the possibility of rezoning to PUD or a higher zoning classification. He doesn't think C-3 would hurt the market value of the property.

Mr. McDaniel called the applicant to the podium to ask if they would consider amending their application to request C-3 zoning.

Kathryn Bennett came forward on behalf of the applicant. **Ms. Helsel** stated that she has shown power of attorney to act on behalf of the applicant. She and her husband live at 2443 E. Brook Terrace in Mustang. They have lived in Mustang for a very long time. She said that they have torn the house down and the property looks fabulous. They want a nice use to go in there, and they understand that a future buyer could come back and apply for a special permit or rezoning.

Ms. Kathryn Bennett amended the application from C-5, Commercial Intensive District to C-3, Commercial General District.

Mr. B. Brown asked, if the applicant amends her application to C-3 here, could it go on to City Council next week for a C-5? **Mr. Miller** stated that no, it would go to Council as a C-3, but that in the future, they could come back to request C-4 or C-5.

Mr. B. Brown made a motion to recommend approval of this amended rezoning application to the City Council at the C-3 level. **Mr. Bratton** seconded the motion. A roll call vote was taken:

Jan Yakish	Yes
Dan Hix	Yes
Jesse Bratton	Yes
Brett Brown	Yes
Brad Homer	Yes
Billy McDaniel	Yes

The motion passed 6– 0.

Mr. McDaniel announced that this item would be heard at the City Council meeting next week, on April 21st.

**Mustang Planning Commission
Staff Report
For Meeting of April 14, 2015**

Applicant Information:

Applicant:	Carol Flowers January	Owner:	CRT Express LLC/Carol January
	P.O. Box 615		2443 E Brook Terrace
	Mustang, OK 73064		Mustang, OK 73064

Acres: Approx. 1.42 acres	Zoning: Amend from C-2 to C-5	Streets:	Public
Lots: 1	Comp Plan: Commercial/Retail	Water:	Public
	Flood Plain: Zone X	Sewer:	Public

Project Description: The applicant requests a change in zoning classification for this property from C-2, Commercial Neighborhood District to C-5, Commercial Intensive District. This parcel is located just east of Swadley's Restaurant at 318 E. State Highway 152. It contains approximately 1.42 acres.

The applicant intends to sell the parcel.

If developed at a C-5 level, the developer would be required to place at least a 6-foot masonry fence along all property lines that abut residentially-zoned districts.

Character of Neighborhood: The general character of the area is low density residential and commercial.

Zoning and Uses of Property Nearby: The property to the north is zoned PUD, to the east is R-1, to the south is R-1 and to the west is C-5.

Conformance with Long-Range Plan: The long-range plan calls for commercial/retail development in this area, so the request does conform to the comprehensive plan.

Professional Staff Recommendation: Staff suggests considering approval of this rezoning application at the C-3 level if the applicant agrees to the amendment. The land abuts residential property along the east side and the south side.

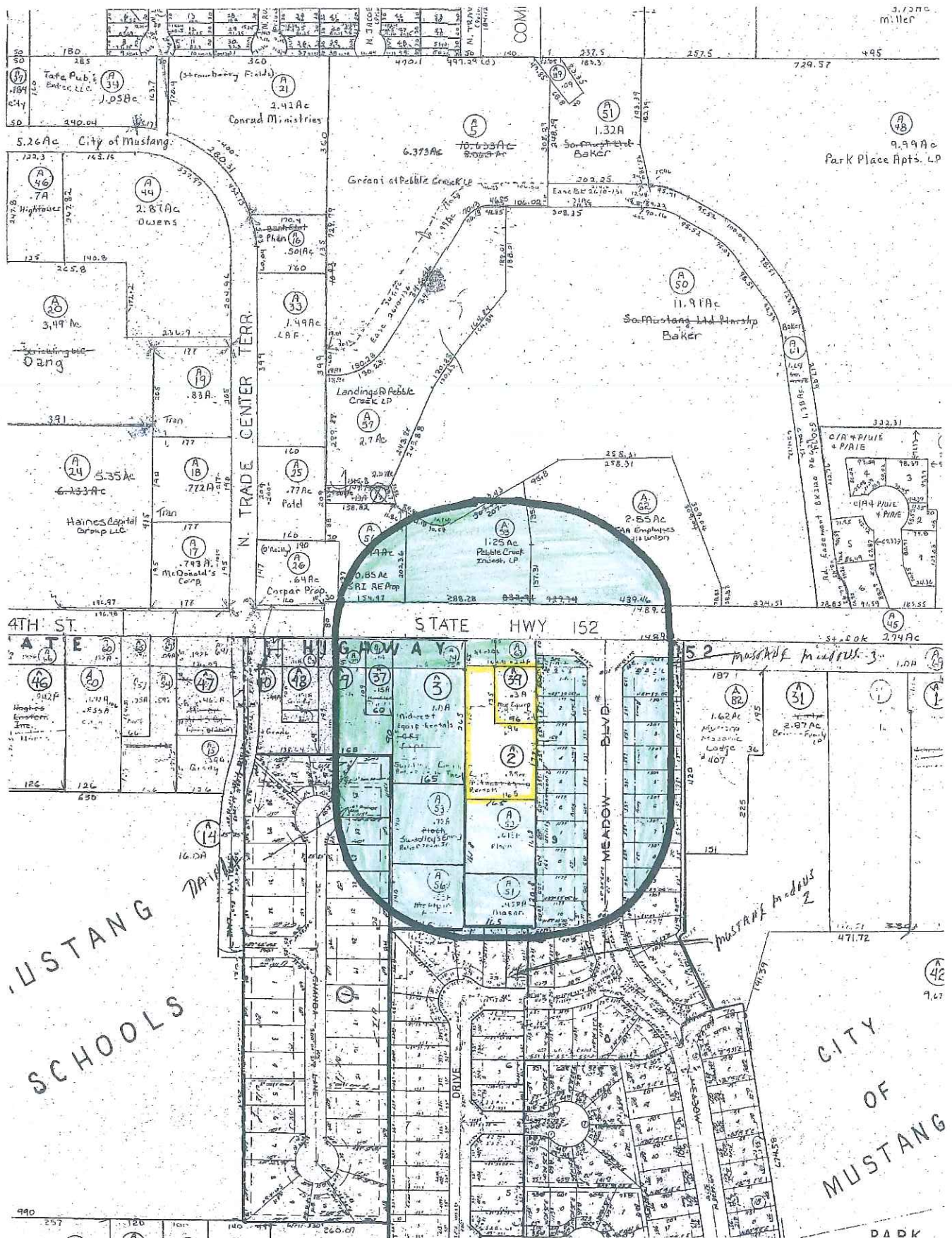


Google earth

January
Property

S Queenin Ln

© 2015 Google









**PUBLIC HEARING NOTICE OF THE
MUSTANG PLANNING COMMISSION**

On Tuesday, April 14, 2015, beginning at 7:00 p.m. in the Council Chambers at Mustang City Hall located at 1501 N Mustang Road, Mustang, OK 73064, a Public Hearing will be conducted on the following:

NOTICE OF REDISTRICTING

CURRENTLY ZONED: C-2 – Commercial Neighborhood District
REQUESTED ZONING: C-5 – Commercial Intensive District
APPLICATION BY: Carol Flowers January
PROPERTY OWNER: CRT Express, LLC / Carol January

ADDRESS OF PROPERTY: 318 E. State Highway 152

LEGAL DESCRIPTION OF COMPLETE PROPERTY FOR REZONING:

Tract 1: A part of the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, described as follows: Beginning at a point on the West line of the East Half (E/2) of the Northwest Quarter (NW/4) of said Section, a distance of 165 feet East of the Northwest corner of the East Half (E/2) of the Northwest Quarter (NW/4) of said Section; Thence East 69 feet; Thence South 200 feet; Thence East 96 feet; Thence South 177.4 feet; Thence West 165 feet; Thence North 377.4 feet to the Point of Beginning. LESS AND EXCEPT a tract of land deeded to the City of Mustang, being the North 65 feet.

AND

Tract 2: A part of the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows, to wit: Beginning at the Northwest corner of the said Northeast Quarter (NE/4) of the Northwest Quarter (NW/4); Thence East 234 feet for a point of beginning; Thence South 200 feet; Thence East 96 feet; Thence North 200 feet; Thence West 96 feet to the Point of Beginning.

As an interested property owner your comments are invited at the public hearing for or against the request. You may file a written petition and offer oral argument and evidence for or against granting the request.

Please feel free to call the Community Development Department at 376-9873 between 8:30 a.m. and 5:00 p.m. to make inquiries about the application.

Respectfully,

Melissa Helsel, Community Development Director

ABTRACTOR'S SPECIAL CERTIFICATE

STATE OF OKLAHOMA)
) ss.
COUNTY OF CANADIAN)

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA, a corporation and bonded abstractor, hereby certifies:

That the following is a list of all owners of record as shown by the current year tax rolls in the office of the County Treasurer of Canadian County, Oklahoma, to the lands surrounding and within 300 feet of:

TRACT 1: A part of the Northwest Quarter (NW/4) of Section THIRTY-FOUR (34), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, described as follows: Beginning at a point on the West line of the East Half (E/2) of the Northwest Quarter (NW/4) of said Section, a distance of 165 feet East of the Northwest corner of the East Half (E/2) of the Northwest Quarter (NW/4) of said Section; Thence East 69 feet; Thence South 200 feet; Thence East 96 feet; Thence South 177.4 feet; Thence West 165 feet; Thence North 377.4 feet to the Point of Beginning. LESS AND EXCEPT a tract of land deeded to the City of Mustang, being the North 65 feet.

AND

TRACT 2: A part of the Northwest Quarter (NW/4) of Section THIRTY-FOUR (34), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows, to wit: Beginning at the Northwest corner of the Said Northeast Quarter (NE/4) of the Northwest Quarter (NW/4); Thence East 234 feet for a point of beginning; Thence South 200 feet; Thence East 96 feet; Thence North 200 feet; Thence West 96 feet to the Point of Beginning.

OWNER OF RECORD: CRT EXPRESS INC
 P.O BOX 615
 318 E. HWY 152
 MUSTANG, OK 73064

That the addresses that are listed have been taken from the records of Canadian County, Oklahoma, unless noted after each address that they have been taken elsewhere.

GRANTEE & ADDRESS & LEGAL DESCRIPTION:

STATE OF OKLAHOMA DEPARTMENT OF TRANSPORTATION
OFFICE OF LAND ACQUISITIONS
200 NE 21ST ST
OKLAHOMA CITY, OK. 73105
NW 34-11N-5-W, A 70, .16 ACRES

STATE OF OKLAHOMA DEPARTMENT OF TRANSPORTATION
OFFICE OF LAND ACQUISITIONS
200 NE 21ST ST
OKLAHOMA CITY, OK. 73105
NW 34-11N-5-W, A 71, .09 ACRES

STATE OF OKLAHOMA DEPARTMENT OF TRANSPORTATION
OFFICE OF LAND ACQUISITIONS
200 NE 21ST ST
OKLAHOMA CITY, OK. 73105
NW 34-11N-5-W, A 74, .25 ACRES

STATE OF OKLAHOMA DEPARTMENT OF TRANSPORTATION
OFFICE OF LAND ACQUISITIONS
200 NE 21ST ST

OKLAHOMA CITY, OK. 73105
NW 34-11N-5-W, A 63, .24 ACRES

BARBARA S. MCCONNELL
240 E. HWY 152
MUSTANG, OK. 73064
NW 34-11N-5-W, A 49, .61 ACRES

HO CHI & LAND DU TROUNG TRUST
248 E. HWY 152
MUSTANG, OK. 73064
NW 34-11N-5-W, A 37, .15 ACRES

SWADLEYS EMERGENCY RELIEF TEAM INC.
308 E. HWY 152
MUSTANG, OK. 73064
NW 34-11N-5-W, A 3, 1.0 ACRES

SWADLEYS EMERGENCY RELIEF TEAM INC.
4000 N. ROCKWELL
BETHANY, OK. 73008
NW 34-11N-5-W, A 53, .72 ACRES

QUENTIN & JUDY PLOCH
210 S. QUENTIN LN.
MUSTANG, OK. 73064
NW 34-11N-5-W, A 52, .61 ACRES

TERRY L. & GINA LANDON
219 S. QUENTIN LN.
MUSTANG, OK. 73064
NW 34-11N-5-W, A 56, .53 ACRES

ROY A. & JOYCE A. MASON
JOHN DAVID & DINA D. BROWNING
316 E. HWY 152
MUSTANG, OK. 73064
NW 34-11N-5-W, A 51, .458 ACRES

MARY H. SCOTT TRUSTEE OF THE
MARY H. SCOTT REVOCABLE TRUST
220 CHANDA LANE
MUSTANG, OK. 73064
LOT 21 BLOCK 1 D'LINDA ADDITION

STANLEY J. & JACQUELIN STEPHENS
212 CHANDA LANE
MUSTANG, OK. 73064
LOT 22 BLOCK 1 D'LINDA ADDITION

GERALD MICHAEL HARDY & SUSAN RENEE ALBAUER
208 S. CHANDA LANE
MUSTANG, OK. 73064
LOT 24 BLOCK 1 D'LINDA ADDITION

ROBERT L. DOGGETT & ASSOCIATES LLC
204 CHANDA LANE
MUSTANG, OK. 73064
LOT 25 BLOCK 1 D'LINDA ADDITION

EZEQUIEL SOTO & ADRIANA CASTRUITA
200 CHANDA LANE
MUSTANG, OK. 73064
LOT 26 BLOCK 1 D'LINDA ADDITION

EDITH ELDER A LIFE ESTATE
317 E. CEDAR LANE
MUSTANG, OK. 73064
LOT 1 BLOCK 7 MUSTANG MEADOWS 2

RICHARD L. TAYLOR TRUSTEE OF THE
RICHARD TAYLOR LIVING TRUST
313 E. CEDAR LANE
MUSTANG, OK. 73064
LOT 2 BLOCK 7 MUSTANG MEADOWS 2

LIGHTSEY FAMILY TRUST
309 E. CEDAR LANE
MUSTANG, OK. 73064
LOT 3 BLOCK 7 MUSTANG MEADOWS 2

RICHARD LOWELL WEATHERS ETAL
305 E. CEDAR LANE
MUSTANG, OK. 73064
LOT 4 BLOCK 7 MUSTANG MEADOWS 2

JUDY G. HUDSON TRUSTEE
107 S. MEADOW
MUSTANG, OK. 73064
LOT 1-A-1 BLOCK 9 MUSTANG MEADOWS 3

STATE OF OKLAHOMA DEPARTMENT OF TRANSPORTATION
OFFICE OF LAND ACQUISITIONS
200 NE 21ST ST
OKLAHOMA CITY, OK. 73105
LOT 1-A-2 BLOCK 9 MUSTANG MEADOWS 3

JUDY G. HUDSON REVOCABLE TRUST
111 S. MEADOW LANE
MUSTANG, OK. 73064
LOT 2 BLOCK 9 MUSTANG MEADOWS 3

LAURA GARBER
115 S. MEADOW LANE
MUSTANG, OK. 73064
LOT 3 BLOCK 9 MUSTANG MEADOWS 3

DAVID HARRIS
119 S. MEADOW LANE
MUSTANG, OK. 73064
LOT 4 BLOCK 9 MUSTANG MEADOWS 3

TAMMIE S. COOK
123 S. MEADOW LANE
MUSTANG, OK. 73064
LOT 5 BLOCK 9 MUSTANG MEADOWS 3

ELSIE PURCELL TRUSTEE OF THE

ELSIE PURCELL LIVING TRUST
205 S. MEADOW LANE
MUSTANG, OK. 73064
THE NORTH 55 FEET LOT 6 BLOCK 9 MUSTANG MEADOWS 3

BOBBY & MARILYN COWAN
209 S. MEADOW LANE
MUSTANG, OK. 73064
THE SOUTH 5 FEET OF LOT 6 AND THE NORTH 50
FEET OF LOT 7 BLOCK 9 MUSTANG MEADOWS 3

CURTIS L. WYNN ETAL TRUSTEE
213 S. MEADOW LANE
MUSTANG, OK. 73064
THE SOUTH 10 FEET OF LOT 7 AND THE NORTH 45
FEET OF LOT 8 BLOCK 9 MUSTANG MEADOWS 3

ELISE ANNE MORRIS TRUSTEE OF THE
ELISE ANNE MORRIS TRUST
217 S. MEADOW LANE
MUSTANG, OK. 73064
THE SOUTH 15 FEET OF LOT 8 AND THE NORTH 40
FEET OF LOT 9 BLOCK 9 MUSTANG MEADOWS 3

DONALD DEAN MCCOY
221 S. MEADOW LANE
MUSTANG, OK. 73064
PART OF LOTS 9 & 10 BLOCK 9 MUSTANG MEADOWS 3

JESS L. & LISA A. NEAL
225 S. MEADOW LANE
MUSTANG, OK. 73064
PART OF LOTS 10, 11 & 12 BLOCK 9 MUSTANG MEADOWS 3

LAWRENCE & PATRICIA CHAN
325 E. CEDAR LANE
MUSTANG, OK. 73064
LOT 11 BLOCK 9 MUSTANG MEADOWS 3

ANNAMARIE BOMAR
319 E. CEDAR LANE
MUSTANG, OK. 73064
LOT 12 BLOCK 9 MUSTANG MEADOWS 3
KENNETH H. & ANNETTA BENEDICT
108 S. MEADOW LANE
MUSTANG, OK. 73064
LOT 1-A-1 BLOCK 10 MUSTANG MEADOWS 3

STATE OF OKLAHOMA DEPARTMENT OF TRANSPORTATION
OFFICE OF LAND ACQUISITIONS
200 NE 21ST ST
OKLAHOMA CITY, OK. 73105
LOT 1-A-2 BLOCK 10 MUSTANG MEADOWS 3

ALLEN R. & GLORIA J. LAMB
112 S. MEADOW LANE
MUSTANG, OK. 73064
LOT 2 BLOCK 10 MUSTANG MEADOWS 3

DIANE C. & STEVEN III NICOLOFF
116 S. MEADOW LANE
MUSTANG, OK. 73064
LOT 3 BLOCK 10 MUSTANG MEADOWS 3

JANICE M. ZACHARY
120 S. MEADOW LANE
MUSTANG, OK. 73064
LOT 4 BLOCK 10 MUSTANG MEADOWS 3

JUDY G. HUDSON TRUSTEE
124 S. MEADOW LANE
MUSTANG, OK. 73064
LOT 5 BLOCK 10 MUSTANG MEADOWS 3

ALLEN & BETTY CHANDLER TRUSTEES OF
THE CHANDLER LIVING TRUST
200 S. MEADOW LANE
MUSTANG, OK. 73064
LOT 6 BLOCK 10 MUSTANG MEADOWS 3

DERLE D. COLE
204 S. MEADOW LAND
MUSTANG, OK. 73064
LOT 7 BLOCK 10 MUSTANG MEADOWS 3

WILLIAM C. WELLS
208 S. MEADOW LANE
MUSTANG, OK. 73064
LOT 8 BLOCK 10 MUSTANG MEADOWS 3

KATHLEEN L. WHELAN
212 S. MEADOW LANE
MUSTANG, OK. 73064
LOT 9 BLOCK 10 MUSTANG MEADOWS 3

DONNA L. BERMEA
216 S. MEADOW LANE
MUSTANG, OK. 73064
LOT 10 BLOCK 10 MUSTANG MEADOWS 3

SRI REAL ESTATE PROPERTIES LLC
273 E. HWY 152
MUSTANG, OK. 73064
SW 27-11N-5-W, A 56, 0.85 ACRES

J M SHILLING INC.
305 E. HWY 152
MUSTANG, OK. 73064
SW 27-11N-5-W, A 53, 1.25 ACRES

FAA EMPLOYEES CREDIT UNION
361 E. HWY 152
MUSTANG, OK. 73064
SW 27-11N-5-W, A 62, 2.85 ACRES

STEVEN J. & CARLA D. BAKER
1304 N. CEDAR SPRINGS ROAD
MUSTANG, OK. 73064

CITY OF MUSTANG

AGENDA ITEM COMMENTARY

1. ITEM NO. H-2

2. MEETING DATE: APRIL 21, 2015

3. TITLE: Rezoning Application RZ-3-19-15-2-27, Saleh M. Al-Zubi, 201 N. Pine Terrace, R-E, Rural Estates District to C-3, Commercial General District.

4. COUNCIL ACTION: Public Hearing, Discussion, and Possible Action Regarding Rezoning Application.

5. INITIATOR: Community Development Department

6. BACKGROUND RECOMMENDATION:

Project Description: The applicant requests a change in zoning classification for this property from R-E, Rural Estates District to C-3, Commercial General District. This parcel is located at 201 N Pine Terrace, just north of Bronco 66 Service Station and contains approximately 2.72 acres. The applicant previously requested a zoning category of C-5, Commercial Intensive District on this property, but the request was denied.

The purpose of this rezoning is to allow the applicant to utilize the property for commercial development. The applicant has applied for a conditional use permit for this property for a mini-storage use. The parcel would obtain access from N. Pine Terrace.

If developed at a C-3 level, the developer would be required to place at least a 6-foot masonry fence along all property lines that abut residentially-zoned districts.

Character of Neighborhood: The general character of the area is low density residential and commercial. This is a lot that is right between high intensity commercial and low density residential development.

Zoning and Uses of Property Nearby: The property to the north, west and east is zoned R-E, to the south is C-4.

Conformance with Long-Range Plan: The long-range plan calls for low density residential development in this area, so the request does not conform to the comprehensive plan.

Planning Commission Recommendation: The Mustang Planning Commission voted 6:0 to recommend approval of this application at their April 14, 2015 meeting. Please see attached minutes. Please note: These minutes were not yet formally approved by the Mustang Planning Commission.

Professional Staff Recommendation: Staff recommends approval of this application at the C-3 level. Masonry fences will be required where it abuts residentially-zoned property.

7. FINANCIAL IMPACT: None

8. STAFF SOURCE: Melissa Helsel, Community Development Director

9. CITY ATTORNEY'S COMMENTS:

10. RESOLUTION/ORDINANCE NO. 1125

ORDINANCE NO. 1125

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-E" RURAL ESTATES DISTRICT TO "C-3" COMMERCIAL GENERAL DISTRICT AND, DECLARING REPEALER; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSTANG, OKLAHOMA:

Section 1. That the Zoning Ordinance of the City of Mustang, Oklahoma, as amended, is hereby amended to change the Official Zoning Map, to include therein the following described property in the City of Mustang, Canadian County, State of Oklahoma from "R-E" RURAL ESTATES DISTRICT TO "C-3" COMMERCIAL GENERAL DISTRICT.

LEGAL DESCRIPTION OF COMPLETE PROPERTY FOR REZONING:

A tract of land in the Southeast Quarter (SE/4) of Section Twenty-Seven (27), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Southwest corner of said SE/4 of said Section; Thence N89°59'17"E along the South line of the SE/4 of said Section 27, a distance of 331.80 feet; Thence N00°06'11"W along the East line of R.D. BRISCOE ADDITION, a distance of 245.43 feet to the point of beginning; Thence continuing N00°06'11"W along the East line of R.D. BRISCOE ADDITION, a distance of 354.57 feet; thence N89°59'17"E and parallel with the South line of said SE/4 a distance of 334.64 feet; Thence S00°06'11"E a distance of 354.57 feet; Thence S89°59'17"W and parallel with the South line of said SE/4 a distance of 334.67 feet to the point of beginning.

Section 2. REPEALER

All former ordinances or parts of Ordinances conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Section 3. SEVERABILITY

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4. EMERGENCY

It being immediately necessary for the preservation of the public health, peace and safety of the City of Mustang and the inhabitants thereof, and emergency is hereby declared to exist by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

PASSED AND APPROVED and the Emergency Clause voted upon separately and passed and approved this ____ day of _____, 2015.

Mayor

ATTEST:

City Clerk

APPROVED as to form this ____ day of _____, 2015.

City Attorney

2. Rezoning Application RZ-3-19-15-2-27, Sam Al-Zubi, 201 N Pine Terrace, R-E, Rural Estates District to C-3, Commercial General District.

Community Development Director Melissa Helsel provided a brief overview of the location of the property in the rezoning application. This applicant had previously request a change to C-5 zoning for this property, but the application was denied. The property owner has lowered his request to C-3 in this application. The property is approximately 2.72 acres and is located behind the Bronco 66 Service Station at State Highway 152 and N. Pine Terrace. The purpose of the rezoning is to allow the property owner to request a conditional use permit for mini-storage. However, is approved, this property could be used for any C-3 zoning category.

At a C-3 level, the property owner would still be required to erect the masonry fence on residential sides.

The property to the north, west and east are zoned R-E, and to the south is C-4. The long-range plan calls for low-density residential development in this area, so the request does not conform to the comprehensive plan.

At the C-3 level, staff did not receive any calls of protest. At the C-5 level, staff did receive a lot of calls. The pastor of the church to the east did write a letter expressing his concern about the mini-storage and possible outside storage. The letter is included in the packet.

Staff would recommend approval at the C-3 level.

Mr. Homer asked if they would be required to place a 6-foot masonry fence on the east side. **Ms. Helsel** said they would not, because of the road. She said that the applicant may choose to put one there for security purposes.

Chairman McDaniel opened the public hearing.

Hearing no comments, **Mr. Homer** made a motion to close the public hearing. **Mr. Hix** seconded the motion. The motion was approved unanimously.

Mr. Homer stated that he had driven out to the property over the last week. He noticed trash and junk behind the Bronco Stop. He is concerned that if the property owner kept that much trash and junk behind his property, that he might not keep the mini-storage or other development on the property in good condition. He pointed out old vending machines, brush hogs, ice machines and other junk in poor condition. He is concerned about whether the applicant should be allowed to put in another business in that area given the condition of his existing business.

Ms. Yakish agreed with **Mr. Homer**. She is concerned about this use around housing. She is concerned about the image the existing business is giving.

Mr. B. Brown pointed out that he feels that a new business back there might help the residential neighbors to the south, by creating a buffer for trash. He thought a mini-storage might give the business owner a place to store that trash. He pointed out that this property isn't really big enough to do outside storage. He said that with this small site, it makes more sense to put it all under roof. He is in favor of a C-3 zoning change.

Mr. Homer stated that he is not so concerned about the zoning change, but with the eyesore that is already there. He doesn't want that to continue or spread.

Mr. McDaniel expressed his opinion that this would not be optimal residential land. He is in favor of a commercial zoning change.

Mr. B. Brown made a motion to recommend approval of this zoning application to the Mustang City Council. **Mr. Hix** seconded the motion. A roll call vote was taken:

Jan Yakish	Yes
Dan Hix	Yes
Jesse Bratton	Yes
Brett Brown	Yes
Brad Homer	Yes
Billy McDaniel	Yes

The motion passed 6– 0.

Mr. McDaniel announced that this item would be heard at the City Council meeting next week, on April 21st.



Google earth

4

N Pine Terrace

Google

N Richard Terrace

SW 74th St

Melissa Helsel

Subject: FW: Land adjoining Bronco Stop- 201 N Pine Terrace

From: Randy Sholund [<mailto:sholund@mac.com>]
Sent: Monday, April 06, 2015 10:56 PM
To: Melissa Helsel
Subject: Land adjoining Bronco Stop- 201 N Pine Terrace

To whom it may concern.

I write today regarding the application regarding the land behind the Bronco stop. The desire of the owner is to change the zoning from R-E to a C-3- Commercial thereby allowing the possibility of putting in one of many different businesses.

I personally do not have a problem with a business of the proper sort that would improve the landscape of the area, but what I am concerned about is the ability of the owner to bring in a business that would degrade the value of the surrounding properties and businesses that are nearby.

It has been mentioned that the current owner would like to build a mini storage on this property. There is a problem with this that could very likely result if this is allowed. What would keep the owner from allowing those who "store" recreational vehicles, boats, cars and other unsightly and possibly very old pieces of machinery such as tractors to be parked on this property?

The reason for mentioning this, is because recently that is what has been on the owners property. Old tractors have lined the east side of the gas station, which makes me think that even though a mini storage is built, it could very likely become a place to both "store" and sell equipment from, which it seems they have already been doing.

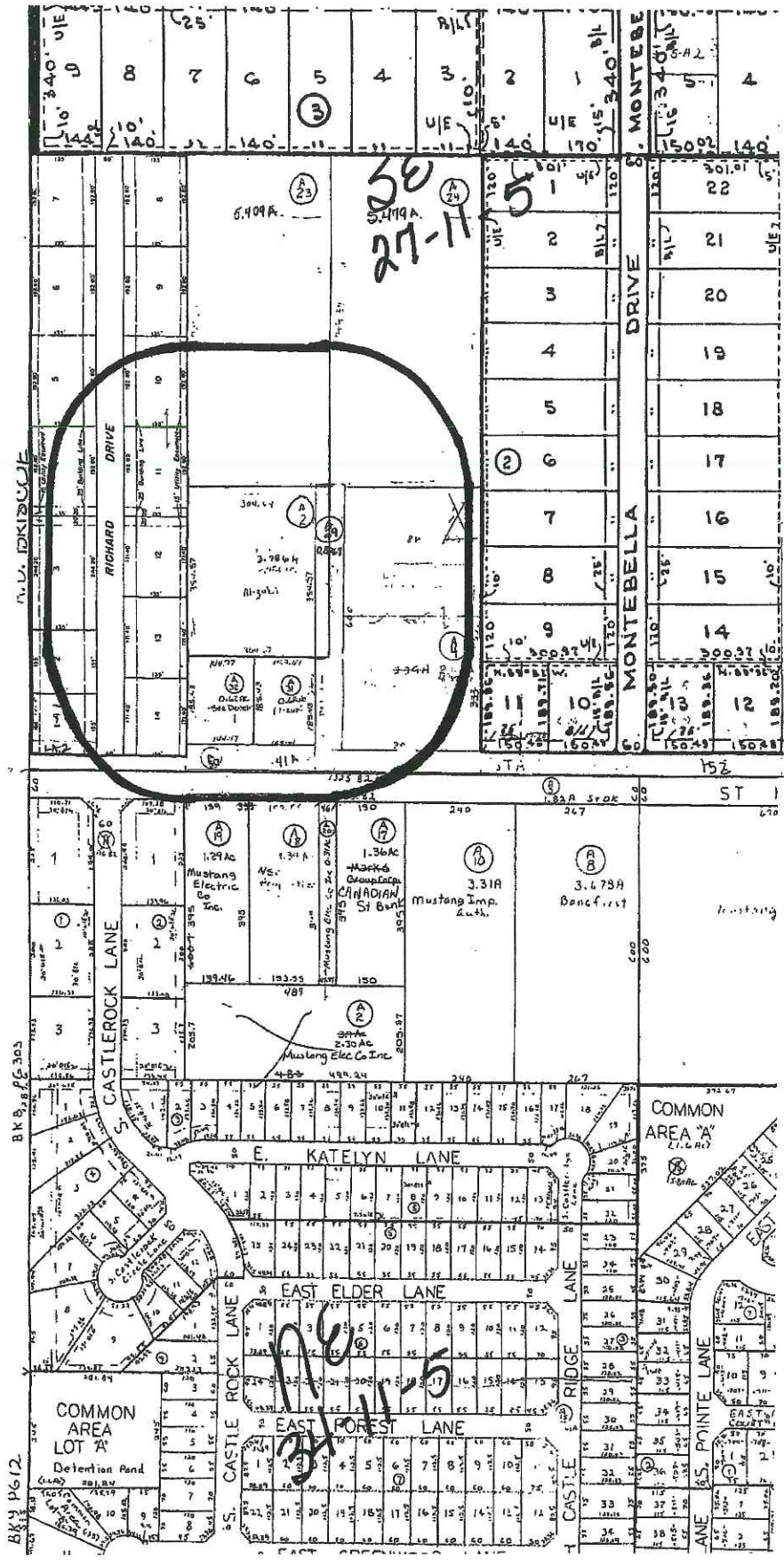
Although someone may say that they are not going to do certain things, does that really keep them from doing so in the future?

To allow even the slightest possibility of this would not be good.

Please consider these observations and only allow a business that without question will only improve the landscape of the area.

Thank you for your consideration and time.

Sincerely,
Randy Sholund
Pastor
Life Tabernacle
601 East HWY 152
cell 405-517-2283









**PUBLIC HEARING NOTICE OF THE
MUSTANG PLANNING COMMISSION**

On Tuesday, April 14, 2015, beginning at 7:00 p.m. in the Council Chambers at Mustang City Hall located at 1501 N Mustang Road, Mustang, OK 73064, a Public Hearing will be conducted on the following:

NOTICE OF REDISTRICTING

CURRENTLY ZONED: R-E – Rural Estates District
REQUESTED ZONING: C-3 – Commercial General District
APPLICATION BY: Saleh M. Al-Zubi
PROPERTY OWNER: Saleh M. Al-Zubi

ADDRESS OF PROPERTY: 201 N Pine Terrace

LEGAL DESCRIPTION OF COMPLETE PROPERTY FOR REZONING:

A tract of land in the Southeast Quarter (SE/4) of Section Twenty-Seven (27), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Southwest corner of said SE/4 of said Section; Thence N89°59'17"E along the South line of the SE/4 of said Section 27, a distance of 331.80 feet; Thence N00°06'11"W along the East line of R.D. BRISCOE ADDITION, a distance of 245.43 feet to the point of beginning; Thence continuing N00°06'11"W along the East line of R.D. BRISCOE ADDITION, a distance of 354.57 feet; thence N89°59'17"E and parallel with the South line of said SE/4 a distance of 334.64 feet; Thence S00°06'11"E a distance of 354.57 feet; Thence S89°59'17"W and parallel with the South line of said SE/4 a distance of 334.67 feet to the point of beginning.

As an interested property owner your comments are invited at the public hearing for or against the request. You may file a written petition and offer oral argument and evidence for or against granting the request.

Please feel free to call the Community Development Department at 376-9873 between 8:30 a.m. and 5:00 p.m. to make inquires about the application.

Respectfully,

Melissa Helsel, Community Development Director

ABTRACTOR'S SPECIAL CERTIFICATE

STATE OF OKLAHOMA)
) ss.
COUNTY OF CANADIAN)

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA, a corporation and bonded abstractor, hereby certifies:

That the following is a list of all owners of record as shown by the current year tax rolls in the office of the County Treasurer of Canadian County, Oklahoma, to the lands surrounding and within 300 feet of:

A tract of land in the Southeast Quarter (SE/4) of Section TWENTY-SEVEN (27), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Southwest corner of said SE/4 of said Section; Thence N89°59'17"E along the South line of the SE/4 of said Section 27, a distance of 331.80 feet; Thence N0°06'11"W along the East line of R.D. BRISCOE ADDITION, a distance of 245.43 feet to the point of beginning; Thence continuing N0°06'11"W along the East line of R.D. BRISCOE ADDITION, a distance of 354.57 feet; thence N89°59'17"E and parallel with the South line of said SE/4 a distance of 334.64 feet; Thence S0°06'11"E a distance of 354.57 feet; Thence S89°59'17"W and parallel with the South line of said SE/4 a distance of 334.67 feet to the point of beginning..

OWNER OF RECORD: SALEH M. AL-ZUBI
 P. O. BOX 645
 WHEATLAND, OK 73097
 *SE 27-11N-5W A2 2.51 ACRES

 CITY OF MUSTANG
 1501 N. MUSTANG RD
 MUSTANG, OK 73064
 *SE 27-11N-5W PT OF A29 .83 ACRES

That the addresses that are listed have been taken from the records of Canadian County, Oklahoma, unless noted after each address that they have been taken elsewhere.

GRANTEE & ADDRESS & LEGAL DESCRIPTION:

JODAN PROPERTIES LLC
70 N. MAY AVE
OKLAHOMA CITY, OK 73107
*SE 17-11N-5W A-32 .62 ACRES

BRONCO 66 LLC
551 E. HWY 152
MUSTANG, OK 73064
*SE 27-11N-5W A31 .68 ACRES

CITY OF MUSTANG
1501 N. MUSTANG RD
MUSTANG, OK 73064
*SE 27-11N-5W PT OF A29 .83 ACRES

STATE OF OKLAHOMA, DEPT OF TRANSPORTATION
OFFICE OF LAND ACQUISITIONS
200 NE 21ST ST
OKLAHOMA CITY, OK 73105
*SE 27-11N-5W A30 .41 ACRES

GENE C. RADKE, TRUSTEE OF THE GENE C. RADKE REVOCABLE TRUST
11640 SW 36TH ST

EL RENO, OK 73036
*SE 27-11N-5W A23 5.48 ACRES

GENE C. RADKE, TRUSTEE OF THE GENE C. RADKE REVOCABLE TRUST
11640 SW 36TH ST
EL RENO, OK 73036
*SE 27-11N-5W A24 5.48 ACRES

LIFE TABERNACLE UNITED PENTECOSTAL CHURCH OF MUSTANG
P.O. BOX 41
MUSTANG, OK 73064
*SE 27-11N-5W A4 4.37 ACRES

STATE OF OKLAHOMA, DEPT OF TRANSPORTATION
OFFICE OF LAND ACQUISITIONS
200 NE 21ST ST
OKLAHOMA CITY, OK 73105
*LOT 1-A-2 R.D. BRISCOE ADDN

CHARLES & MARILYN M. SANDERS
105 RICHARD TER
MUSTANG, OK 73064
*LOT 1-A-1 R. D. BRISCOE ADDN

ROBERT & SHARON MASON
P.O. BOX 155
MUSTANG, OK 73064
*LOT 2 R. D. BRISCOE ADDN

CLAUDIA MARIE MALONEY
205 N. RICHARD TER
MUSTANG, OK 73064
*LOT 3 R. D. BRISCOE ADDN

CAROLYN S. BROWN & MARY ELLEN MCDONALD
225 N. RICHARD TER
MUSTANG, OK 73064
*LOT 4 R. D. BRISCOE ADDN

FREDDIE LEE & ROXANNA L. BROWN
317 N. RICHARD TER
MUSTANG, OK 73064
*LOT 5 R. D. BRISCOE ADDN

CHARLES GUTHRIE
300 N. RICHARD TER
MUSTANG, OK 73064
*LOT 10 R. D. BRISCOE ADDN

FREDDIE L. & ROXANNA L. BROWN
317 N. RICHARD TER
MUSTANG, OK 73064
*LOT 11 R. D. BRISCOE ADDN

ROBERT & SHARON MASON
P.O. BOX 155
MUSTANG, OK 73064
*LT 12 R. D. BRISCOE ADDN

ROBERT & S MASON
P.O. BOX 155
MUSTANG, OK 73064
*LT 13 R. D. BRISCOE ADDN

SEUNG MOON
4233 ROUNDUP RD
EDMOND, OK 73034
*LT 14 R. D. BRISCOE ADDN

STATE OF OKLAHOMA, DEPT OF TRANSPORTATION
OFFICE OF LAND ACQUISITIONS
200 NE 21ST ST
OKLAHOMA CITY, OK 73105
*NE 34-11N-5W A3 1.82 ACRES

CANADIAN STATE BANK
P.O. BOX 851520
YUKON, OK 73085
*NE 34-11N-5W A17 1.36 ACRES

JAMES H. BLURTON
13237 SW 41ST ST
YUKON, OK 73099
*NE 34-11N-5W A20 .31 ACRES

NSC PROPERTIES LP
6 WINDMILL RD
MINERAL WELLS TX 76067
*NE 34-11N-5W A18 1.39 ACRES

RKS VENTURES INC.
3445 W. WEBB
WICHITA KS 67226
*NE 34-11N-5W A19 1.27 ACRES

CIMARRON CREEK LTD
2302 W. 3RD ST
ELK CITY, OK. 73644
*LOT 1 BLOCK 2 CASTLE ROCK SEC. 1

Due care and diligence have been exercised in preparing this report; however, no liability is assumed for the correctness or completeness of information furnished.

DATED: December 30, 2014 at 7:30 A.M.

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
Bonded Abstractor



SUBSCRIBED and sworn to before me this 12th day of January, 2015





Commission Number: 06000652

My Commission expires: 1/23/2018

Order No. 15168312

CITY OF MUSTANG

AGENDA ITEM COMMENTARY

1. ITEM NO. H-3

2. MEETING DATE: APRIL 21, 2015

3. TITLE: Conditional Use Permit Application CUP-3-19-15-1-27, Saleh M. Al-Zubi, 201 N. Pine Terrace, Mini-Storage.

4. COUNCIL ACTION: Public Hearing, Discussion, and Possible Action Regarding Conditional Use Permit Application.

5. INITIATOR: Community Development Department

6. BACKGROUND RECOMMENDATION:

Project Description: The applicant requests a conditional use permit for mini-storage for this property. Mini storage is a use on review in C-3 zoning districts. This parcel is located at 201 N Pine Terrace, just north of Bronco 66 Service Station and contains approximately 2.72 acres.

The parcel would obtain access from N. Pine Terrace.

If developed at a C-3 level, the developer of the mini-storage would be required to place at least a 6-foot masonry fence along all property lines that abut residentially-zoned districts.

Character of Neighborhood: The general character of the area is low density residential and commercial. This is a lot that is right between high intensity commercial and low density residential development.

Zoning and Uses of Property Nearby: The property to the north, west and east is zoned R-E, to the south is C-4.

Conformance with Long-Range Plan: The long-range plan calls for low density residential development in this area, so the request does not conform to the comprehensive plan.

Planning Commission Recommendation: The Mustang Planning Commission voted 6:0 to recommend approval of this application at their April 14, 2015 meeting with inside storage

only. Please see attached minutes. Please note: These minutes were not yet formally approved by the Mustang Planning Commission.

Professional Staff Recommendation: Staff recommends approval of this conditional use permit. Staff would recommend that a condition be placed on the use, stating that it be used for inside storage only.

7. FINANCIAL IMPACT: None

8. STAFF SOURCE: Melissa Helsel, Community Development Director

9. CITY ATTORNEY'S COMMENTS:

10. RESOLUTION/ORDINANCE NO. _____

3. Conditional Use Permit Application CUP-3-19-15-1-27, Sam Al-Zubi, 201 N Pine Terrace, Mini-Storage.

Ms. Helsel explained the conditional use permit process. She explained that a mini-storage is a use under review in C-3 zoning districts. This process allows the City Council to place conditions on the permitted use and review the application every two years for compliance.

She delivered the staff report stating that this application is also for 201 N. Pine Terrace. It is approximately 2.72 acres and the requested use is Mini-Storage.

If developed, the parcel would obtain access from N. Pine Terrace and be required to erect a masonry fence where the parcel abuts residentially-zoned property.

This application would hinge on the approval of the previously requested C-3 zoning.

Staff recommends approval of the conditional use, with the condition that it be used for inside storage only. That would address the pastor's concerns and make it more compatible with the surrounding residential area.

Mr. McDaniel asked if a condition should be placed on the lot that it be paved. **Ms. Helsel** indicated that it would have to be paved anyway. Our code requires that anywhere that vehicles will drive or park on a commercial lot must be paved with asphalt or concrete. They will also be required to do a drainage/detention study.

Mr. Bratton asked what would happen if the use is not approved after two years. **Ms. Helsel** stated that the City Council has not withdrawn a Conditional Use Permit yet, but it gives the applicant the incentive to meet the conditions placed on the property.

Ms. Yakish expressed her concern that the applicant would try to sell vehicles from the property. **Ms. Helsel** assured her that C-3 zoning does not allow vehicle sales of any kind.

Mr. B. Brown asked what the cities remedies were if they decided to deny the continuation of the use after 2 years. **Ms. Helsel** stated that the permit would be retracted.

Chairman McDaniel opened the public hearing.

Hearing no comments, **Mr. Hix** made a motion to close the public hearing. **Mr. Bratton** seconded the motion. The motion was approved unanimously.

Ms. Yakish stated that she feels very comfortable with allowing a mini storage with no outside storage.

Mr. Hix stated that knowing that the use will come up for review every two years will give the landowner an incentive to meet the conditions and maintain the property in good repair.

Mr. Homer called the applicant up to ask a question. **Mr. Sam Al-Zubi** came forward. **Mr. Homer** asked him what his feelings were about a fence on the east side. **Mr. Al-Zubi** stated that there would be a fence on all sides. The mini-storage will be self-service with a gate code.

Mr. Al-Zubi also said that he would take care of the junk behind the Bronco Stop, such as the brush hogs and vending machines.

Mr. Homer made a motion to recommend approval of this conditional use permit application to the Mustang City Council with inside storage only. **Mr. Bratton** seconded the motion. A roll call vote was taken:

Jan Yakish	Yes
Dan Hix	Yes
Jesse Bratton	Yes
Brett Brown	Yes
Brad Homer	Yes
Billy McDaniel	Yes

The motion passed 6– 0.

Mr. McDaniel announced that this item would be heard at the City Council meeting next week, on April 21st.

IX. NEW BUSINESS: No new business was declared.

X. COMMISSIONER, STAFF COMMENTS:

Mr. B. Brown said that he wishes they had entertained Mr. Al-Zubi's efforts to amend his zoning application at the last meeting to C-3 to save him from having to come back.

Mr. McDaniel announced that this item would be heard at the City Council meeting next week, on April 21st.

Mr. Bratton thanked **Mr. Al-Zubi** for agreeing to clean up the area behind the Bronco Stop.

XI. ADJOURNMENT:

Commissioner Homer made a motion to adjourn. **Commissioner Hix** seconded the motion, which was approved unanimously. The meeting was adjourned at 7:35 p.m.

CHAIRMAN

DATE

SECRETARY



Melissa Helsel

Subject:

FW: Land adjoining Bronco Stop- 201 N Pine Terrace

From: Randy Sholund [<mailto:sholund@mac.com>]

Sent: Monday, April 06, 2015 10:56 PM

To: Melissa Helsel

Subject: Land adjoining Bronco Stop- 201 N Pine Terrace

To whom it may concern.

I write today regarding the application regarding the land behind the Bronco stop. The desire of the owner is to change the zoning from R-E to a C-3- Commercial thereby allowing the possibility of putting in one of many different businesses.

I personally do not have a problem with a business of the proper sort that would improve the landscape of the area, but what I am concerned about is the ability of the owner to bring in a business that would degrade the value of the surrounding properties and businesses that are nearby.

It has been mentioned that the current owner would like to build a mini storage on this property. There is a problem with this that could very likely result if this is allowed. What would keep the owner from allowing those who "store" recreational vehicles, boats, cars and other unsightly and possibly very old pieces of machinery such as tractors to be parked on this property?

The reason for mentioning this, is because recently that is what has been on the owners property. Old tractors have lined the east side of the gas station, which makes me think that even though a mini storage is built, it could very likely become a place to both "store" and sell equipment from, which it seems they have already been doing.

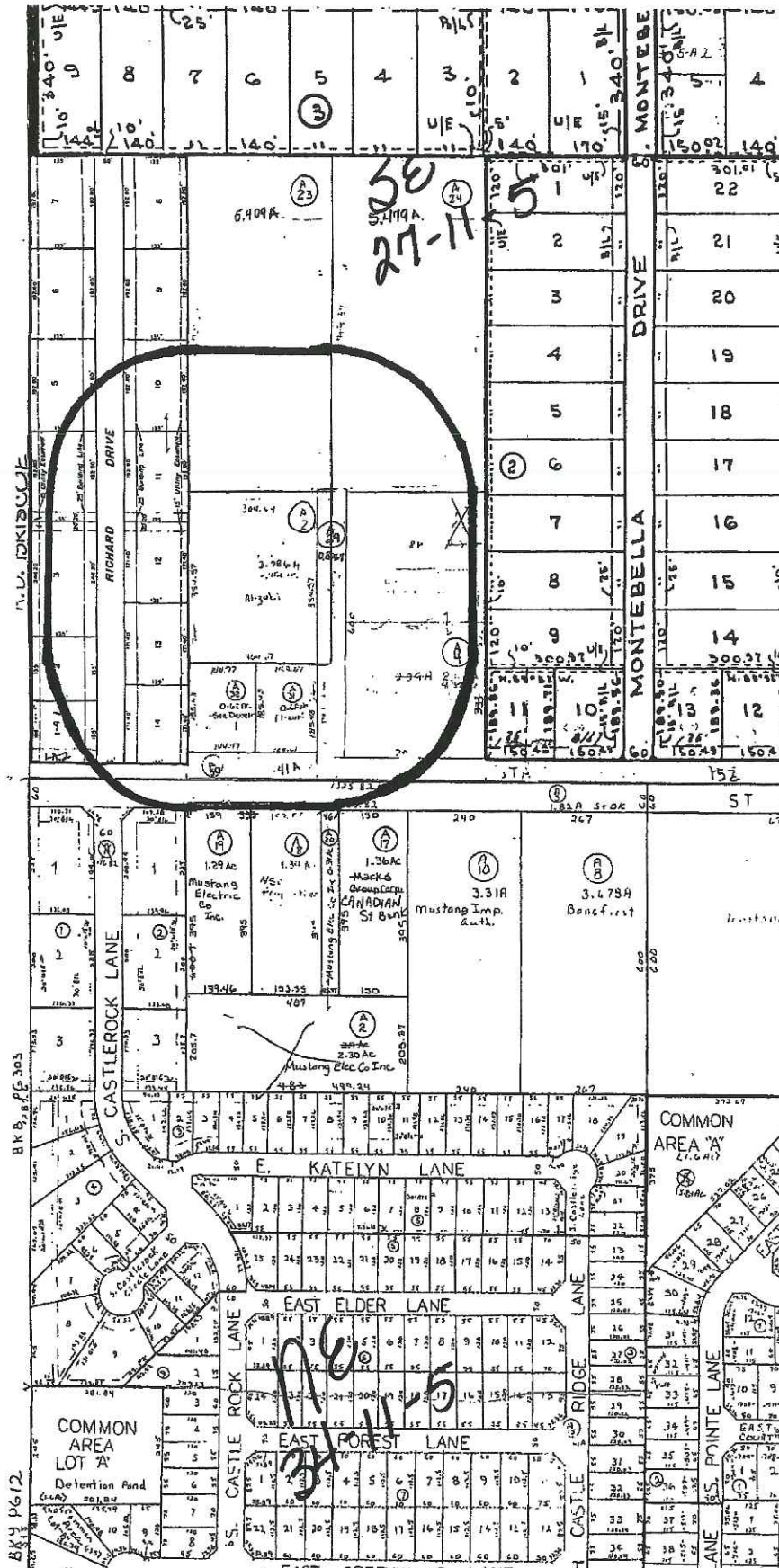
Although someone may say that they are not going to do certain things, does that really keep them from doing so in the future?

To allow even the slightest possibility of this would not be good.

Please consider these observations and only allow a business that without question will only improve the landscape of the area.

Thank you for your consideration and time.

Sincerely,
Randy Sholund
Pastor
Life Tabernacle
601 East HWY 152
cell 405-517-2283









PUBLIC HEARING NOTICE OF THE MUSTANG PLANNING COMMISSION

On Tuesday, April 14, 2015, beginning at 7:00 p.m. in the Council Chambers at Mustang City Hall located at 1501 N. Mustang Road, Mustang, OK 73064, a Public Hearing will be conducted on the following:

NOTICE OF CONDITIONAL USE PERMIT APPLICATION

CURRENTLY ZONED: R-E, RURAL ESTATES DISTRICT, REQUESTING
AMENDMENT TO C-3, COMMERCIAL GENERAL DISTRICT
REQUESTED USE: MINI-STORAGE
APPLICATION BY: Saleh M. Al-Zubi
PROPERTY OWNERS: Saleh M. Al-Zubi

ADDRESS OF PROPERTY: 201 N Pine Terrace, Mustang, OK 73064

LEGAL DESCRIPTION OF COMPLETE PROPERTY FOR CONDITIONAL USE PERMIT:

A tract of land in the Southeast Quarter (SE/4) of Section Twenty-Seven (27), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Southwest corner of said SE/4 of said Section; Thence N89°59'17"E along the South line of the SE/4 of said Section 27, a distance of 331.80 feet; Thence N00°06'11"W along the East line of R.D. BRISCOE ADDITION, a distance of 245.43 feet to the point of beginning; Thence continuing N00°06'11"W along the East line of R.D. BRISCOE ADDITION, a distance of 354.57 feet; thence N89°59'17"E and parallel with the South line of said SE/4 a distance of 334.64 feet; Thence S00°06'11"E a distance of 354.57 feet; Thence S89°59'17"W and parallel with the South line of said SE/4 a distance of 334.67 feet to the point of beginning.

As an interested property owner your comments are invited at the public hearing for or against the request. You may file a written petition and offer oral argument and evidence for or against granting the request.

Please feel free to call the Community Development Department at 376-9873 between 8:30 a.m. and 5:00 p.m. to make inquires about the application.

Respectfully,

Melissa Helsel, AICP
Community Development Director

ABTRACTOR'S SPECIAL CERTIFICATE

STATE OF OKLAHOMA)
) ss.
COUNTY OF CANADIAN)

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA, a corporation and bonded abstractor, hereby certifies:

That the following is a list of all owners of record as shown by the current year tax rolls in the office of the County Treasurer of Canadian County, Oklahoma, to the lands surrounding and within 300 feet of:

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OWNER OF RECORD: SALEH M. AL-ZUBI
 P. O. BOX 645
 WHEATLAND, OK 73097
 *SE 27-11N-5W A2 2.51 ACRES

CITY OF MUSTANG
1501 N. MUSTANG RD
MUSTANG, OK 73064
*SE 27-11N-5W PT OF A29 .83 ACRES

That the addresses that are listed have been taken from the records of Canadian County, Oklahoma, unless noted after each address that they have been taken elsewhere.

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*SE 27-11N-5W A31 .68 ACRES

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105 RICHARD TER
MUSTANG, OK 73064
*LOT 1-A-1 R. D. BRISCOE ADDN

ROBERT & SHARON MASON
P.O. BOX 155
MUSTANG, OK 73064
*LOT 2 R. D. BRISCOE ADDN

CLAUDIA MARIE MALONEY
205 N. RICHARD TER
MUSTANG, OK 73064
*LOT 3 R. D. BRISCOE ADDN

CAROLYN S. BROWN & MARY ELLEN MCDONALD
225 N. RICHARD TER
MUSTANG, OK 73064
*LOT 4 R. D. BRISCOE ADDN

FREDDIE LEE & ROXANNA L. BROWN
317 N. RICHARD TER
MUSTANG, OK 73064
*LOT 5 R. D. BRISCOE ADDN

CHARLES GUTHRIE
300 N. RICHARD TER
MUSTANG, OK 73064
*LOT 10 R. D. BRISCOE ADDN

FREDDIE L. & ROXANNA L. BROWN
317 N. RICHARD TER
MUSTANG, OK 73064
*LOT 11 R. D. BRISCOE ADDN

ROBERT & SHARON MASON
P.O. BOX 155
MUSTANG, OK 73064
*LT 12 R. D. BRISCOE ADDN

ROBERT & S MASON
P.O. BOX 155
MUSTANG, OK 73064
*LT 13 R. D. BRISCOE ADDN

SEUNG MOON
4233 ROUNDUP RD
EDMOND, OK 73034
*LT 14 R. D. BRISCOE ADDN

STATE OF OKLAHOMA, DEPT OF TRANSPORTATION
OFFICE OF LAND ACQUISITIONS
200 NE 21ST ST
OKLAHOMA CITY, OK 73105
*NE 34-11N-5W A3 1.82 ACRES

CANADIAN STATE BANK
P.O. BOX 851520
YUKON, OK 73085
*NE 34-11N-5W A17 1.36 ACRES

JAMES H. BLURTON
13237 SW 41ST ST
YUKON, OK 73099
*NE 34-11N-5W A20 .31 ACRES

NSC PROPERTIES LP
6 WINDMILL RD
MINERAL WELLS TX 76067
*NE 34-11N-5W A18 1.39 ACRES

RKS VENTURES INC.
3445 W. WEBB
WICHITA KS 67226
*NE 34-11N-5W A19 1.27 ACRES

CIMARRON CREEK LTD
2302 W. 3RD ST
ELK CITY, OK. 73644
*LOT 1 BLOCK 2 CASTLE ROCK SEC. 1

Due care and diligence have been exercised in preparing this report; however, no liability is assumed for the correctness or completeness of information furnished.

DATED: December 30, 2014 at 7:30 A.M.

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
Bonded Abstractor

SUBSCRIBED and sworn to before me this 12th day of January, 2015



Lynne Balford

Wanda R. Strickland

Commission Number: 06000652

My Commission expires: 1/23/2018

Order No. 15168312

ITEM NO. H.4.

Information will be provided at the meeting.

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL
- C. NEW BUSINESS
- D. CONSENT AGENDA

These items are considered on the Consent Agenda so that members of the Improvement Authority by unanimous consent can designate routine agenda items to be approved by one motion. If any item proposed on the Consent Agenda does not meet with approval of all Trustees that item will be removed and heard in regular order.

- 1. Approval of **04/07/15** MIA Minutes
- *2. Claims List for **FY '15**

E. INFORMATION/REPORTS

- 1. Trustee Manager
- 2. Trustees

F. DISCUSSION ITEMS

- *1. **Discussion, Consideration and Possible Action** regarding Amending a Permanent Easement granted by Covenant Development Corporation to the City of Mustang for Placement of a Water Line located in the Northeast Quarter (NE/4) of Section 17, Township 10 North, Range 3 West, Cleveland County, Oklahoma, I.M.

G. ADJOURNMENT

***Items Considered Concurrently on the City Council Agenda.**

MUSTANG IMPROVEMENT AUTHORITY
APRIL 7, 2015

The Mustang Improvement Authority met in regular session on Tuesday, April 7, 2015, at 7:00 p.m. in the Mustang Municipal Building Council Chambers. Notice of the meeting was posted on the Bulletin Board outside the Mustang Municipal Building on Friday, April 3, 2015, at 3:55 p.m. in compliance with the Open Meeting Law, 25 O.S., Section 301, et. seq.

A. CALL TO ORDER

Chairman Adams called the meeting to order at **7:36 p.m.**

B. ROLL CALL

Trustees Present: Taylor
Staples
Bowers
Jones
Hagan
Adams

Trustees Absent: Schweinberg

C. NEW BUSINESS

None.

D. CONSENT AGENDA

1. Approval of **03/17/15** MIA Minutes
- *2. Claims List for **FY '15**
- *3. Approval to Turn **Past Due Utility Accounts** over to the Collection Agency.
- *4. Acceptance of **Sanitary Sewer Easement** for the Mustang Public Schools ROTC Training Center.

MOTION was made by **Trustee Taylor**, seconded by **Trustee Bowers**, to approve Items D-1 thru D-4 of the Consent Agenda.

AYE: Taylor, Staples, Bowers, Jones, Hagan, Adams
NAY: None

E. INFORMATION/REPORTS

1. Trustee Manager

None.

2. Trustees

None.

F. DISCUSSION ITEMS

- *1. **Discussion, Consideration and Possible Action** regarding Approval of Contract and Statutory Bond with RDM Construction, Inc., for Project Titled 59th Street Bridge Waterline Relocation.

MOTION was made by **Trustee Taylor**, seconded by **Trustee Staples**, to Approve Contract and Statutory Bond with RDM Construction, Inc., for Project Titled 59th Street Bridge Waterline Relocation.

AYE: Taylor, Staples, Bowers, Jones, Hagan, Adams
NAY: None

G. ADJOURNMENT

MOTION was made by **Trustee Jones** and seconded by **Trustee Hagan** to adjourn.

AYE: Taylor, Staples, Bowers, Jones, Hagan, Adams
NAY: None

Meeting was adjourned at **7:37 p.m.**

Jay Adams, Chairman

Attest:

Lisa Martin, Secretary

FUND: 68 - IMPROVEMENT AUTHORITY

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 68						
		GENERAL GOVERNMENT				
15-1125	01-B0024	BANCFIRST	2014 A BOND PAYMENT	4/2015	201504140983	183,646.25
15-0009	01-G0030	GENERAL FUND	OPERATING TRANSFER	4/2015	201504140982	230,000.00
15-1725	01-I0015	INCODE	INSITE TRANSACTION FEES	4/2015	025-120434	6,868.75
15-1760	01-I0015	INCODE	MAINTENANCE FEES	4/2015	025-121962-	200.00
15-1761	01-I0015	INCODE	ACU CORP ACU SERVER MAINT	4/2015	025-121445	345.88
15-1758	01-L0045	LIMITED PURPOSE FUND	3RD PENNY TRANSFER	4/2015	201504140987	58,482.87
15-1094	01-M0210	MUSTANG IMPROVEMENT	TRANSFER CIP FEE TO MIA	4/2015	201504140988	29,457.00
15-1757	01-S0205	STREET IMPROVEMENT FUND	FRANCHISE FEE TRANSFER	4/2015	201504140986	13,000.00
DEPARTMENT TOTAL:						522,000.75
DEPARTMENT: 72						
		WATER				
15-1087	01-C0108	COWAN GROUP	WATER MODEL/LS #2	4/2015	1870B	67,793.80
15-1775	01-C0108	COWAN GROUP	ENGINEERING SERVICES	4/2015	1907A	3,984.30
15-1759	01-C0135	CITY OF OKC UTILITIES	WATER PURCHASE	4/2015	201504140981	25,135.50
15-1745	01-O0035	OKLAHOMA ELECTRIC CO-OP	ELECTRIC SERVICE	4/2015	201504141001	10,258.50
15-1730	01-O0055	OG&E COMPANY	ELECTRIC SERVICE	4/2015	201504140995	16,536.70
15-1744	01-O0055	OG&E COMPANY	ELECTRIC SERVICE	4/2015	201504140997	186.07
15-1774	01-O0055	OG&E COMPANY	ELECTRIC SERVICE	4/2015	201504151009	1,756.13
15-0395	01-S0057	SEVERN TRENT SERVICES INC	PUBLIC WORKS CONTRACT	4/2015	131189	90,274.90
DEPARTMENT TOTAL:						215,925.90
DEPARTMENT: 75						
		SEWER				
15-1087	01-C0108	COWAN GROUP	WATER MODEL/LS #2	4/2015	1870B	0.50
15-1775	01-C0108	COWAN GROUP	ENGINEERING SERVICES	4/2015	1907A	18,388.37
15-1769	01-C0117	CLEARWATER ENTERPRISE, LLC	GAS TRANSPORTATION CHARGE	4/2015	201504140992	433.10
15-1804	01-O0010	OKLAHOMA NATURAL GAS	GAS SERVICE	4/2015	201504161015	183.16
15-1745	01-O0035	OKLAHOMA ELECTRIC CO-OP	ELECTRIC SERVICE	4/2015	201504141001	833.00
15-1730	01-O0055	OG&E COMPANY	ELECTRIC SERVICE	4/2015	201504140995	264.51
15-1738	01-O0055	OG&E COMPANY	ELECTRIC SERVICE	4/2015	201504140999	35.43
15-0395	01-S0057	SEVERN TRENT SERVICES INC	PUBLIC WORKS CONTRACT	4/2015	131189	50,779.63
DEPARTMENT TOTAL:						70,917.70
FUND TOTAL:						808,844.35

4/16/2015 3:17 PM

PURCHASE ORDER CLAIM REGISTER

PAGE: 11

FUND: 70 - MIA RESERVE

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 70 ADMINISTRATION						
15-1775	01-C0108	COWAN GROUP	ENGINEERING SERVICES	4/2015	1907A	3,148.00
DEPARTMENT TOTAL:						3,148.00
FUND TOTAL:						3,148.00
GRAND TOTAL:						1,429,163.58