



Mustang City Council

**MUSTANG MUNICIPAL BUILDING
1501 N. MUSTANG ROAD
MUSTANG, OKLAHOMA 73064**

Mustang City Council

MUSTANG CITY COUNCIL

Tuesday, October 7, 2025 – 7:00 PM

MUSTANG MUNICIPAL BUILDING

1501 N. MUSTANG ROAD

MUSTANG, OKLAHOMA 73064

A. **CALL TO ORDER**

B. **PLEDGE OF ALLEGIANCE/INVOCATION**

Pastor Craig Teddy, New Beginnings Family Church

C. **ROLL CALL**

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

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

Official action can be taken on items that appear on the agenda or are brought up as new business. In reviewing and responding to any agenda item, the Council may, in whole or in part, adopt, approve, conditionally approve, ratify, deny, defer, amend, strike or continue any agenda item. When more information is needed to act on an item, Council may refer the matter to the City Manager, to the Municipal Counselor, or to a board or commission for additional study. Items may be deferred or continued indefinitely or to a specific date or stricken from the agenda entirely.

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. In reviewing and responding to any agenda item, the Council may, in whole or in part, adopt, approve, conditionally approve, ratify, deny, defer, amend, strike or continue any item.

F.1 Approval of 9/2/2025 City Council Minutes.

F.2 Approval of 9/23/2025 Special City Council Minutes.

F.3 *Claims List for FY25

F.4 *Claims List for FY26

F.5 Approval to Turn Past Due Library Accounts over to Collection Agency.

F.6 Approval of Schedule Change for the November Planning Commission Meeting Date from Tuesday, November 11th, 2025 to Monday, November 10th, 2025.

G. INFORMATION/REPORTS

G.1 Oath of Office for Ward 1 Councilman, Billy Reddick.

G.2 City Manager Report

G.3 City Council Report

H. DISCUSSION ITEMS

The following numbered items listed for consideration are included for discussion and action by the City Council. In reviewing and responding to any agenda item, the Council may, in whole or in part, adopt, approve, conditionally approve, ratify, deny, defer, amend, strike or continue any item.

- H.1** Approval of an INTER-Governmental Agreement for a Regional Household Hazardous Waste Collection. and Management Project between the City of Mustang and The City of Oklahoma City.
- H.2** Consideration of (A) Resolution No.26-008 Resolution of the City of Mustang, Oklahoma, approving an agreement for sale between The City of Mustang and the Cleveland County Sheriff's Office, for the sale of a surplus police vehicle and Authorizing and Directing the City Manager to Execute Documents to Complete the Transfer, and Providing for Severability; and (B) an Agreement for Sale of a Surplus Police Vehicle to the Cleveland County Sheriff's Office.
- H.3** A Resolution Establishing EV Charging Service Rates for the Wild Horse Park Level 3 Electric Vehicle Charging Station.
- H.4** *Acceptance of Architectural Proposals & Recommendation for Selection of Architect for the Multi-Purpose Marketplace Building at Wild Horse Park.
- H.5** *Consideration for Approval of Change Order #1 for the Belt Filter Press Replacement Project.
- H.6** Consideration of Final Plat Application, FP-05-29-1-35, Red Barn Acres, Jack's Properties LLC, Near 1500 E. Lily Ln, 8 Lots, R-E, Rural Estates Zoning.
- H.7** Public Hearing and Consideration of Ordinance No. 1329, 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 a Planned Unit Development with R-1, Single Family Zoning District, R-2, Two-Family Zoning District, and C-3 Commercial General Zoning District to A-1, General Agricultural and Oil & Gas District, Declaring Repealer, and Providing for Severability.

- H.8** Public Hearing and Consideration of Ordinance No. 1330, 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 a Planned Unit Development with R-1, Single Family Zoning District to A-1, General Agricultural and Oil & Gas District, Declaring Repealer, and Providing for Severability.

I. MATTERS FOR EXECUTIVE SESSION

- I.1** Consideration of City of Mustang v. Purdue Pharma L.P., et al, Case No. 1:19-op-45496-DAP, pending in the United States District Court for the Northern District of Ohio, and related litigation, including potential approval of Resolution No. 26-010 approving (a) voting to accept and participate in the settlement agreements with Alvogen, Inc., Amneal Pharmaceuticals, Inc., Apotex, Inc., Hikma Pharmaceuticals USA, Inc., Indivior Inc., Mylan Pharmaceuticals Inc., Sun Pharmaceutical Industries, Inc., and Zydus Pharmaceuticals, pharmaceutical supply chain participants of opioid prescription drugs, and authorizing the Vice Mayor of the City of Mustang, or the City Manager, to execute the Subdivision Participation Form for the City of Mustang's participation in the settlements with Alvogen, Inc., Amneal Pharmaceuticals, Inc., Apotex, Inc., Hikma Pharmaceuticals USA, Inc., Indivior Inc., Mylan Pharmaceuticals Inc., Sun Pharmaceutical Industries, Inc., and Zydus Pharmaceuticals, and (b) the Small Manufacturer State-Subdivision Agreement with the State through the Attorney General; and, proposed Executive Session as authorized by 25 Okla. Stat. §307(B)(4) based on the advice of the City's attorney that public disclosure of these discussions will seriously impair the ability of the City to process the litigation.
- I.2** Consideration of Acceptance of Easement for Parcel 3.1 for the Mustang Multimodal Phase 1 Project and, proposed executive session as authorized by 25 Okla. Stat. §307(B)(3)."
- I.3** Consideration of Acceptance of Easement for Parcel 4.1 for the Mustang Multimodal Phase 1 Project and, proposed executive session as authorized by 25 Okla. Stat. §307(B)(3).
- I.4** *Consideration of Claim involving Young Contracting, LLC and NGM Insurance Company, including potential approval of Settlement Agreement; and, proposed

Executive Session as authorized by 25 Okla. Stat. Sec. 307(B)(4).

J. ADJOURNMENT

Note:

***Items considered concurrently on the MIA Agenda.**



Agenda Item No: F.1

Mustang City Council Agenda Item Report

Meeting Date: October 7, 2025

Submitted by: Tammi Noblitt

Submitting Department: City Clerk

Item Type: Minutes

Agenda Section: CONSENT AGENDA

Subject Title:

Approval of 9/2/2025 City Council Minutes.

Recommendation:

Initiator:

Tammi Noblitt

Background:

Approval of September 2, 2025 City Council Minutes.

Financial Impact:

Staff Comments:

Attachments:

[9-2-2025 City Council Minutes.pdf](#)

**MUSTANG CITY COUNCIL
SEPTEMBER 2, 2025**

The Mustang City Council met in regular session on Tuesday, September 2, 2025, at 7:00 p.m. in the Mustang Municipal Building Council Chambers. Notice of the meeting was posted as required on Thursday, August 28, 2025 at 10:04 a.m. in compliance with the Open Meeting Law, 25 O.S., Section 301, et. seq.

A. CALL TO ORDER

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

B. PLEDGE OF ALLEGIANCE/INVOCATION - Pastor Randall Sholund, Empowered Church

C. ROLL CALL

Councilmembers Present:

**Leete
Wald
Waugh
Balliew
Sholund**

Councilmembers Absent:

**Ward 1 Vacancy
Mayor Vacancy**

D. INTRODUCTION OF GUESTS/HEARING OF CITIZENS OR DELEGATES

Mr. Rob Estes, Mustang Lions Club updated Council on their first Adopt-a-Street Litter Campaign and the donation day allotted for the Kerrville, TX Flood. Both activities were successful and the Lions Club received approximately 400 lbs of food donations.

E. NEW BUSINESS, DELETIONS OR CONTINUANCES TO THE AGENDA

City Manager, Tim Rooney informed Council of an Addendum to the Claims List.

F. CONSENT AGENDA

- F.1 Approval of 8/5/2025 City Council Minutes.
- F.2 Approval of 8/18/2025 Special City Council Minutes.
- F.3 *Claims List for FY2025.

- F.4 *Claims List for FY2026.
- F.5 Approval to Turn Past Due Library Accounts over to Collection Agency.
- F.6 Resolution No. 26-001 to Make Changes in the General Fund Budget by Making a Supplemental Appropriation to Increase the 2025-2026 Fiscal Year Budget by \$282,165.
- F.7 Resolution No. 26-002 to Make Changes in the Street Improvement Fund Budget by Making a Supplemental Appropriation to Increase the 2025-2026 Fiscal Year Budget by \$64,410.
- F.8 Resolution No. 26-003 to Make Changes in the Limited Purpose (Capital) Fund Budget by Making a Supplemental Appropriation to Increase the 2025-2026 Fiscal Year Budget by \$2,430.353.

MOTION was made by **Councilman Leete**, seconded by **Councilman Wald**, to Approve the Consent Agenda Items F.1 thru F.8.

AYE: Leete, Wald, Waugh, Balliew, Sholund

NAY: None

G. INFORMATION/REPORTS

G.1 City Manager Report

Nothing in addition to report.

G.2 Council Reports

Councilman Leete stated it he had received a number of calls and emails within in Ward II. He will visit with the City Manager in regards to these.

Councilman Wald stated Ward III was quiet.

Councilman Waugh stated that construction is continuing in Ward IV and the project is going well.

Councilman Balliew stated Ward V is quiet as well.

Vice Mayor Sholund stated Ward VI is quiet.

H. DISCUSSION ITEMS

- H.1 ***Consideration of Joint Resolution No. 26-004, a Joint Resolution of the City Council of the City of Mustang, Oklahoma and the Mustang Improvement Authority Establishing Sanitation Rates; Providing an Effective Date; and Providing for Repealer.**

City Attorney, Jon Miller stated that the provided updates will become effective upon the adoption of Resolution No. 26-004.

MOTION was made by **Councilman Waugh**, seconded by **Councilman Wald**, to approve Resolution No. 26-004.

AYE: Leete, Wald, Waugh, Balliew, Sholund

NAY: None

- H.2 **Consideration of Ordinance No. 1328 an ordinance of the City of Mustang, Oklahoma, declaring a certain police vehicle surplus, authorizing the sale of such vehicle to other public agencies or by competitive bidding and authorizing and directing the City Manager to execute documents to complete the transfers; and providing for severability.**

Police Chief, Mike Wallace stated that there is one(1) vehicle available for surplus and staff recommends approval.

MOTION was made by **Councilman Waugh**, seconded by **Councilman Wald**, to approve Ordinance No. 1328.

AYE: Leete, Wald, Waugh, Balliew, Sholund

NAY: None

- H.3 **Consideration of (A) Res No.26-005 Resolution of the City of Mustang, Oklahoma, approving an agreement for sale between The City of Mustang and the Union City Police Department, for the sale of a surplus police vehicle and Authorizing and Directing the City Manager to Execute Documents to Complete the Transfer, and Providing for Severability; and (B) an Agreement for Sale of a Surplus Police Vehicle to the Union City Police Department.**

Police Chief, Mike Wallace stated that Union City has purchased surplus vehicles from Mustang in the past. They had reached out to check availability of additional purchases.

MOTION was made by **Councilwoman Balliew**, seconded by **Vice Mayor Sholund**, to Approve the agreement for sale between the City of Mustang and Union City Police Department for a surplus vehicle.

AYE: Leete, Wald, Waugh, Balliew, Sholund

NAY: None

- H.4 Consideration of Resolution No. 26-006 A Municipal Lease/Purchase of Eleven (11) Police Vehicles with RCB Bank for a Three (3) Year Term; documents to include, but not limited to, Lease/Purchase Agreement, Resolution No. 26-006, and Statement of Essential Use; and Authorizing Staff to Execute Documents.**

Police Chief, Mike Wallace stated that the annual budget had allowed for the purchase of eleven(11) new Police vehicles. The department is ready to prepare for such purchase.

MOTION was made by **Councilman Wald** seconded by **Councilman Leete**, to Approve Resolution No. 26-006 Municipal Lease/Purchase of eleven(11) new Police vehicles.

AYE: Leete, Wald, Waugh, Balliew, Sholund

NAY: None

- H.5 Consideration of Preliminary Plat Application, PP-05-12-25-1-29, Clear Springs Senior Independent Living, P& W Holdings, LLC, 300 Block of N. Clear Springs Rd, 1 Lot, 41 Dwelling Units, R-4 Planned Unit Development.**

City Planner, Ryan Connor stated that the current plat had been rezoned and approved in 2021 North of SH 152 & Clear Springs. The complex would be private with approximately 41 units. The only infrastructure would be water with a private sewer system. Staff recommends approval.

Vice Mayor Sholund inquired if the zoning was the best alternative for this area. **City Planner, Ryan Conner** agreed that it is. **Councilman Waugh**

inquired if the corner lot would still be left as commercial property. **City Planner, Ryan** answered yes. **Councilwoman Balliew** asked if there would be an exit/entrance onto N. Clear Springs. **Planner, Ryan Conner** indicated, yes and also onto W. Clear Springs Park Way.

MOTION was made by **Councilman Waugh**, seconded by **Vice Mayor Sholund** to Approve the Preliminary Plat Application, PP-05-12-25-1-29, Clear Springs Senior Independent Living, P& W Holdings, LLC, 300 Block of N. Clear Springs Rd, 1 Lot, 41 Dwelling Units, R-4 Planned Unit Development.

AYE: Leete, Waugh, Balliew, Sholund

NAY: None

RECUSED: Wald

H.6 Consideration of Final Plat Application, FP-05-12-25-29, Clear Springs Senior Independent Living, P&W Holdings, LLC, 300 Block of N. Clear Springs Rd, 1 Lot, 41 Dwelling Units.

City Planner, Ryan Connor recommended that staff Approve the Final Plat Application.

MOTION was made by **Councilman Waugh**, seconded by **Vice Mayor Sholund** to Approve the Final Plat Application, PP-05-12-25-1-29, Clear Springs Senior Independent Living, P& W Holdings, LLC, 300 Block of N. Clear Springs Rd, 1 Lot, 41 Dwelling Units, R-4 Planned Unit Development.

AYE: Leete, Waugh, Balliew, Sholund

NAY: None

RECUSED: Wald

I. MATTERS FOR EXECUTIVE SESSION

MOTION made by **Councilman Wald** seconded by **Councilwoman Balliew** to adjourn to Executive Session at 7:21pm.

AYE: Leete, Wald, Waugh, Balliew, Sholund

NAY: None

I.1 Consideration of Tyson Gail Demuth v. City of Mustang, et al., Case No. 25-CV-845-R, United States District court, Western District of Oklahoma; and, Proposed Executive Session as Authorized by 25 Okla. Stat. §307(B)(4).

- I.2 Consideration of City of Mustang v. Purdue Pharma, L.P., et al., Case No. 1-19-op-45708-DAP, United States District Court for the Northern District of Ohio, and related litigation, including (a) potential resolution of certain claims against Purdue Pharma LP and its affiliated entities in Purdue Pharma LP's bankruptcy case (Case No. 7:19-bk-23649, United States Bankruptcy Court, Southern District of New York) and members of the Sackler family (the "Sackler's"), related to lawsuits against pharmaceutical supply chain participants of opioid prescription drugs, (b) approving the Thirteenth Amended Joint Chapter 11 Plan of Reorganization of Purdue and Its Affiliated Debtors in Participation in Purdue Pharma's bankruptcy case and authorizing and directing legal counsel to vote to accept the Plan via master ballot or otherwise, (c) approving voting to accept and participate in the Governmental Entities Settlement Agreement (the "GESA") dated June 17, 2025, and the Purdue State-Subdivision Agreement as it pertains to the Plan and the GESA, and (d) approving Resolution No. 26-007, and authorizing the Vice Mayor to execute the Subdivision Participation Form for participation in the GESA; and, proposed executive session as authorized by 25 Okla. Stat. 307(B)(4).**
- I.3 Consideration of Claim involving Young Contracting, LLC and NGM Insurance Company, including potential settlement of claims and approval of Settlement Agreement; and, proposed Executive Session as authorized by 25 Okla. Stat. Sec. 307(B)(4).**
- I.4 *Consideration of City Attorney's Employment Agreement; and, proposed Executive Session as authorized by 25 Okla. Stat. 307(B)(1).**

MOTION made by **Vice Mayor Sholund** seconded by **Councilman Leete** to return from Executive Session 7:53pm.

Item I.1 - Discussion Purposes Only – No Action Taken

Item I.2 – **Motion** made by **Councilwoman Balliew** seconded by **Councilman Wald** to:

Approve the Resolution of certain claims against Purdue Pharma LP and its affiliated entities in Purdue Pharma LP's bankruptcy, Case No. 7:19-bk-23649, United States Bankruptcy Court, Southern District of New York, and claims against the Sackler family, related to lawsuits against pharmaceutical supply chain participants of opioid prescription drugs;

Approve the Thirteenth Amended Joint Chapter 11 Plan of Reorganization of Purdue and Its Affiliated Debtors in Participation in Purdue Pharma's bankruptcy case and authorizing and directing legal counsel to vote to accept the Plan via master ballot or otherwise;

Approve voting to accept and participate in the Governmental Entities Settlement Agreement dated June 17, 2025, and the Purdue State-Subdivision Agreement substantially in the form presented;

Approve Resolution No. 26-007; and, Authorize the Vice Mayor and the City Manager to execute the Subdivision Participation Form for participation in the GESA and any other documents necessary to accomplish the resolution of the described in the Resolution.

AYE: Leete, Wald, Waugh, Balliew, Sholund

NAY: None

Item I.3 - Discussion Purposes Only – No Action Taken

Item I.4 – **MOTION** made by **Councilman Wald** seconded by **Vice Mayor Sholund** to approve as discussed in Executive Session.

AYE: Leete, Wald, Waugh, Balliew, Sholund

NAY: None

J. ADJOURNMENT

MOTION was made by **Councilman Sholund**, seconded by **Councilman Waugh**, to adjourn.

AYE: Leete, Wald, Waugh, Balliew, Sholund

NAY: None

The meeting was adjourned at **7:56 p.m.**

Nathan Sholund, Vice Mayor

Attest:

Tammi Noblitt, City Clerk



Agenda Item No: F.2

Mustang City Council Agenda Item Report

Meeting Date: October 7, 2025

Submitted by: Tammi Noblitt

Submitting Department: City Clerk

Item Type: Minutes

Agenda Section: CONSENT AGENDA

Subject Title:

Approval of 9/23/2025 Special City Council Minutes.

Recommendation:

Initiator:

Tammi Noblitt

Background:

Approval of September 23, 2025 Special City Council Minutes.

Financial Impact:

Staff Comments:

Attachments:

[9-23-2025 Special Council Minutes.pdf](#)

**MUSTANG CITY COUNCIL
SEPTEMBER 23, 2025**

The Mustang City Council met in regular session on Tuesday, September 23, 2025, at 7:00 p.m. in the Mustang Municipal Building Council Chambers. Notice of the meeting was posted as required on Thursday, September 18, 2025 at 3:50 p.m. in compliance with the Open Meeting Law, 25 O.S., Section 301, et. seq.

A. CALL TO ORDER

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

B. ROLL CALL

Councilmembers Present:

**Wald
Waugh
Balliew
Sholund**

Councilmembers Absent:

**Leete
Ward 1 Vacancy
Mayor Vacancy**

C. DISCUSSION ITEMS

The following numbered items listed for consideration are included for discussion and action by the City Council. In reviewing and responding to any agenda item, the Council may, in whole or in part, adopt, approve, conditionally approve, ratify, deny, defer, amend, strike or continue any item.

C.1 Discussion regarding Ward 1 Vacancy appointment, including appointment of qualified individual to fill such vacancy.

MOTION was made by **Councilman Wald**, seconded by **Councilman Waugh**, to appoint Mr. Billy Reddick to fill the Ward 1 vacancy.

AYE: Wald, Waugh, Balliew, Sholund

NAY: None

D. MATTERS FOR EXECUTIVE SESSION

- D.1 Consideration of Royal Homes, LLC v. City of Mustang, et al., Case No. CV-2022-13, District Court, Canadian County, Oklahoma; and, proposed Executive Session as authorized by 25 Okla. Stat. 307(B)(4).**

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

AYE: Wald, Waugh, Balliew, Sholund
NAY: None

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

AYE: Wald, Waugh, Balliew, Sholund
NAY: None

Discussion Purposes only

E. ADJOURNMENT

MOTION was made by **Vice Mayor Sholund**, seconded by **Councilman Waugh**, to adjourn.

AYE: Leete, Wald, Waugh, Balliew, Sholund
NAY: None

The meeting was adjourned at **7:21 p.m.**

Nathan Sholund, Vice Mayor

Attest:

Tammi Noblitt, City Clerk



Mustang City Council Agenda Item Report

Meeting Date: October 7, 2025

Submitted by: Ashley Neely

Submitting Department: Finance

Item Type: Approval

Agenda Section: CONSENT AGENDA

Subject Title:

*Claims List for FY25

Recommendation:

Approve.

Initiator:

Lea Willrath

Background:

Claims List for FY25

Financial Impact:

\$17,891.90

Staff Comments:

Attachments:

[GF Claims List - FY25.pdf](#)

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 01 CITY ATTORNEY						
25-1417	01-M0343	JON MILLER	REIMBURSEMENT OF MILEAGE	2/2025	202509174325	400.00
25-2075	01-M0343	JON MILLER	REIMBURSE MILEAGE	6/2025	202509174324	33.14
25-0693	01-M040	MCAFFEE & TAFT A PROFESSIONAL	LEGAL SERVICES EMP MATTER	6/2025	794902	90.00
DEPARTMENT TOTAL:						523.14
DEPARTMENT: 13 PARKS AND RECREATION						
25-1847	01-L1054	LAKESHORE EQUIPMENT COMPANY	STORAGE SHELVING	6/2025	91806093	2,397.00
DEPARTMENT TOTAL:						2,397.00
DEPARTMENT: 18 TOWN CENTER						
25-0896	01-A0227	ALLIED ELEVATOR SERVICES, I	ELEVATOR REPAIRS	6/2025	2149442	295.00
25-1730	01-D0134	DON'S PLUMBING INC	PLUMBING REPAIRS	6/2025	WO-8828	259.50
25-0203	01-W0139	WEATHERMAN MECHANICAL, INC	SUBSCRIPTION & MAINTENANC	6/2025	S-A26110	3,989.64
25-1387	01-W0139	WEATHERMAN MECHANICAL, INC	HVAC REPAIRS	6/2025	S-A26110AA	483.94
25-1729	01-W0139	WEATHERMAN MECHANICAL, INC	HVAC REPAIRS	6/2025	S-A26110A	2,000.00
DEPARTMENT TOTAL:						7,028.08
DEPARTMENT: 20 AQUATICS						
25-1764	01-S0062	DANE & ASSOCIATES ELECTRIC	REPAIR LIGHTING	6/2025	8346	1,314.72
DEPARTMENT TOTAL:						1,314.72
DEPARTMENT: 51 FIRE						
25-0920	01-B0293	BEAR COMMUNICATIONS, INC	DISPATCH CONSOLE REPROGRM	6/2025	5941927	260.00
DEPARTMENT TOTAL:						260.00
FUND TOTAL:						11,522.94

FUND: 05 - PARK IMPROVEMENT

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00		ADMINISTRATION				
25-0185	01-00034	OWENS SEPTIC SERVICE, LLC	WESTERN DAYS PORT A POTT	10/2024	10012024-4	210.00
25-0185	01-00034	OWENS SEPTIC SERVICE, LLC	WESTERN DAYS PORT A POTT	5/2025	36134888	210.00
25-0185	01-00034	OWENS SEPTIC SERVICE, LLC	WESTERN DAYS PORT A POTT	6/2025	36134707	210.00
DEPARTMENT TOTAL:						630.00
FUND TOTAL:						630.00

FUND: 14 - STREET/DRAINAGE IMP

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 14		ADMINISTRATION				
25-0412	01-S0085	SILVER STAR CONSTRUCTION	COSTREET MAINTENANCE	6/2025	35781-2	2,181.15
DEPARTMENT TOTAL:						2,181.15
FUND TOTAL:						2,181.15

FUND: 01 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 11		CITY MANAGER				
25-1854	01-M0180	MUSTANG CHAMBER OF COMMERCE	CHAMBER LUNCHEONS	6/2025	21441	200.00
DEPARTMENT TOTAL:						200.00
DEPARTMENT: 13		PARKS AND RECREATION				
25-1885	01-RF0153	KYRA HUDSPETH	REFUND	6/2025	89834377CR	30.00
25-1886	01-RF0154	STEVE REICHERT	REFUND	6/2025	83968330CR	20.00
25-1887	01-RF0155	PATSY FARR	REFUND	6/2025	83633735CR	20.00
25-1888	01-RF0156	EMILY LUTHER	REFUND	6/2025	84180023CR	20.00
25-1889	01-RF0157	LINDA KROMER	REFUND	6/2025	83922201CR	10.00
25-1893	01-RF0158	BRENDA NOKES	REFUND	6/2025	84139457CR	20.00
25-1894	01-RF0159	LEAH CAMP-WARNOCK	REFUND	6/2025	83677082CR	20.00
25-1895	01-RF0160	GEORGE DUGGAN	REFUND	6/2025	83687154CR	10.00
25-1898	01-RF0161	BRANDIE BENSON	REFUND	6/2025	85909015CR	20.00
25-1899	01-RF0162	TRICIA CLEMENT	REFUND	6/2025	84201826CR	10.00
25-1900	01-RF0163	SELENA SAUNDERS	REFUND	6/2025	83974185CR	30.00
DEPARTMENT TOTAL:						210.00
DEPARTMENT: 51		FIRE				
25-1997	01-M1160	MOTOROLA SOLUTIONS INC	RADIO & INSTALLATION	6/2025	8282154014A	1,833.39
DEPARTMENT TOTAL:						1,833.39
FUND TOTAL:						2,243.39

FUND: 69 - RISK MANAGEMENT

SUMMARY REPORT

P.O. #	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00		ADMINISTRATION				
25-1962	01-E0007	EMERGENCY PHYSICIANS OF MIDWC-2025-02 DOS:6/16/25			6/2025 202509254336	20.52
25-1968	01-E0007	EMERGENCY PHYSICIANS OF MIDWC - 2025 - 01			6/2025 202509254333	87.00
25-1969	01-E0007	EMERGENCY PHYSICIANS OF MIDWC-2025-02 DOS: 6/16/25			6/2025 202509254335	100.00
25-1982	01-E0007	EMERGENCY PHYSICIANS OF MIDWC-2025-01			6/2025 202509254334	1,100.00
25-1964	01-M0267	MEDICAL CLAIMS REVIEW SERVIWC-2025-02 DOS: 6/16/25			6/2025 202509254337	6.90
					DEPARTMENT TOTAL:	1,314.42
					FUND TOTAL:	1,314.42



Mustang City Council Agenda Item Report

Meeting Date: October 7, 2025

Submitted by: Ashley Neely

Submitting Department: Finance

Item Type: Approval

Agenda Section: CONSENT AGENDA

Subject Title:

*Claims List for FY26

Recommendation:

Approve.

Initiator:

Lea Willrath

Background:

Claims List for FY26

Financial Impact:

\$739,998.95

Staff Comments:

Attachments:

[GF Claims List - FY26.pdf](#)

FUND: 01 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 01		CITY ATTORNEY				
26-0699	01-B0222	BRADLEY WERNER, LLC	COX COMM FRANCHISE RENEW	8/2025	24267	73.75
26-0699	01-B0222	BRADLEY WERNER, LLC	COX COMM FRANCHISE RENEW	9/2025	24302	442.50
DEPARTMENT TOTAL:						516.25
DEPARTMENT: 11		CITY MANAGER				
26-0025	01-B0274	HEALTH CARE SERVICE CORPORARETIREE HEALTH INSURANCE		9/2025	202509154311	3,317.07
26-0117	01-C0120	CITY MANAGEMENT ASSOCIATIONCMOA MEMBERSHIP		8/2025	23639	1,600.00
26-0024	01-D1082	DELTA DENTAL PLAN OF OKLAHORETIREE DENTAL INSURANCE		9/2025	202509154312	460.98
26-0750	01-00069	OK MUNICIPAL LEAGUE	OML CONF CMAO BREAKFAST	8/2025	092486	95.00
26-0337	01-00117	OMCTFOA TREASURER	OMCTFOA DUES	9/2025	202509154318	75.00
26-0023	01-S0137	STANDARD INSURANCE COMPANY	RETIREE VISION INSURANCE	9/2025	202509154313	68.64
DEPARTMENT TOTAL:						5,616.69
DEPARTMENT: 12		LIBRARY				
26-0095	01-B1023	BTAC UNITED ACQUISITION	HOLBOOKS	8/2025	5019642054	1,028.13
26-0091	01-C1014	CENGAGE LEARNING, INC.	LARGE PRINT BOOKS	9/2025	999500002931	842.75
26-0087	01-C1068	CDW LLC	INK	8/2025	AF3K61E	935.89
26-0088	01-I0023	INGRAM LIBRARY SERVICES LLC	BOOKS - JUVENILE	8/2025	90022944	73.31
26-0089	01-I0023	INGRAM LIBRARY SERVICES LLC	BOOKS - YA	8/2025	90010241	411.44
26-0096	01-M0263	MIDWEST TAPE, LLC	AUDIO/VIDEO	8/2025	507584082	1,590.89
26-0096	01-M0263	MIDWEST TAPE, LLC	AUDIO/VIDEO	9/2025	507690946	44.19
26-0669	01-M0332	ANNE CONAWAY-CAMPBELL MORALTEEN PROGRAM		8/2025	202509154316	40.00
26-0657	01-P0089	PROQUEST LP	US S. CENTRAL NEWSSTREAM	8/2025	70909597	1,170.72
26-0745	01-S2021	JULIE SLUPE	TRI-CONFERENCE PER DIEM	8/2025	202509154322	236.00
26-0756	01-T0103	TECH LOGIC CORPORATION	RFID TAGS	9/2025	INV21003542	499.95
DEPARTMENT TOTAL:						6,873.27
DEPARTMENT: 13		PARKS AND RECREATION				
26-0201	01-C0106	CINTAS CORPORATION NO. 2	JANITORIAL SUPPLIES	8/2025	4240161963	151.06
26-0201	01-C0106	CINTAS CORPORATION NO. 2	JANITORIAL SUPPLIES	9/2025	4242316849	27.69
26-0192	01-C0286	CIVICPLUS, LLC	CIVIC REC SOFTWARE FEES	8/2025	350051	797.42
26-0261	01-E0078	EXTREME ANIMALS OF OKLAHOMASUMMER CAMP ACTIVITY		7/2025	2780	615.00
26-0724	01-H0189	SHANE HUCK	FUEL FOR CONFERENCE	8/2025	202509154315	50.00
26-0190	01-00034	OWENS SEPTIC SERVICE, LLC	PORT-A-POTTIES FOR WESTER	9/2025	36073092	2,505.00
26-0777	01-RF0150	ELDA TORRES	BANQUET FACILITY REFUND	9/2025	93018758CR	1,000.00
DEPARTMENT TOTAL:						5,146.17

FUND: 01 - GENERAL FUND

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 15		GENERAL GOVERNMENT				
26-0245	01-D0088	STATE OF OKLAHOMA - DEPARTMINMATE LABOR		9/2025	UNCCC-3060825	540.00
26-0035	01-S0085	SILVER STAR CONSTRUCTION COSTREETS & MOWING CONTRACT		8/2025	35722	80,671.89
26-0356	01-S0173	STANDLEY SYSTEMS, LLC	COPIER LEASE/USAGE	8/2025	INV1850763	2,219.44
26-0354	01-S0306	SETH B SHAY	PEST CONTROL SERVICES	8/2025	2371	760.00
DEPARTMENT TOTAL:						84,191.33
DEPARTMENT: 18		TOWN CENTER				
26-0214	01-A0110	ALL SEASON BUILDING SUPPLY PARK EQUIPMENT		8/2025	416745	9.45
26-0205	01-A0227	ALLIED ELEVATOR SERVICES, IMONTHLY MAINTENANCE		9/2025	2150281	175.00
26-0201	01-C0106	CINTAS CORPORATION NO. 2	JANITORIAL SUPPLIES	8/2025	4240161963	1,380.47
26-0201	01-C0106	CINTAS CORPORATION NO. 2	JANITORIAL SUPPLIES	9/2025	4242316849	583.43
26-0211	01-D0134	DON'S PLUMBING INC	PLUMBING REPAIRS	8/2025	WO-9515	544.50
26-0202	01-E0115	ERC ACQUISITION INC.	GYM WIPES	8/2025	IN05497735	999.00
26-0757	01-G0086	W.W. GRAINGER, INC.	PARTS FOR REPAIRS	9/2025	9627824643	84.06
26-0203	01-H0165	HD SUPPLY, INC	JANITORIAL SUPPLIES	8/2025	890809171	693.29
26-0208	01-N0047	NOVALCO INC	DOOR REPAIRS	8/2025	14358707	189.00
DEPARTMENT TOTAL:						4,658.20
DEPARTMENT: 19		BALL COMPLEX				
26-0214	01-A0110	ALL SEASON BUILDING SUPPLY PARK EQUIPMENT		8/2025	416839	178.55
26-0636	01-A0110	ALL SEASON BUILDING SUPPLY FIELD MARKING PAINT		8/2025	417276	2,016.00
26-0244	01-A2017	AMERICAN PIZZA PARTNERS, LPPIZZA FOR CONCESSIONS		8/2025	270587	1,830.00
26-0244	01-A2017	AMERICAN PIZZA PARTNERS, LPPIZZA FOR CONCESSIONS		9/2025	271223	130.00
26-0225	01-B1019	BEN E. KEITH COMPANY	CONCESSION SUPPLIES	8/2025	67092258	2,873.93
26-0703	01-B1019	BEN E. KEITH COMPANY	CONCESSIONS SUPPLIES	8/2025	67111981	1,046.15
26-0703	01-B1019	BEN E. KEITH COMPANY	CONCESSIONS SUPPLIES	9/2025	67129114	1,329.59
26-0229	01-C0106	CINTAS CORPORATION NO. 2	JANITORIAL, PAPER, MISC	8/2025	4239420964	933.82
26-0232	01-F0144	405 TECHNOLOGY SOLUTIONS, LPOS SYSTEM FOR CONCESSION		7/2025	3102	1,511.34
26-0232	01-F0144	405 TECHNOLOGY SOLUTIONS, LPOS SYSTEM FOR CONCESSION		9/2025	3160	658.81
26-0235	01-H0165	HD SUPPLY, INC	JANITORIAL, PAPER & MISC	8/2025	879060119	230.91
26-0237	01-I1119	STEPHENSON WHOLESALE CO., IFOOD, BEVERAGE, CANDY & M		8/2025	8018535	2,963.05
26-0737	01-M0288	RAWLINGS SPORTING GOODS COMMAJOR WOOD TOURNAMENT		8/2025	2472417	487.82
26-0737	01-M0288	RAWLINGS SPORTING GOODS COMMAJOR WOOD TOURNAMENT		9/2025	2480636	752.40
26-0731	01-P0159	PASCHAL HOME SERVICES, LLC HVAC REPAIR		8/2025	782481598	1,252.48
26-0248	01-P0175	DRINK TEA HOLDCO, LLC	ICED TEA	8/2025	46	150.00
26-0248	01-P0175	DRINK TEA HOLDCO, LLC	ICED TEA	9/2025	49	125.00
26-0239	01-P0214	RONALD S KOLANDER	JOHNNY FREEZE CUPS	8/2025	52	1,057.50
26-0239	01-P0214	RONALD S KOLANDER	JOHNNY FREEZE CUPS	9/2025	53	510.00
26-0246	01-S0355	SUNSHINE SWEETS, LLC	DIP N DOTS	8/2025	I250808742	1,102.00
DEPARTMENT TOTAL:						21,139.35

FUND: 01 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 20 AQUATICS						
26-0759	01-S0062	DANE & ASSOCIATES ELECTRIC	OUTDOOR LIGHTING REPAIR	8/2025	8355	405.59
DEPARTMENT TOTAL:						405.59
DEPARTMENT: 21 FINANCE						
26-0300	01-00197	OKLAHOMA MUNICIPAL COURT	CLOMCCA WORKSHOPS	9/2025	202509154319	100.00
26-0351	01-Q0003	QUIK PRINT OF OKLAHOMA CITY	BUSINESS CARDS	9/2025	769858	59.70
DEPARTMENT TOTAL:						159.70
DEPARTMENT: 31 COMMUNITY DEVELOPMENT						
26-0183	01-C1101	CENTRAL OKLAHOMA STORMWATER	MEMBERSHIP DUES	7/2025	292	1,200.00
26-0797	01-R0143	LISA LINK	MOWING ABATEMENT	8/2025	420	1,525.00
26-0763	01-RF0149	TROPICAL FLAMINGO SHAVED	ICFOOD VENDOR PERMIT REFUND	9/2025	202509154320	25.00
DEPARTMENT TOTAL:						2,750.00
DEPARTMENT: 41 POLICE						
26-0402	01-A0084	BADGEPASS, INC	BADGEPASS LICENSE/MAINT	9/2025	INV130990	627.00
26-0403	01-B0090	LEEDS WEST INVESTMENT GROUP	OIL CHANGES	8/2025	036052-70314	608.06
26-0403	01-B0090	LEEDS WEST INVESTMENT GROUP	OIL CHANGES	9/2025	036052-70677	178.66
26-0478	01-D0175	RYAN TUCKER	HAIL DAMAGE REPAIRS	7/2025	0142	44,711.22
26-0418	01-F0078	DAIOHS USA, INC	ICE MACHINE RENTAL & SERV	8/2025	OK-582077	74.95
26-0418	01-F0078	DAIOHS USA, INC	ICE MACHINE RENTAL & SERV	9/2025	OK-675287	135.00
26-0608	01-H1012	L3HARRIS TECHNOLOGIES, INC.	RADIO ORDER	8/2025	93457965	14.00
26-0422	01-J1071	CRUSH ENTERPRISES LLC	FACILITY CLEANING	9/2025	INV224420	1,585.00
26-0423	01-M0170	DAVID L. MORRIS	MISC VEHICLE MAINTENANCE	8/2025	254-08292025	428.00
26-0423	01-M0170	DAVID L. MORRIS	MISC VEHICLE MAINTENANCE	9/2025	259-09052025	150.00
26-0749	01-M0234	MUSTANG TIMES, LLC	AD FOR VEHICLES	9/2025	MT619620	147.00
26-0430	01-T0029	WEST PUBLISHING CORPORATION	CLEAR INVESTIGATIVE TOOL	9/2025	852463034	259.44
26-0495	01-U0055	UNIFIRST HOLDINGS INC.	ENTRY MATS CLEANING	8/2025	2770270198	40.56
DEPARTMENT TOTAL:						48,958.89

FUND: 01 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 42 ANIMAL WELFARE						
26-0441	01-B0090	LEEDS WEST INVESTMENT GROUP	POIL CHANGES	8/2025	036052-70241	91.83
26-0450	01-H0182	HALO ANIMAL HOSPITAL	VETERINARY SERVICES	8/2025	446137	105.27
26-0450	01-H0182	HALO ANIMAL HOSPITAL	VETERINARY SERVICES	9/2025	446668	60.00
26-0444	01-J1071	CRUSH ENTERPRISES LLC	FACILITY CLEANING	9/2025	INV224418	395.00
26-0452	01-00273	OKLAHOMA HUMANE SOCIETY	SPAY & NEUTER SERVICES	8/2025	2325530	460.00
26-0452	01-00273	OKLAHOMA HUMANE SOCIETY	SPAY & NEUTER SERVICES	9/2025	2330359	215.00
26-0046	01-P0181	PLAN-IT FIRE, LLC	MONTHLY ALARM MONITORING	9/2025	20254141	242.00
DEPARTMENT TOTAL:						1,569.10
DEPARTMENT: 51 FIRE						
26-0392	01-A0110	ALL SEASON BUILDING SUPPLY	BUILDING REPAIR & MAINT	9/2025	418920	12.39
26-0735	01-A0151	JOSHUA A ABBOTT	PREVENTATIVE MAINTENANCE	9/2025	4207	2,649.50
26-0696	01-B1149	BANNER FIRE EQUIPMENT INC	E4 KUSSMAUL CHARGER	8/2025	1111-11395	1,343.81
26-0513	01-C1068	CDW LLC	GETAC-NOTEBOOK BATTERY	8/2025	AF4C26A	181.92
26-0635	01-E0097	EMERGENCY LIGHTING EQUIPMENT	REPAIR EOC INVERTER	8/2025	196818	1,350.00
26-0728	01-E1070	EASTERN FIRE EQUIPMENT	SERVVENT SAW PRE/AIR FILTERS	9/2025	INV3285991	89.12
26-0588	01-H0165	HD SUPPLY, INC	CLEANING SUPPLIES	8/2025	879940674	15.68
26-0391	01-00025	O'REILLY AUTOMOTIVE STORES,	VEHICLE REPAIR & MAINT	8/2025	0309-396867	91.96
26-0603	01-01112	TODD ANTHONY WARD	POLYGRAPH TESTING	9/2025	2025-22	250.00
26-0523	01-S0088	SPECIAL OPS UNIFORMS, INC	NEW FF CLASS A UNIFORM	9/2025	360124	245.07
26-0678	01-S0337	LEVI SETLIFF	UNIFY CONF PER DIEM	8/2025	202509154321	236.00
26-0371	01-U0055	UNIFIRST HOLDINGS INC.	SHOP TOWEL SERVICE	8/2025	2770270211	82.13
DEPARTMENT TOTAL:						6,547.58
FUND TOTAL:						188,532.12

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 41		POLICE - IMPOUND				
26-0649	01-B0078	JANA LEIGH BRENCE	CONFERENCE PER DIEM	9/2025	202509154314	177.00
26-0648	01-M0342	KATIE MATTHIS	CONFERENCE - PER DIEM	8/2025	202509154317	177.00
DEPARTMENT TOTAL:						354.00
FUND TOTAL:						354.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00		ADMINISTRATION				
26-0190	01-00034	OWENS SEPTIC SERVICE, LLC	PORT-A-POTTIES FOR WESTER	9/2025	36023136	210.00
DEPARTMENT TOTAL:						210.00
FUND TOTAL:						210.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 07		ADMINISTRATION				
26-0609	01-C1068	CDW LLC	LAPTOPS	8/2025	AF37Q5B	8,087.79
26-0627	01-C1068	CDW LLC	MICROSOFT LICENSE	8/2025	AF4X72V	3,254.10
26-0626	01-P0089	PROQUEST LP	ANCESTRY RENEWAL	8/2025	70900534	2,482.73
26-0700	01-T0048	TRANSPARENT LANGUAGE INC	UNIVERSAL CLASS	9/2025	36364	607.50
DEPARTMENT TOTAL:						14,432.12
FUND TOTAL:						14,432.12

FUND: 11 - PARK'S DONATION

SUMMARY REPORT

P.O. #	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00		ADMINISTRATION				
26-0505	01-02067	OKLAHOMA DEPARTMENT OF CORRADOPT A BENCH - PHILIPS			8/2025 123631	326.00
DEPARTMENT TOTAL:						326.00
FUND TOTAL:						326.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 14		ADMINISTRATION				
26-0007	01-S0085	SILVER STAR CONSTRUCTION COMAINTENANCE CAPS			7/2025 35667	27,628.34
DEPARTMENT TOTAL:						27,628.34
FUND TOTAL:						27,628.34

FUND: 39 - LIMITED PURPOSE

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 05 INFORMATION TECHNOLOGY						
26-0658	01-C1068	CDW LLC	IT WORKSTATION & LAPTOP	8/2025	AF4VK9R	3,525.30
DEPARTMENT TOTAL:						3,525.30
DEPARTMENT: 11 CITY MANAGER						
26-0659	01-C1068	CDW LLC	HR WORKSTATION	8/2025	AF4VX8K	1,680.59
26-0751	01-G0112	GRANICUS, LLC	PEAK AGENDA MGMT	7/2025	206540	17,564.39
DEPARTMENT TOTAL:						19,244.98
DEPARTMENT: 12 LIBRARY						
26-0755	01-B1155	MATTHEW BABIN	PAINTING INTERIOR-LIBRARY	9/2025	INV0734	790.00
26-0663	01-C1068	CDW LLC	LAPTOP & WORKSTATIONS	8/2025	AF4VW8P	10,069.43
DEPARTMENT TOTAL:						10,859.43
DEPARTMENT: 13 PARK AND RECREATION						
26-0662	01-C1068	CDW LLC	LAPTOP & WORKSTATIONS	8/2025	AF4V15C	3,982.23
DEPARTMENT TOTAL:						3,982.23
DEPARTMENT: 20 AQUATICS						
26-0766	01-S9983	SUNBELT POOLS, INC	AQUATIC CENTER - LIGHTS	9/2025	PSI016308	3,447.39
DEPARTMENT TOTAL:						3,447.39
DEPARTMENT: 21 FINANCE						
26-0660	01-C1068	CDW LLC	FINANCE WORKSTATION	8/2025	AF4VM3K	1,536.14
DEPARTMENT TOTAL:						1,536.14
DEPARTMENT: 31 COMMUNITY DEVELOPMENT						
26-0664	01-C1068	CDW LLC	COM DEV WORKSTATIONS	8/2025	AF4XP7U	3,893.08
26-0665	01-C1068	CDW LLC	COM DEV WORKSTATIONS	8/2025	AF6FP1H	97.90
DEPARTMENT TOTAL:						3,990.98

FUND: 39 - LIMITED PURPOSE

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 41 POLICE						
26-0530	01-C1068	CDW LLC	TOUGH TABLETS	8/2025	AF7B53Y	20,127.24
26-0666	01-C1068	CDW LLC	PD WORKSTATIONS	8/2025	AF4X47P	3,041.32
DEPARTMENT TOTAL:						23,168.56
DEPARTMENT: 42 ANIMAL WELFARE						
26-0530	01-C1068	CDW LLC	TOUGH TABLETS	8/2025	AF7B53Y	6,709.08
DEPARTMENT TOTAL:						6,709.08
DEPARTMENT: 51 FIRE						
26-0661	01-C1068	CDW LLC	FIRE WORKSTATIONS	8/2025	AF4VY9J	3,233.80
DEPARTMENT TOTAL:						3,233.80
DEPARTMENT: 72 WATER						
26-0164	01-C1197	CORE & MAIN LP	PARTS FOR WATER LINES	9/2025	CNV1000011877	150.00
26-0281	01-L0052	LOCKE SUPPLY CO	PARTS FOR WATER LINES	9/2025	56409266-00	41.15
26-0345	01-P0049	PIONEER SUPPLY, LLC	PARTS FOR WATER LINES	8/2025	INV86102	1,388.40
DEPARTMENT TOTAL:						1,579.55
FUND TOTAL:						81,277.44

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 01 CITY ATTORNEY						
26-0021	01-H0045	RALPH STEVEN HUDDLESTON	JUDGE	10/2025	202510014447	1,900.00
26-0715	01-M0343	JON MILLER	IMLA CONFERENCE PER DIEM	8/2025	202510014449	295.00
26-0020	01-00042	MICHEAL S. OGLESBY	CITY PROSECUTOR	10/2025	202510014450	864.00
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	10/2025	202510014452	34.00
DEPARTMENT TOTAL:						3,093.00
DEPARTMENT: 05 INFORMATION TECHNOLOGY						
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	10/2025	202510014452	25.00
DEPARTMENT TOTAL:						25.00
DEPARTMENT: 11 CITY MANAGER						
26-0680	01-B0186	JUSTIN BATTLES	TUITION REIMBURSEMENT	8/2025	202510014418	700.00
26-0854	01-B0186	JUSTIN BATTLES	ICMA CONFERENCE PER DIEM	9/2025	202510014417	354.00
26-0266	01-G0133	DALLAS-FORT WORTH HOSPITAL	BACKGROUND CHECKS	8/2025	00110067	20.35
26-0270	01-H0167	HEALTH CARE SERVICE CORPORACOBRA	INSURANCE ADMIN FEE	8/2025	240832AUG2025	150.00
26-0856	01-H0196	JESSICA HUNT	ICMA CONFERENCE PER DIEM	9/2025	202510014431	354.00
26-0275	01-J1071	CRUSH ENTERPRISES LLC	CLEANING SERVICES	10/2025	INV238647	880.00
26-0118	01-P0216	PAYCOR, INC.	PAYCOR SOFTWARE SUPPORT	9/2025	INV00073195	639.00
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	10/2025	202510014452	83.00
26-0855	01-R0132	TIM ROONEY	ICMA CONFERENCE PER DIEM	9/2025	202510014437	354.00
DEPARTMENT TOTAL:						3,534.35
DEPARTMENT: 12 LIBRARY						
26-0095	01-B1023	BTAC UNITED ACQUISITION HOLBOOKS		9/2025	5019654003	47.46
26-0087	01-C1068	CDW LLC	INK	9/2025	AF8XQ1I	283.29
26-0088	01-I0023	INGRAM LIBRARY SERVICES LLCBOOKS - JUVENILE		9/2025	90442105	291.59
26-0089	01-I0023	INGRAM LIBRARY SERVICES LLCBOOKS - YA		9/2025	90442106	108.90
26-0096	01-M0263	MIDWEST TAPE, LLC	AUDIO/VIDEO	9/2025	507719111	39.19
26-0097	01-M0263	MIDWEST TAPE, LLC	AUDIO/VIDEO - YA	9/2025	507733753	405.70
26-0098	01-M0263	MIDWEST TAPE, LLC	AUDIO/VIDEO - JUVENILE	9/2025	507733755	393.73
26-0808	01-M0332	ANNE CONAWAY-CAMPBELL MORAL	OCTOBER PROGRAM	9/2025	202510014435	40.00
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	10/2025	202510014452	4.00
26-0809	01-S1023	CRESHIA STARK	OCT BILINGUAL STORYTIME	9/2025	202510014439	60.00
DEPARTMENT TOTAL:						1,673.86

FUND: 01 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 13		PARKS AND RECREATION				
26-0201	01-C0106	CINTAS CORPORATION NO. 2	JANITORIAL SUPPLIES	9/2025	4244612362	124.07
26-0196	01-00211	JONATHAN GRIDER	REPAIRS	9/2025	7817	1,003.95
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	10/2025	202510014452	133.00
26-0821	01-RF0152	BRITTINI SNOWDEN	ROOM RENTAL REFUND	9/2025	91092485CR	90.00
26-0030	01-V0050	VERIZON COMMUNICATIONS INC.	HOT SPOTS	9/2025	6124135934A	136.75
DEPARTMENT TOTAL:						1,487.77
DEPARTMENT: 15		GENERAL GOVERNMENT				
26-0398	01-A0065	ACTION SAFETY SUPPLY CO.,	LBARRICADES - WESTERN DAYS	9/2025	00283992	6,360.00
26-0037	01-A1000	ATWOOD DISTRIBUTING L.P.	ATWOODS SALES TAX	10/2025	202510014441	13,371.50
26-0326	01-C0025	CANADIAN COUNTY ELECTION	BOPRE-ELECTION & ELECTION	9/2025	202509304413	4,810.89
26-0038	01-K0127	KG SC HOLDINGS, LLC	HOMELAND SALES TAX REBATE	10/2025	202510014448	5,000.00
26-0354	01-S0306	SETH B SHAY	PEST CONTROL SERVICES	9/2025	2380	760.00
DEPARTMENT TOTAL:						30,302.39
DEPARTMENT: 18		TOWN CENTER				
26-0201	01-C0106	CINTAS CORPORATION NO. 2	JANITORIAL SUPPLIES	9/2025	4244612362	1,833.83
26-0207	01-C2231	CORY'S AUDIO VISUAL SERVICE	A/V SYSTEM REPAIRS	9/2025	16332	340.07
26-0203	01-H0165	HD SUPPLY, INC	JANITORIAL SUPPLIES	9/2025	894951730	351.90
26-0199	01-J1071	CRUSH ENTERPRISES LLC	TOWN CENTER CLEANING	10/2025	INV238649	3,595.00
26-0832	01-00211	JONATHAN GRIDER	ELLIPTICAL REPAIRS	9/2025	7831	2,734.82
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	10/2025	202510014452	17.00
26-0767	01-S2221	S&T ELECTRIC LLC	ELECTRICAL REPAIRS	9/2025	1894	610.00
26-0216	01-W0139	WEATHERMAN MECHANICAL, INC	FALL PM	9/2025	S-A26346	200.00
DEPARTMENT TOTAL:						9,682.62
DEPARTMENT: 19		BALL COMPLEX				
26-0703	01-B1019	BEN E. KEITH COMPANY	CONCESSIONS SUPPLIES	9/2025	67156572	6,391.93
26-0805	01-B1019	BEN E. KEITH COMPANY	CONCESSIONS SUPPLIES	9/2025	67154498	2,146.61
26-0229	01-C0106	CINTAS CORPORATION NO. 2	JANITORIAL, PAPER, MISC	9/2025	4244612268	613.26
26-0637	01-G1016	GREG BRYANT ENTERPRISES	INCSCOREBOARD REPAIRS	9/2025	22063A	1,675.00
26-0801	01-G1016	GREG BRYANT ENTERPRISES	INCSCOREBOARD REPAIRS	9/2025	22063	738.90
26-0237	01-I1119	STEPHENSON WHOLESALE CO.,	IFOOD, BEVERAGE, CANDY & M	9/2025	8033857	1,195.99
26-0242	01-P0144	PEPSICO BEVERAGE SALES, LLC	BEVERAGES & FOUNTAIN SUPP	9/2025	27672005	1,447.89
26-0702	01-P0144	PEPSICO BEVERAGE SALES, LLC	CONCESSIONS SUPPLIES	9/2025	11462403	5,614.13
26-0248	01-P0175	DRINK TEA HOLDCO, LLC	ICED TEA	9/2025	52	350.00
26-0239	01-P0214	RONALD S KOLANDER	JOHNNY FREEZE CUPS	9/2025	54	875.00
26-0768	01-Q0013	QUICKSCORES LLC	SCHEDULING SOFTWARE	9/2025	252125	140.00
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	10/2025	202510014452	58.00
26-0782	01-S0265	SIMPLOT AB RETAIL INC	FIELD MAINT SUPPLIES	9/2025	218086744	543.20
DEPARTMENT TOTAL:						21,789.91

FUND: 01 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 20 AQUATICS						
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	10/2025	202510014452	17.00
DEPARTMENT TOTAL:						17.00
DEPARTMENT: 21 FINANCE						
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	10/2025	202510014452	42.00
DEPARTMENT TOTAL:						42.00
DEPARTMENT: 31 COMMUNITY DEVELOPMENT						
26-0173	01-M0234	MUSTANG TIMES, LLC	LEGAL PUBLICATION	9/2025	MT619684	65.10
26-0178	01-P0187	MARC PETERSON	MOWING ABATEMENT	9/2025	912	1,550.00
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	10/2025	202510014452	58.00
26-0797	01-R0143	LISA LINK	MOWING ABATEMENT	9/2025	427	525.00
26-0783	01-RF0151	ONE SIP OF SUNSHINE	FOOD VENDOR PERMIT REFUND	9/2025	202510014438	27.50
26-0043	01-V0050	VERIZON COMMUNICATIONS INC.	CELL PHONE SERVICE	9/2025	6124135934B	187.32
DEPARTMENT TOTAL:						2,412.92
DEPARTMENT: 41 POLICE						
26-0400	01-A0039	ASC INCORPORATED	MISC. VEHICLE PARTS	8/2025	213573	283.02
26-0408	01-C0107	CIRCA, INC.	SERVICE CONTRACT RENEWAL	9/2025	INV-22974	6,760.00
26-0410	01-C0162	CLIFFORD POWER SYSTEMS, INC.	ANNUAL MAINT RENEWAL	9/2025	PMA-0142139	1,190.00
26-0779	01-C1068	CDW LLC	DVD DUPLICATOR	9/2025	AF81B7W	208.27
26-0422	01-J1071	CRUSH ENTERPRISES LLC	FACILITY CLEANING	10/2025	INV238648	1,585.00
26-0610	01-M0115	MTM RECOGNITION CORPORATION	BADGE ORDER	9/2025	6258117	255.00
26-0423	01-M0170	DAVID L. MORRIS	MISC VEHICLE MAINTENANCE	9/2025	255-09092025	30.00
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	10/2025	202510014452	808.00
26-0432	01-T1055	BRANDONS TOWN PLAZA CLEANER	UNIFORM CLEANING	7/2025	202510014416	359.75
26-0008	01-T1084	T-MOBILE USA INC.	WIRELESS DATA/CELL PHONES	9/2025	SEP212025PDA	569.91
26-0495	01-U0055	UNIFIRST HOLDINGS INC.	ENTRY MATS CLEANING	9/2025	2770276777	81.12
26-0395	01-W0167	DYLAN WILSON	TUITION REIMBURSEMENT	9/2025	202510014440	850.00
DEPARTMENT TOTAL:						12,980.07

FUND: 01 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 42		ANIMAL WELFARE				
26-0443	01-D0090	STATE OF OK - DEPT OF PUBLIOLETS	USER FEES	9/2025	LET-020248A	18.00
26-0450	01-H0182	HALO ANIMAL HOSPITAL	VETERINARY SERVICES	9/2025	447487	137.84
26-0444	01-J1071	CRUSH ENTERPRISES LLC	FACILITY CLEANING	10/2025	INV238646	395.00
26-0454	01-M0340	MWI VETERINARY SUPPLY CO	MEDICATIONS/VACCINATIONS	9/2025	63421472	98.15
26-0727	01-00104	ORION SECURITY SOLUTIONS,	LCCTV SYSTEM SERVICE	9/2025	54257	100.00
26-0452	01-00273	OKLAHOMA HUMANE SOCIETY	SPAY & NEUTER SERVICES	9/2025	2336712	475.00
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	10/2025	202510014452	25.00
26-0493	01-S0206	STOLZ TELECOM, LLC	SAFETY LIGHTS-ACO VEHICLE	9/2025	INV-005728	2,014.52
26-0009	01-T1084	T-MOBILE USA INC.	WIRELESS DATA/CELL PHONES	9/2025	SEP212025PD	145.89
DEPARTMENT TOTAL:						3,409.40
DEPARTMENT: 44		SUPPORT SERVICES				
26-0676	01-M0284	SHANNA MITCHELL	TUITION REIMBURSEMENT	9/2025	202509304414	700.00
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	10/2025	202510014452	81.00
DEPARTMENT TOTAL:						781.00
DEPARTMENT: 51		FIRE				
26-0815	01-A0198	RE-MAN SHACK INC IV	BATTERY BACKUP WATERTOWER	9/2025	124382	779.98
26-0602	01-A0301	ALLAN L. DUPUIS	PSYCHOLOGICAL TESTING	9/2025	6332	140.00
26-0752	01-B0137	BOUND TREE MEDICAL LLC	BOUND TREE MEDICAL	9/2025	85911629	2,612.08
26-0679	01-C1031	CUSTOM IDENTIFICATION	PRODUPAS TAGS & LOCKER TAGS	9/2025	419197	53.65
26-0525	01-H1004	YOUR HEALTH LLC	PENSION PHYSICAL - NEW FF	9/2025	1250	500.00
26-0621	01-H1012	L3HARRIS TECHNOLOGIES, INC.	EARPHONE, SPEAKER MIC	9/2025	93458939	331.50
26-0391	01-00025	O'REILLY AUTOMOTIVE STORES,	VEHICLE REPAIR & MAINT	9/2025	0309-399569	16.40
26-0006	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	10/2025	202510014452	750.00
26-0515	01-S1015	S&S TEXTILES, INC	NEW FF DUTY UNIFORM	9/2025	7614	176.92
DEPARTMENT TOTAL:						5,360.53
FUND TOTAL:						96,591.82

FUND: 05 - PARK IMPROVEMENT

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00		ADMINISTRATION				
26-0007	01-S0085	SILVER STAR CONSTRUCTION	COMAINTENANCE CAPS	8/2025	35781	166.25
26-0810	01-S2221	S&T ELECTRIC LLC	LIGHTS @ LARGE PAVILLION	9/2025	1884	1,300.00
DEPARTMENT TOTAL:						1,466.25
FUND TOTAL:						1,466.25

FUND: 08 - PD TRAFFIC ENFORCEMENT

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 41		POLICE ENFORCEMENT				
26-0415	01-D0090	STATE OF OK - DEPT OF PUBLIOLETS ACCESS FEES			9/2025 LET-020248	755.00
DEPARTMENT TOTAL:						755.00
FUND TOTAL:						755.00

FUND: 11 - PARK'S DONATION

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00 ADMINISTRATION						
26-0563	01-02067	OKLAHOMA DEPARTMENT OF CORRADOPT A BENCH - VOKOUN		9/2025	124082A	403.00
26-0564	01-02067	OKLAHOMA DEPARTMENT OF CORRADOPT A BENCH - LAPUZZA		9/2025	124082	403.00
DEPARTMENT TOTAL:						806.00
FUND TOTAL:						806.00

FUND: 13 - POLICE TECHNOLOGY FEES

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 41		POLICE TECHNOLOGY				
26-0008	01-T1084	T-MOBILE USA INC.	WIRELESS DATA/CELL PHONES	9/2025	SEP212025PDA	834.21
26-0802	01-Z0014	CENTRALSQUARE TECHNOLOGIES,CAD/RMS SOFTWARE SUPPORT		8/2025	444533-A	59,611.76
DEPARTMENT TOTAL:						60,445.97
FUND TOTAL:						60,445.97

FUND: 14 - STREET/DRAINAGE IMP

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 14		ADMINISTRATION				
26-0007	01-S0085	SILVER STAR CONSTRUCTION COMAINTENANCE CAPS		8/2025	35781	25,626.16
DEPARTMENT TOTAL:						25,626.16
FUND TOTAL:						25,626.16

FUND: 16 - POLICE NARCOTICS ENFORCEM

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 41		POLICE NARCOTICS ENFORCE				
26-0562	01-S0206	STOLZ TELECOM, LLC	K-9 CARGO STORAGE BOX	9/2025	INV-005729	2,827.20
DEPARTMENT TOTAL:						2,827.20
FUND TOTAL:						2,827.20

FUND: 39 - LIMITED PURPOSE

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 01 CITY ATTORNEY						
26-0656	01-T0029	WEST PUBLISHING CORPORATION	WESTLAW SUBSCRIPTION	9/2025	852492565	372.60
DEPARTMENT TOTAL:						372.60
DEPARTMENT: 05 INFORMATION TECHNOLOGY						
26-0772	01-C1068	CDW LLC	LABEL MAKER & TAPE	9/2025	AF9HJ4E	177.63
26-0773	01-C1068	CDW LLC	SOPHOS XSTREAM PROTECTION	9/2025	AF8719G	2,422.02
DEPARTMENT TOTAL:						2,599.65
DEPARTMENT: 13 PARK AND RECREATION						
26-0612	01-C0337	CISCO-EAGLE, INC.	ALL STORAGE BARN	9/2025	IN1270436R	17,541.04
26-0651	01-I0049	INSANE IMPACT	LED TRAILER	9/2025	INV1455	107,619.00
DEPARTMENT TOTAL:						125,160.04
DEPARTMENT: 15 GENERAL GOVERNMENT						
26-0543	01-M0193	METRO SIGN CORPORATION	REFURBISH/UPDATE SIGN	9/2025	11485FINAL	1,895.00
DEPARTMENT TOTAL:						1,895.00
DEPARTMENT: 42 ANIMAL WELFARE						
26-0565	01-J1064	JOE COOPER CD JR OF YUKON,	2025 CHEVY SILVERADO	9/2025	ZC157493	45,268.00
DEPARTMENT TOTAL:						45,268.00
DEPARTMENT: 61 STREETS						
26-0762	01-T0193	TITAN BUILDING SPECIALIST	LEQUIPMENT SHED PUB WORKS	9/2025	2008	44,930.00
DEPARTMENT TOTAL:						44,930.00
DEPARTMENT: 72 WATER						
26-0281	01-L0052	LOCKE SUPPLY CO	PARTS FOR WATER LINES	9/2025	56439246-00	516.83
26-0281	01-L0052	LOCKE SUPPLY CO	PARTS FOR WATER LINES	10/2025	56495577-00CR	15.28-
26-0345	01-P0049	PIIONEER SUPPLY, LLC	PARTS FOR WATER LINES	9/2025	INV87479	15,977.04
DEPARTMENT TOTAL:						16,478.59
FUND TOTAL:						236,703.88

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00		ADMINISTRATION				
26-0271	01-H0174	HEALTHSMART BENEFIT SOLUTIONWORKERS COMP SERVICE FEES		9/2025	405282	250.00
26-0851	01-H1074	HPI PHYSICIANS, LLC	WC-2024-07	9/2025	202510014432	1,212.91
26-0849	01-M0267	MEDICAL CLAIMS REVIEW SERVIWC-2025-03 & WC-2024-07		9/2025	202510014434	81.88
26-0850	01-M1237	MCBRIDE CLINIC ORTHOPEDIC HWC-2025-03		9/2025	202510014436	471.86
DEPARTMENT TOTAL:						2,016.65
FUND TOTAL:						2,016.65

OCT 2025 VISA

<u>DEPT</u>		
<u>501</u>	ATTORNEY	\$ 500.00
511	CITY MANAGER	\$ 600.00
512	LIBRARY	\$ 6,000.00
513	PARKS & RECREATION	\$ 15,000.00
515	GENERAL GOVERNMENT	\$ 1,500.00
518	TOWN CENTER	\$ 1,000.00
520	AQUATICS	\$ 8,000.00
521	FINANCE	\$ 500.00
531	COMM. DEV.	\$ 800.00
541	POLICE	\$ 10,000.00
551	FIRE	\$ 6,000.00
TOTAL		\$ 49,900.00

The City Manager has the authority to approve all claim's up to \$50,000 per Ordinance #1153.



Mustang City Council Agenda Item Report

Meeting Date: October 7, 2025

Submitted by: Julie Slupe

Submitting Department: Library

Item Type: Approval

Agenda Section: CONSENT AGENDA

Subject Title:

Approval to Turn Past Due Library Accounts over to Collection Agency.

Recommendation:

Approve.

Initiator:

Julie Slupe

Background:

Past Due Accounts for September 2025.

Financial Impact:

\$2,068.47

Staff Comments:

Attachments:

[September 2025 Collections Agency City Council Copy.pdf](#)

NAME/RESPONSIBLE PARTY	CITY, STATE, ZIP	BOOK BALANCE
AMBER DAWN WHITE	BLANCHARD, OK. 73064	\$60.99
TERRENCE L WATKINS	OKLAHOMA CITY, OK. 73179	\$66.98
BRITTANY R LANDER	MUSTANG, OK. 73064	\$50.97
O'MANI MARIE LUGO	YUKON, OK. 73099	\$279.36
NATASHA LAYLA GOMEZ	YUKON, OK. 73099	\$69.93
DENISSE L VALTIERRA-ZAMORA	MUSTANG, OK. 73064	\$87.87
ORIANNA MCDANIEL	MUSTANG, OK. 73064	\$53.96
JONATHAN BAILEY	MUSTANG, OK. 73064	\$103.92
ALYSSA TARPLEY	TUTTLE, OK. 73089	\$194.00
ALYSSA TARPLEY	TUTTLE, OK. 73090	\$64.98
ALYSSA TARPLEY	TUTTLE, OK. 73091	\$71.24
ALYSSA TARPLEY	TUTTLE, OK. 73092	\$119.37
JESSICA LYNN GIBLET	YUKON, OK. 73099	\$66.94
DESTINY RENAE COOPER	BLANCHARD, OK. 73010	\$109.63
REBECCA LOZOYA	YUKON, OK. 73099	\$85.28
REBECCA LOZOYA	YUKON, OK. 73099	\$56.92
REBECCA LOZOYA	YUKON, OK. 73099	\$76.95
ASHLEY BRIANA MILLER	YUKON, OK. 73100	\$100.92
ASHLEY BRIANA MILLER	YUKON, OK. 73101	\$28.98
ASHLEY BRIANA MILLER	YUKON, OK. 73102	\$12.99
KARLI CHANTAY SOLTERO	OKLAHOMA CITY, OK. 73119	\$106.91
PHILLIP RAY HUMPHREY	YUKON, OK. 73099	\$33.98
PHILLIP RAY HUMPHREY	YUKON, OK. 73099	\$34.98
LAUREN CHAMBERS	YUKON, OK. 73099	\$34.50
LAUREN CHAMBERS	YUKON, OK. 73100	\$67.97
LAUREN CHAMBERS	YUKON, OK. 73101	\$27.95
	TOTAL FOR INDIVIDUALS	\$1,057.46
	TOTAL FOR FAMILY GROUP	\$1,011.01
	OVERALL TOTAL	\$2,068.47



Mustang City Council Agenda Item Report

Meeting Date: October 7, 2025

Submitted by: Ryan Connor

Submitting Department: Community Development

Item Type: Approval

Agenda Section: CONSENT AGENDA

Subject Title:

Approval of Schedule Change for the November Planning Commission Meeting Date from Tuesday, November 11th, 2025 to Monday, November 10th, 2025.

Recommendation:

Initiator:

Ryan Conner, Community Development Director

Background:

The regularly scheduled November 2025 Planning Commission meeting date was inadvertently scheduled on the Veteran's Day Holiday - Tuesday, November 11th - when the 2025 Meeting Calendar was approved by City Council last year. Staff recommends changing this meeting date to the day prior, Monday November 10th, 2025.

Financial Impact:

0

Staff Comments:

Staff recommends approval.

Attachments:



Mustang City Council Agenda Item Report

Meeting Date: October 7, 2025

Submitted by: Justin Battles

Submitting Department: Managerial Department

Item Type: Approval

Agenda Section: DISCUSSION ITEMS

Subject Title:

Approval of an Inter-Governmental Agreement for a Regional Household Hazardous Waste Collection and Management Project between the City of Mustang and The City of Oklahoma City.

Recommendation:

Initiator:

Background:

The City of Mustangs contractor, OEMA, currently operates a hazardous waste collection. The collection is conducted every Saturday from 9:00 am until 1:00 pm. The current collection excludes certain items, such as gasoline disposal. The City of Oklahoma City operates a hazardous Waste Collection Center that allows for some items our current contractor is unable to take. Several other cities around the metro currently utilize the intergovernmental agreement to provide citizens with a designated location to dispose of hazardous items.

Financial Impact:

Staff Comments:

Attachments:

[Household Hazardous Waste Project.pdf](#)

**An Inter-Governmental Agreement for a Regional
Household Hazardous Waste
Collection, and Management Project (the Project)**

THIS AGREEMENT, made and entered into this the _____ day of _____, 20____, by, between and among _____ (hereinafter referred to as "Participant" or "Participants") and The City of Oklahoma City (hereinafter referred to as "Oklahoma City").

WITNESSETH:

WHEREAS, the parties, referenced above, with The City of Oklahoma City acting as Lead Party, have resolved to enter into this Agreement to define the participation and expectations of each party and to coordinate the collection and management of household hazardous waste (HHW) and the implementation of a joint program; and

WHEREAS, the EPA Clean Water Act of 1987 requires the establishment of Hazardous Waste Collection and Disposal Programs for MS4 permits; and

WHEREAS, hazardous household waste is "a waste which would be chemically or physically classified as a hazardous waste but is excluded from regulation as a hazardous waste pursuant to the regulations of the Environment Protect Agency because it is generated by a household;" such HHW consisting of numerous products common to the average household, such as pesticides, paints, polishes, cleaners, and automotive supplies; and

WHEREAS, each party to this Agreement has independently researched the possible benefits and obligations of participating in and coordinate activities under the Project; and

WHEREAS, each party has determined that a regional cooperative HHW Education, Collection and Management Project will provide increased convenience/participation and possibly result in a lower cost per participant and cost savings to all parties; and

NOW, THEREFORE, in consideration of the mutual goals and covenants contained herein, and the mutual benefits to result therefrom, the parties agree as follows,

1. The purpose of this Agreement is to establish a Regional HHW Collection and Management Project to affect cost savings, increase public convenience and participation, and educate the public about the proper management of HHW.

2. The term of this Agreement shall commence upon its effective date and conclude June 30, _____ (which term shall be referred to as the "Initial Term" or the "Demonstration Period").

3. Each Participant shall have the right to terminate its participation under this Agreement at any time during the term of the Agreement for any reason, including, but not limited to, its own convenience. If any Participant under this Agreement elects to withdraw

or terminate its participation under the Agreement prior to June 30, _____, the withdrawing Party shall give Oklahoma City thirty (30) days prior written notice of the termination. Any Participant withdrawing from this Agreement must meet all financial commitments and other obligations up to the point of the termination or withdrawal. Withdrawal or termination shall not be effective until all financial commitments and other obligations shall be satisfied.

4. Each Participant may independently renew this Agreement beyond the Initial Term upon mutual agreement of Oklahoma City and the renewing Participant. Request for renewal shall be in the form of a letter from the authorized representative of the Participant must be received in July and may be accepted by the City Public Works Director on behalf of Oklahoma City. Each such renewal shall be for one fiscal year, July 1 to the following June 30. Provided however that no Participant in arrears in payment of charges for services render pursuant to this Agreement shall be permitted to renew this Agreement.

5. The City of Oklahoma City agrees to accept HHW from residents of Participant, with the understanding that The City of Oklahoma will maintain an accounting of these cross-jurisdictional amounts and reimbursement for their management. The residents will be required to comply with ordinances and policies for the disposition of HHW established by Oklahoma City, as may be amended from time to time.

6. The City of Oklahoma City, will bill each Participant (the city or county from which a participating **resident** has originated as such proof of residency is presented to Oklahoma City) separately after each collection occurrence and the participating Party will reimburse Oklahoma City in accordance with the terms of this Agreement. The Participant hereby agrees to establish and/or encumber funding for this Agreement and the services to be provided, and to timely pay for services provided. The Participant agrees that Oklahoma City may but is not required to inquire or investigate the residency of any person dropping off HHW beyond the address on the resident's driver's license.

7. **Billings are considered due forty-five (45) calendar days after issuance of billing. If payment is not received by the due date a ten (10%) percent late fee will be assessed to the Participant and service to residents of any delinquent Participants will be subject to termination ninety (90) calendar days after the bill issuance date.**

8. Oklahoma City shall assess a rate (based on national surveys) per equivalent rate unit (ERU) of fifteen (15) gallons per household. The fee structure per each resident per arrival or entry shall be evaluated by the following scale:

≤ 7.5 gallons	.5 ERU	\$ 39.50
> 7.5 gallons to 15 gallons	1.0 ERU	\$ 79.00
> 15 gallons to 22.5 gallons	1.5 ERU	\$118.50
> 22.5 gallons	2.0 ERU	\$158.00

**[Note:] Minimum charge per vehicle per arrival = .5 ERU
Maximum charge per vehicle per arrival = 2.0 ERU**

9. Pursuant to the permit issued by the Oklahoma Department of Environmental Quality, Oklahoma City is prohibited from taking any waste other than products expressly produced for home use. No commercial products will be accepted. No products from

commercial business or institutions will be accepted. No products from commercial vehicles shall be accepted.

10. This Agreement shall be deemed effective and legally binding upon execution by each of the parties hereto.

11. This Agreement may be amended upon the mutual agreement of the parties or their authorized representatives.

12. All notices required to be given hereunder, shall be in writing and shall be: delivered in person (and a confirming copy sent by first class mail); or shall be mailed by registered mail; or delivered by facsimile with a return receipt showing delivery (and a confirming copy sent by first class mail), to the following addresses:

- (a) Notices to Oklahoma City:
City Clerk
The City of Oklahoma City
200 North Walker Avenue, 2nd Floor
Oklahoma City, Oklahoma 73102

and

Public Works Department
Storm Water Quality Manager
3738 SW 15th St, Bldg #2
Oklahoma City, Oklahoma 73108

- (b) Notices to the Participant:

The parties may hereafter designate, in writing and as provided herein, other or different persons or addresses for receipt of notice.

13. When any word in this Agreement is used in the singular number, it shall include the plural and the plural, the singular, except where contrary intention plainly appears. When any word is used in the masculine, it shall include the feminine, and the feminine, the masculine, except where a contrary intention plainly appears.

14. The parties hereto, acting under authority of their respective governing bodies, have caused this Agreement to be executed in multiple counterparts, each of which shall constitute an original.

15. The parties hereto agree that it is not their intent to create any rights or benefits to any third parties and that no third party beneficiaries shall be created or shall be deemed to be created by this Agreement.

16. The parties hereto agree to abide by the applicable and constitutionally valid laws of the State of Oklahoma and the United States of America. The parties further agree that any action to enforce the provisions of this Agreement or any dispute over the

interpretation of this Agreement shall be resolved and in a court of competent jurisdiction in Oklahoma County, Oklahoma.

17. This is the complete Agreement between the parties and no statements, representations or discussions not set forth herein shall be binding upon the parties and no party is or shall be bound by any statement or representation that does not conform with this document. No agent or any party to this Agreement has authority to alter, modify or change this Agreement except as expressly provided herein. This Agreement shall be read as a whole and shall not be interpreted either for or against any party. This Agreement may only be amended in writing as approved and executed by all parties hereto.

18. Time shall be deemed to be of the essence of this Agreement.

19. A breach of any provision of this Agreement shall be deemed to be a breach of the entire Agreement provided however the breaching party or parties shall be given thirty (30) days notice as provided herein during which to cure any breach prior to the termination of this Agreement. Provided however, the failure of any party hereto to provide notice of a breach of this Agreement shall not be deemed a waiver of that breach or any subsequent breach of a similar or different kind or nature.

20. A determination that any provision or application of any provision of this Agreement to any party is prohibited or contrary to law shall be limited to the specific language and/or party so construed, and shall not effect the validity of the remaining provisions of the Agreement or its binding effect on any other party or parties.

THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK.

Approved and executed by _____ this ____ day of _____,
(Participant)
20____.

(Participant)

ATTEST: (Seal)

Mayor

Clerk

Approved and executed by The City of Oklahoma City this ____ day of _____,
20____.

THE CITY OF OKLAHOMA CITY

ATTEST: (Seal)

Mayor

City Clerk

REVIEWED for form and legality.

Assistant Municipal Counselor



Mustang City Council Agenda Item Report

Meeting Date: October 7, 2025

Submitted by: Mike Wallace

Submitting Department: Police Department

Item Type: Resolution

Agenda Section: DISCUSSION ITEMS

Subject Title:

Consideration of (A) Resolution No.26-008 Resolution of the City of Mustang, Oklahoma, approving an agreement for sale between The City of Mustang and the Cleveland County Sheriff's Office, for the sale of a surplus police vehicle and Authorizing and Directing the City Manager to Execute Documents to Complete the Transfer, and Providing for Severability; and (B) an Agreement for Sale of a Surplus Police Vehicle to the Cleveland County Sheriff's Office.

Recommendation:

Approve

Initiator:

Mike Wallace

Background:

The Police Department has 1 surplus vehicle that is no longer used. The Cleveland County Sheriff's Office has shown interest to purchase the following vehicle for \$45,000. The vehicle is; Unit 256 2023 Chevrolet Tahoe 1GNSCLED4PR266213 \$45,000.

Financial Impact:

\$45,000

Staff Comments:

Staff recommends approval

Attachments:

[Agreement Cleveland County 256.pdf](#)

[Res 26-008 Approving Sale of Police Vehicle - Cleveland County Oct 2025.pdf](#)

**AGREEMENT FOR SALE BETWEEN
THE CITY OF MUSTANG AND THE CLEVELAND COUNTY SHERIFF'S OFFICE**

This Agreement for Sale ("Agreement") is entered into this 7th day of October, 2025, by and between the City of Mustang, a municipal corporation (hereinafter, "Mustang") and the Cleveland County Sheriff's Office (hereinafter, "Cleveland County"), pursuant to the Interlocal Cooperation Act, 74 Okla. Stat. § 1001, *et seq.*

WHEREAS, the parties hereto are "public agencies" as defined in the Interlocal Cooperation Act set forth in Title 74, § 1001, *et. seq.*, the Oklahoma Statutes; and

WHEREAS, the parties desire to enter into this Agreement to facilitate the sale by Mustang of one used police vehicle to Cleveland County in order to enhance the ability of the Cleveland County Sheriff's Office to provide protective services to the public and to thereby cooperatively increase the public safety of citizens in the City of Mustang and in Cleveland County.

NOW, THEREFORE, for and in consideration of the covenants set forth herein, it is hereby agreed by and between the parties that:

1. The City of Mustang hereby sells and transfers to Cleveland county the following surplus police vehicle, for the price set forth beside the vehicle, and shall deliver Oklahoma Certificate of Title to Cleveland County for the vehicle:

<u>Unit No.</u>	<u>Year</u>	<u>Make and Model</u>	<u>VIN</u>	<u>Price</u>
256	2023	Chevrolet Tahoe	1GNSCLED4PR266213	\$45,000

(the "Vehicle").

2. Cleveland County accepts delivery of the Vehicle, and acknowledges and agrees that the Vehicle is accepted in an "as is" condition, with all faults, and that the transfer of the Vehicle from the City of Mustang to Cleveland County is made without express or implied warranty of any kind on the Vehicle, other than that the City of Mustang warrants that it has good title to the Vehicle, free and clear of any encumbrances.

IN WITNESS WHEREOF, we, the contracting parties, by our duly authorized agents, hereto affix our signature and seals on the dates set forth below:

[Remainder of page intentionally left blank.]

Executed this ____ day of October, 2025.

THE CITY OF MUSTANG, OKLAHOMA

By _____
Timothy Rooney, City Manager

Executed this ____ day of October, 2025.

CLEVELAND COUNTY SHERIFF'S OFFICE

By _____
Title: _____

RESOLUTION NO. 26-008

**A RESOLUTION OF THE CITY OF MUSTANG, OKLAHOMA,
APPROVING AN AGREEMENT FOR SALE BETWEEN THE CITY OF
MUSTANG AND THE CLEVELAND COUNTY SHERIFF'S OFFICE, FOR
THE SALE OF A SURPLUS POLICE VEHICLE AND AUTHORIZING AND
DIRECTING THE CITY MANAGER TO EXECUTE DOCUMENTS TO
COMPLETE THE TRANSFER; AND PROVIDING FOR SEVERABILITY.**

WHEREAS, by Ordinance No. 1328 approved September 2, 2025, the City of Mustang, Oklahoma, declared as surplus a used police vehicle described as follows:

<u>Unit No.</u>	<u>Year</u>	<u>Make and Model</u>	<u>VIN</u>	<u>Price</u>
256	2023	Chevrolet Tahoe	1GNSCLED4PR266213	\$45,000

(the "Vehicle"), and approved the sale of the Vehicle to the City of Union City, Oklahoma, or to some other public agency.

WHEREAS, the City of Union City, Oklahoma, has expressed the inability to complete the purchase at this time.

WHEREAS, the Cleveland County Sheriff's Office has expressed a need for and a desire to purchase the Vehicle for use in its law enforcement efforts.

WHEREAS, the City finds that selling the Vehicle to the Cleveland County Sheriff's Office will enhance the ability of the Cleveland County Sheriff's Office to provide protective services to the public and will also increase the ability of the Cleveland County Sheriff's Office to cooperatively provide law enforcement services to the City of Mustang in event such services are requested by the City of Mustang.

WHEREAS, Section 2-197(2) of the Code of the City of Mustang, Oklahoma, allows the sale of surplus supplies without competitive bidding where the value does not exceed \$50,000.00 when sold to a public agency as defined in 74 Okla. Stat. § 1003, as amended.

WHEREAS, the City of Mustang and the Cleveland County Sheriff's Office are "public agencies" as defined in the Interlocal Cooperation Act set forth in 74 Okla. Stat. § 1003.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSTANG, OKLAHOMA, THAT:

1. The City Council approves the Agreement for Sale attached hereto between the City of Mustang and the Cleveland County Sheriff's Office for the sale of the Vehicle to the Cleveland County Sheriff's Office under the terms set forth in such agreement.
2. The City Manager of the City of Mustang is hereby authorized and directed to execute the Agreement for Sale and such other documents as necessary to effectuate the sale and to transfer title to the Vehicle to the Cleveland County Sheriff's Office.
3. If any section, subsection, sentence, clause, phrase, or portion of this Resolution 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 Resolution.
4. This resolution shall be effective upon passage and approval by the City Council of the City of Mustang, Oklahoma.

PASSED AND APPROVED this ____ day of October, 2025.

Nathan Sholund, Vice Mayor

ATTEST:
[SEAL]

Tammi Noblitt, City Clerk

APPROVED as to form this ____ day of October, 2025.

Jonathan E. Miller, City Attorney



Mustang City Council Agenda Item Report

Meeting Date: October 7, 2025

Submitted by: David Russell

Submitting Department: Managerial Department

Item Type: Resolution

Agenda Section: DISCUSSION ITEMS

Subject Title:

A Resolution Establishing EV Charging Service Rates for the Wild Horse Park Level 3 Electric Vehicle Charging Station.

Recommendation:

Recommend Approval.

Initiator:

David Russell

Background:

The installation of the Electric Vehicle Charging Station at Wild Horse Park has been completed. Before the chargers can be placed into service City of Mustang needs to establish service rates for the chargers. This resolution will set the rate and allow City Staff to make adjustments to that rate for electric vehicle charging to account for fluctuations in the cost of electric and ongoing operational costs of the chargers. Rates and adjustments will be based on comparable EV charging rates in our area.

Financial Impact:

Staff Comments:

Staff Recommends Approval

Attachments:

[Res 26-009 EV Charging Rate Resolution \(rev. 093025\).pdf](#)

CITY OF MUSTANG

RESOLUTION NO. 26-009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MUSTANG, OKLAHOMA, ESTABLISHING EV CHARGING SERVICE RATES FOR THE WILD HORSE PARK LEVEL 3 ELECTRIC VEHICLE CHARGING STATION.

WHEREAS, installation of electric vehicle chargers at Wild Horse Park has been completed; and

WHEREAS, these chargers provide Level 3 Electric Vehicle Charging Stations for Mustang residents and visitors; and

WHEREAS, the City of Mustang must establish a service rate before operation; and

WHEREAS, service rates will vary with changes in electricity costs and operational fees; and

WHEREAS, periodic rate adjustments will be approved by the City Council to reflect such fluctuations.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MUSTANG, OKLAHOMA, that the Electric Vehicle Charging Rate at Wild Horse Park shall be set at \$0.45/kWh, inclusive of a \$0.03/kWh excise tax in the advertised rate.

BE IT FURTHER RESOLVED that City staff shall monitor service fees, operational expenses, maintenance and repair expenses, network and software fees, and future equipment replacement and installation costs, and recommend adjustments to maintain Mustang's Electric Vehicle Charging at an appropriate rate to meet current and expected future costs while maintaining a comparable market rate.

[Remainder of page intentionally left blank.]

ADOPTED AND APPROVED by the City Council of the City of Mustang, Oklahoma, on
this 7th Day of October 2025

Nathan Sholund
Vice-Mayor, City of Mustang

ATTEST:

Tammy Noblitt
City Clerk
[SEAL]

Approved as to form:

Jonathan E. Miller
City Attorney



Mustang City Council Agenda Item Report

Meeting Date: October 7, 2025

Submitted by: David Russell

Submitting Department: Managerial Department

Item Type: Approval

Agenda Section: DISCUSSION ITEMS

Subject Title:

*Acceptance of Architectural Proposals & Recommendation for Selection of Architect for the Multi-Purpose Marketplace Building at Wild Horse Park.

Recommendation:

Recommend Approval.

Initiator:

David Russell

Background:

The City of Mustang sent out request for qualifications for an architectural firm to assist in the design and construction of a Multi-Purpose Marketplace Building. The notice was posted and published the week of July 14, 2025 and closed on August 26, 2025. The City of Mustang received six qualification statements from Architectural firms. On August 26, 2025 staff reviewed the submitted responses and shortlisted 3 firms for in person presentation and interviews. On September 24, 2025 an interview committee comprised of 4 staff members and 2 volunteers from the Mustang Farmers Market listened to presentations and interviewed GH2 Architects, Gardner Studios, & Studio 45 Architects. After the interviews the interview committee's scores were tallied and based on those scores a recommendation was made to award the project to Studio 45 Architects.

Financial Impact:

Staff Comments:

Staff Recommends the project be awarded to Studio 45 Architects.

Attachments:

[ArchitectScoreSheet.pdf](#)

[Interview Scores.pdf](#)

[MarketplaceRFQ_Acceptance.pdf](#)

Architect Interview Score Sheet

Project:	Barn-Style Multi-Purpose Facility
Date:	September 24, 2025
Firm:	
Interview Panel Member:	

Scoring Guide

- 5 = Excellent – Comprehensive, clear, exceeds expectations
4 = Good – Strong response, meets expectations with minor gaps
3 = Fair – Adequate, but limited depth or clarity
2 = Poor – Incomplete, vague, or not well thought out
1 = Unsatisfactory – Does not address question

General Approach & Vision (Max 15 pts)

Score

- How does their design philosophy apply to this barn-style facility? _____
- How do they balance traditional aesthetics with modern functionality? _____
- Do they clearly articulate a vision for community use? _____

Score (1-15): _____

Notes:

Design & Functionality (Max 20 pts)

Score

- Flexibility for multiple uses (events, markets, rentals)? _____
- Acoustics, lighting, ventilation approach? _____
- Integration of indoor/outdoor spaces? _____
- Sustainability & energy efficiency? _____

Score (1-20): _____

Notes:

Community & Aesthetic Fit (Max 15 pts)

Score

- Does the design reflect Mustang’s identity? _____
- Balance of barn aesthetic with accessibility/safety? _____
- Material choices for durability & low maintenance? _____

Score (1-15): _____

Notes:

Budget & Constructability (Max 15 pts)

Score

- Cost control strategies?
- Cost-effective ways to achieve barn look?
- Prioritization if budget cuts are needed?

Score (1-15): _____

Notes:

Experience & Team (Max 15 pts)

Score

- Relevant past projects (barn-style or multipurpose)?
- Lessons learned from prior work?
- Quality of proposed project team?

Score (1-15): _____

Notes:

Project Management & Collaboration (Max 20 pts)

Score

- Engagement with staff, stakeholders, public?
- Coordination with engineers & contractors?
- Approach to change orders & challenges?
- Strategy to stay on schedule?

Score (1-20): _____

Notes:

Total Score (100 pts possible): _____ / 100

Overall Comments:

Panel Member Signature: _____

Wednesday, September 24, 2025

420**Studio 45 Architects**529

Gardner Studios

462

CITY OF MUSTANG
AGENDA COMMENTARY

1. ITEM: _____

2. MEETING DATE: October 7, 2025

3. TITLE: Acceptance of request for qualifications for architectural services for project labeled Multi-Purpose Marketplace Building and awarding services to recommended firm

4. COUNCIL ACTION: Approve/Deny

5. INITIATOR: David Russell, Project Manager

6. BACKGROUND:

The City of Mustang sent out request for qualifications for an architectural firm to assist in the design and construction of a Multi-Purpose Marketplace Building. The notice was posted and published the week of July 14, 2025 and closed on August 26, 2025. The City of Mustang received six qualification statements from Architectural firms. The following firms submitted qualifications:

Allford Hall Monaghan Morris, Brandstetter Carroll Inc, Gardner Studios, GH2 Architects, Mass Architects, & Studio 45 Architects each submitted a response to the RFQ.

On August 26, 2025 staff reviewed the submitted responses and shortlisted 3 firms for in person presentation and interviews. On September 24, 2025 an interview committee comprised of 4 staff members and 2 volunteers from the Mustang Farmers Market listened to presentations and interviewed GH2 Architects, Gardner Studios, & Studio 45 Architects. The interview panel consisted of Finance Director Janet Watts, Parks Director Nic Bailey, Assistant Parks Director Shane Huck, Project Manager David Russell, & Farmers Market volunteers Susan Dobbins & Shelly Collins. After the interviews the interview committee's scores were tallied and based on those scores a recommendation was made to award the project to Studio 45 Architects.

7. FINANCIAL IMPACT: None/ Contract approval

8. STAFF'S COMMENTS: Staff recommends accepting all submittals of qualifications and recommendation to utilize Studio 45 Architects for architectural services for the design of the Multi-Purpose Marketplace Building

9. STAFF SOURCE: David Russell, Project Manager



Mustang City Council Agenda Item Report

Meeting Date: October 7, 2025

Submitted by: David Russell

Submitting Department: Managerial Department

Item Type: Approval

Agenda Section: DISCUSSION ITEMS

Subject Title:

*Consideration for Approval of Change Order #1 for the Belt Filter Press Replacement Project.

Recommendation:

Recommend Approval.

Initiator:

David Russell

Background:

The contractor for the Belt Filter Press Replacement Project at the Wastewater Treatment Plant has submitted a request for Change Order #1 for additional SCADA communication equipment that has been deemed necessary for the proper connection of the belt filter press to the City's communication network. The additional needs are beyond the initial scope of the project and have been deemed necessary by staff and the City's engineer. CO#1 is requested for \$28,640.60 which represents an increase of 2.6% from the original contract price of \$1,095,732.60. Staff recommends approval of Change Order #1.

Financial Impact:

\$28,640.60

Staff Comments:

Staff Recommends Approval

Attachments:

[CO #1 Executed " I&C Subcontractor Change.pdf](#)

CONTRACT CHANGE ORDER

Change Order Number: #1
 Date: July 1, 2025
 Bid Number: _____
 Project Name: Belt Filter Press Replacement

Engineer: Cowan Group Engineering
 Address: 7100 N. Classen, Suite 500
OKC, OK 73116
 Phone: 405-463-3369
 Fax: _____

Contractor: Crossland Heavy Contractors
 Address: 408 NE 145th Place
Oklahoma City, OK 73013
 Phone: 405-748-7214
 Fax: _____

Owner (Grantor): City of Mustang
 Address: 1501 N. Mustang Rd.
Mustang, OK 73064
 Phone: 405-376-4521
 Fax: _____

THE FOLLOWING CHANGES ARE HEREBY AMENDED INTO THE CONTRACT PLANS AND SPECIFICATIONS:

ITEM	DESCRIPTION	UNIT	UNIT PRICE	CONTRACT QUANTITY	AMENDED QUANTITY	COST
<u>Base Bid Item No.</u>						
<u>New Bid Item No.</u>						
CO 1.1	ADDITIONAL SCADA ITEMS	LS	\$28,640.60	0.00	1.00	\$28,640.60
			Net Change Order Amount		\$28,640.60	
			Original Contract Amount		\$1,067,153.00	
			Total of Previous Change Order(s)		\$0.00	
			Total Contract Amount To Date		\$1,095,793.60	

Amendment \$0.00
 New Items \$28,640.60
 This Change Order \$28,640.60

Extend Contract Time by 30 Days

Justification:	Modifications to Subcontractor SCADA Contract.

CONTRACT CHANGE ORDER

Change Order Number: #1
Date: July 1, 2025
Bid Number: _____
Project Name: Belt Filter Press Replacement

RECOMMENDED:	 _____ Engineer Signature	<u>Cowan Group Engineering</u> _____ Engineer
BY:	<u>Brian Schwegal, P.E.</u> Printed Name	<u>Project Manager</u> <u>7/1/2025</u> Title Date
ACCEPTED:	 _____ Contractor Signature	<u>Crossland Heavy Contractors</u> _____ Contractor
BY:	<u>Jared Cranor</u> Printed Name	<u>Project Manager</u> <u>07/02/25</u> Title Date
APPROVED:	_____ Owner Signature	<u>City of Mustang</u> _____ Owner
BY:	_____ Printed Name	_____ Title Date



Mustang City Council Agenda Item Report

Meeting Date: October 7, 2025

Submitted by: Ryan Connor

Submitting Department: Community Development

Item Type: Approval

Agenda Section: DISCUSSION ITEMS

Subject Title:

Consideration of Final Plat Application, FP-05-29-1-35, Red Barn Acres, Jack's Properties LLC, Near 1500 E. Lily Ln, 8 Lots, R-E, Rural Estates Zoning.

Recommendation:

Approve or Deny Final Plat

Initiator:

Ryan Conner, Community Development Director

Background:

Planning Commission voted on the September 9th regular Planning Commission to unanimously recommend approval of the Final Plat to City Council for the October 7th regular meeting.

Project Description: The applicant on behalf of the owner has submitted a Final Plat for the property addressed as 1500 E Lily Ln, near the intersection of S. Chloe Ln & E Lily Ln not far West of S. Morgan Rd. The title of the plat is "Red Barn Acres". This property was rezoned to R-E, Rural Estates in November of 2024. The Preliminary Plat was approved by the Planning Commission and City Council in July/August of this year. The Final Plat mirrors the Preliminary Plat and contains eight (8) 1 acre sized lots. The property original comprised 10 acres but in February 2025 the applicant requested and was granted a Lot Split that took 0.75 acres off the far SE corner of the property containing the older single-family house from the parent tract. The property now contains 9.25 acres. The plat shows eight (8) single-family lots total with six (6) of the lots containing frontage on a proposed extension of E Lily Ln and the remaining two (2) lots with frontage off existing S. Chloe Ln. There is a water line proposed running into the Lily Ln extension before extending North and then back West to tie into the looped system. The Plat shows the area for a proposed detention pond in the back of Lot 6 to handle stormwater runoff.

The City Engineer has recommended approval of the plans as well as the Fire Marshall's office.

Character of Neighborhood: This is an area of rural residential uses with agricultural uses nearby.

Zoning and Uses of Property Nearby: This properties to the North and East are R-E. The property to the West is I-2. The property to the South is A-1.

Conformance with Long-Range Plan: The long-range plan calls for Residential Medium.

Utilities and Services: The development will extend E Lily Ln and a public water line. Private septic systems will be used for the homes.

Financial Impact:

0

Staff Comments:

Staff recommends approval of this Final Plat.

Attachments:

(1) [Location Map.pdf](#)

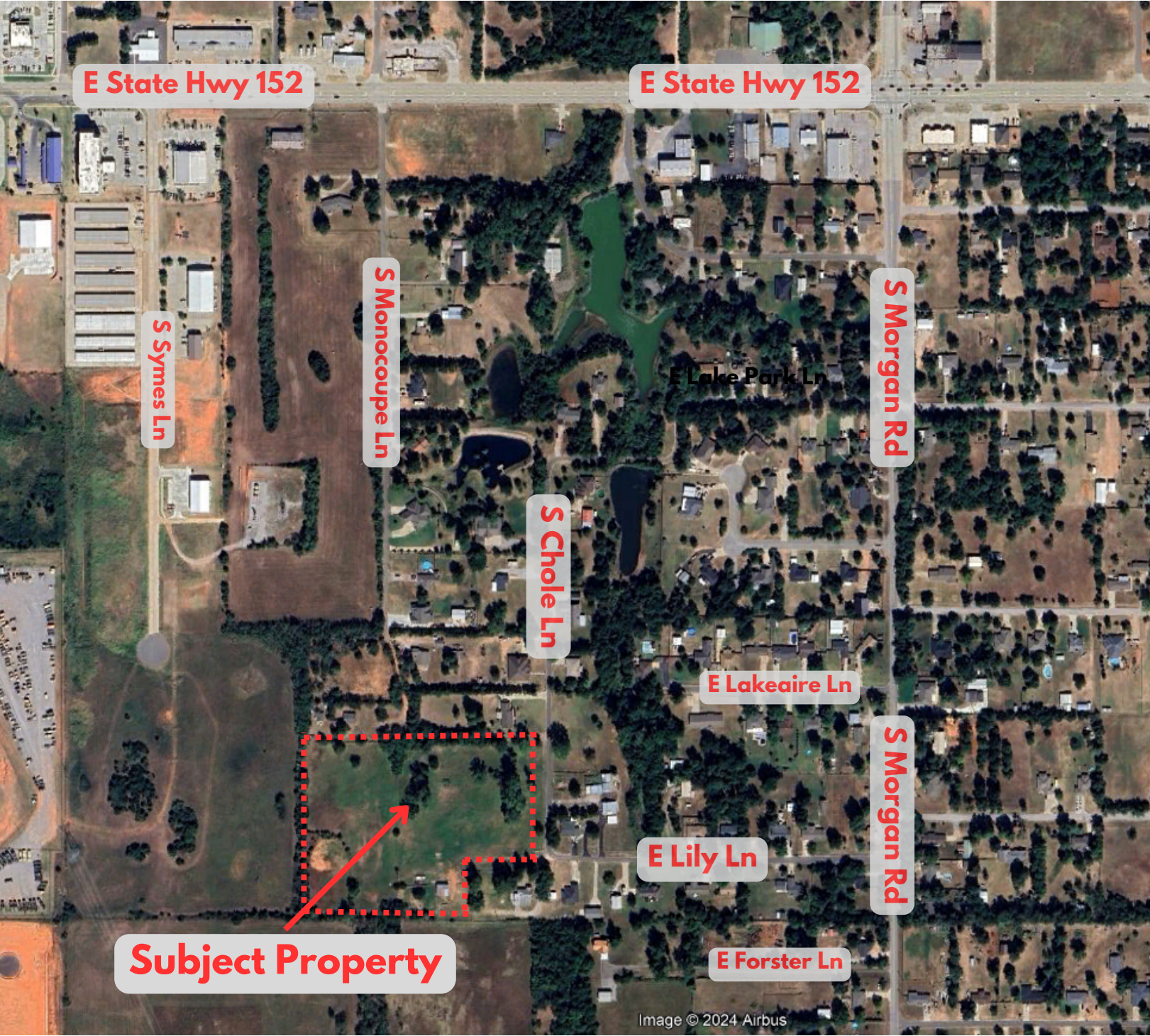
(2) [251106 Red Barn Acres Final Plat-24x36.pdf](#)

(3) [250819 Recommendation of Approval Final Plat - Red Barn Acres.pdf](#)

(4) [DRAFT PC Minutes 9-9-2025 - Red Barn Acres.pdf](#)

Red Barn Acres

Request: Final Plat



Disclaimer: This product is for informational purposes only and it is NOT suitable for legal, engineering, or surveying purposes. The City of Mustang does not assume any responsibility for any errors, deficiencies, defects, omissions, or inaccuracies in the data.

FINAL PLAT
of
RED BARN ACRES

A Subdivision of the Northeast Quarter (NE/4), Section Thirty-five (35), Township Eleven (11) North
Range Five (5) West of the Indian Meridian, Mustang, Canadian County, Oklahoma

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: _____ hereby certify that they are the record owners of, and the only persons, firm or corporation having title or interest in and to the land shown on the annexed Plat of RED BARN ACRES and that the Plat represents a correct survey of the above described property made with consent, and that we hereby dedicate to the Public use all the streets as shown on said annexed plat; that the easements as shown on the annexed plat are created for the installation and maintenance of public utilities; that we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs or assigns forever and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

Subscribed this ____ day of _____, 20____.

STATE OF _____)
)SS:
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 20____, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written,

Notary Public

My Commission Number is, _____.

My Commission Expires the ____ day of _____, 20____.

LEGAL DESCRIPTION

A tract of land located in the Northeast Quarter (NE/4) of Section Thirty-five (35), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Mustang, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said Northeast Quarter (NE/4) of Section Thirty-five (35); Thence S89°53'29"W along the South line of said NE/4 a distance of 1307.26 feet to the POINT OF BEGINNING;
Thence continuing S89°53'29"W along the South line of said NE/4 a distance of 580.26 feet;
Thence N00°20'26"W parallel with the East line of said NE/4 a distance of 571.55 feet;
Thence N89°53'29"E parallel with the South line of said NE/4 a distance of 762.76 feet;
Thence S00°20'26"E parallel with the East line of said NE/4 a distance of 392.08 feet;
Thence S89°53'29"W parallel with the South line of said NE/4 a distance of 182.50 feet;
Thence S00°20'26"E parallel with the East line of said NE/4 a distance of 179.47 feet to the POINT OF BEGINNING.

Containing 403,199 Sq. Ft. or 9.256 Acres, more or less.

STATISTICAL DATA

NUMBER OF ACRES: 9.256 ACRES (GROSS), 8.459 ACRES (NET)
TOTAL NUMBER OF LOTS: 8
NUMBER OF DWELLING UNITS: 8
425.98 LINEAL FOOTAGE OF PUBLIC LOCAL STREET
TOTAL ACRES ALLOCATED TO OTHER PUBLIC AND SEMI-PUBLIC USES - 0.797 ACRES

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the City of Mustang, Oklahoma, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the City of Mustang, Oklahoma, this ____ day of _____, ____.

ATTEST:

CITY CLERK

MAYOR

COUNTY TREASURER'S CERTIFICATE

I, the undersigned, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Canadian County, State of Oklahoma; that the tax records of said county show all taxes are paid for the year 20____ and prior years on the land shown on the annexed plat of RED BARN ACRES, in Canadian County, Oklahoma and that the required statutory security has been deposited in the office of the Canadian County Treasurer, guaranteeing payment of the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to

be executed at Canadian, Oklahoma, on this ____ day of _____, 20____.

County Treasurer

Canadian County, Oklahoma

BONDED ABTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Canadian County and State of Oklahoma, hereby certifies that the records of said county show that the Title to the land shown on the plat of RED BARN ACRES, an addition to Canadian County, Oklahoma is vested in jack's properties llc, on the day of _____, 20____, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land owners thereof, that the taxes are paid for the year of _____ and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, or other encumbrances of any kind against the land included in the Plat of RED BARN ACRES, except mortgages, rights of way, easements and mineral conveyances of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this ____ day of _____, 20____.

BY: _____
Title

LEGEND

✚ Section Corner

✚ Quarter Corner

● Set 1/2" Iron Rod

● Set MAG Nail

Plat Boundary Line

Lot Line (This Plat)

Easement (This Plat)

Building Limit Line (This Plat)

Existing Lot Line

Existing Easement

Existing Building Limit Line

U/E - Utility Easement

B/L - Building Limit Line

R/W - Right of Way

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2"

IRON PINS OR MAG NAILS WITH WASHERS

BOTH BEING STAMPED "GOLDEN CA 7263"

Owner's Notary

County Treasurer

Department of Environmental
Quality

City Corporate Seal

County Clerk

Land Surveyor

Surveyor's Notary

Line Table		
Line #	Direction	Length
E1	S 00°06'28" E	71.96'
E2	N 90°00'00" E	97.85'
E3	S 00°00'00" E	72.70'
E4	N 89°53'29" E	24.54'
E5	S 00°06'31" E	1.17'
E6	N 89°53'29" E	10.00'
E7	N 00°06'31" W	10.00'
E8	S 89°53'29" W	10.00'
E9	N 00°06'31" W	136.02'
E10	S 89°53'29" W	122.17'

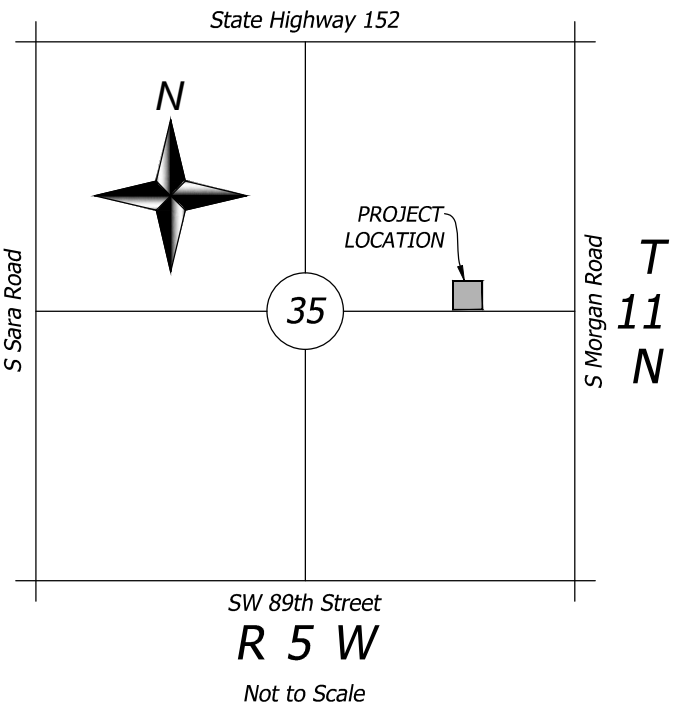
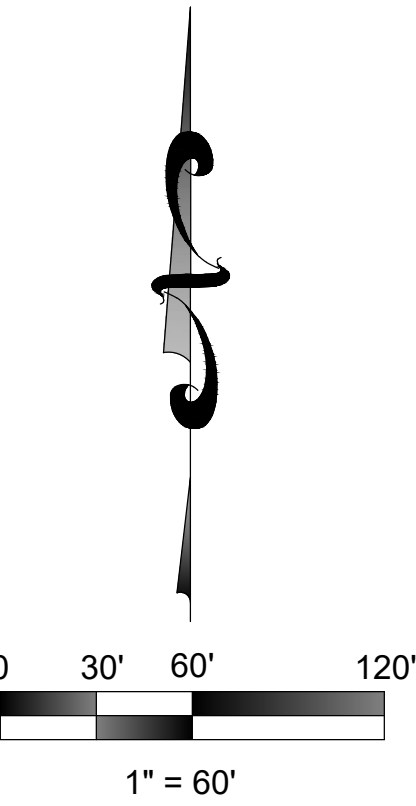
Curve Table				
Curve #	Length	Radius	Delta	ChB
C1	9.25'	11.00'	048.1897°	S 66°00'50" E 8.96'
C2	12.41'	11.00'	064.6465°	S 57°34'05" W 11.76'

Prepared By
GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2026
Telephone: (405) 849-6010 Email: troy@goldenlls.com

Job No. 251106

Sheet 1 Of 1



ACCEPTANCE OF DEDICATION CANADIAN COUNTY

Be it resolved by the Board of Commissioners, The County of Canadian, that the dedications shown on the attached plat of RED BARN ACRES, are hereby approved.

Adopted by the Board of Commissioners, the County of Canadian, This ____ Day of _____, 20____.

Chairman

Member

Member

ATTEST:

County Clerk

SURVEYOR'S CERTIFICATE

I, Troy Dee, a Licensed Professional Land Surveyor No. 1745 do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of RED BARN ACRES, an addition to Canadian County, Oklahoma, consisting of two sheets, represents a survey made under my supervision, and that the monuments shown thereon actually exist and their positions are correctly shown.

Troy Dee
Licensed Professional Land Surveyor, Oklahoma No. 1745
4131 N.W. 122nd Street Suite #100 Oklahoma City, OK 73120
(405) 802-7883

STATE OF OKLAHOMA)

)SS:

COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 2025, personally appeared Troy Dee, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written,

Notary Public

My Commission Number is, 20013172.

My Commission Expires the 23rd day of OCTOBER, 2028.

Point of Commencement
Southeast corner of the NE/4
of Section 35, T11N-R5W, I.M.

NOTES

- This plat of survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors, and that said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.
- Monuments set for Lot Corners and the Road Center Line shall be as follows:
Paved surfaces - A Magnetic Nail with a Washer stamped "GOLDEN CA 7263"
Unpaved surfaces - A 1/2" Iron Rod with a Plastic Cap Stamped "GOLDEN CA 7263"
- The proposed roadways shown on this plat will adhere to the county standard road specifications.



August 19, 2025

Ryan Conner
Community Development Director
City of Mustang
1501 N Mustang Road
Mustang, OK 73064

**RE: Red Barn Acres
Mustang, Oklahoma**

Dear Mr. Conner:

CGE has completed its review of the Final Plat for the subject residential development project submitted 8-19-2025. The final subject plat, plans and calculations will be submitted by Cedar Creek to your attention.

Please accept this letter as a formal recommendation of approval of the Final Plat for the Red Barn Acres residential development per the City of Mustang's Regulations and Ordinances.

Thanks for your attention and should you have any questions please contact the undersigned.

Sincerely,

COWAN GROUP ENGINEERING, LLC

A handwritten signature in blue ink, appearing to read 'B. Schwegal'.

Brian Schwegal, PE
Project Manager

BSS/bss

Cc: Andrew Wilson, P.E. – Engineer of Record – Cedar Creek

**PLANNING COMMISSION
MINUTES SEPTEMBER 9, 2025**

The Mustang Planning Commission met in a regular session on Tuesday, September 9, 2025 at 7:00 p.m. at the Mustang Municipal Building, City Council Chambers at 1501 N. Mustang Road.

I. CALL MEETING TO ORDER: Chairman Billy McDaniel called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

MEMBERS PRESENT: Jay Adams, Brant O'Daniel, Susan Dobbins, Jesse Bratton, Billy McDaniel, Jerry Brown, Aaron Spiegel

MEMBERS ABSENT: None

STAFF / EX OFFICIOS PRESENT: Ryan Conner, Community Development Director
Jacob Coleman, City Planner
Radika Moore, Secretary/Officer Coordinator
Justin Goodwin, Audio-Visual/Bldg. Inspector
Jonathan Miller, City Attorney

IV. APPROVAL OF MINUTES: Commissioner Jay Adams made a motion to approve the minutes from the August 12, 2025 meeting. Commissioner Aaron Spiegel seconded the motion. The motion was approved unanimously.

V. INTRODUCTION OF GUESTS AND VISITORS/HEARING OF CITIZENS AND DELEGATES

None.

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

Chairman Billy McDaniel read the first item on the agenda.

1. Final Plat – FP -05-29-25-1-35- Red Barn Acres

Applicant:	Cedar Creek Consulting
Owner:	Jacks Properties LLC
Location:	1500 E. Lily Ln
Current Zoning:	R-E, Rural Estates
Tract Info:	9.25 acres – 8 Single-Family Lots

Community Development Director, Ryan Conner, addressed the Planning Commission with the staff report. He discussed the location of the proposed development titled “Red Barn Acres.” This final plat is a mirror image of the preliminary plat previously submitted, and it has been approved by the City Engineer. **Mr. Conner** expressed recommendation for approval of this final plat.

Commissioner Jerry Brown asked if the engineer had approved the detention pond.

Mr. Conner confirmed that yes, the detention pond has been approved by the engineer.

Chairman McDaniel opened the Public Hearing to the general public to speak at 7:03pm. No one chose to speak.

Motion to close the Public Hearing was called by **Commissioner Jesse Bratton** and seconded by **Commissioner Brown** at 7:03pm. The motion was approved unanimously.

A motion was made by **Commissioner Bratton** to recommend approval of the application. **Commissioner Brant O’Daniel** seconded the motion.

A roll call vote was taken:

Mr. Adams	Yay
Mr. O’Daniel	Yay
Mr. Brown	Yay
Mr. Spiegel	Yay
Ms. Dobbins	Yay
Mr. Bratton	Yay
Mr. McDaniel	Yay

Motion passed 7-0. Chairman McDaniel announced the item will be heard at the October 7th City Council Meeting.



Mustang City Council Agenda Item Report

Meeting Date: October 7, 2025

Submitted by: Ryan Connor

Submitting Department: Community Development

Item Type: Ordinance

Agenda Section: DISCUSSION ITEMS

Subject Title:

Public Hearing and Consideration of Ordinance No. 1329, 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 a Planned Unit Development with R-1, Single Family Zoning District, R-2, Two-Family Zoning District, and C-3 Commercial General Zoning District to A-1, General Agricultural and Oil & Gas District, Declaring Repealer, and Providing for Severability.

Recommendation:

Approve or Deny Ordinance

Initiator:

Ryan Conner, Community Development Director

Background:

Planning Commission met at the September 9th 2025 regular Planning Commission meeting and voted unanimously to recommend Reversion (following Section 122-804 of the Municipal Code) of the Planned Unit Development (PUD) known as "The Vineyard". An unofficial copy of the minutes from that meeting are attached to this report.

The property known as "The Vineyard", a Planned Unit Development (PUD), is located at the SE intersection of E SW 59th St & N. Morgan Rd. The property consists of 160 acres and was approved by Ordinance No. 1261 on July 12th, 2022, which rezoned the property from the A-1, General Agricultural and Oil & Gas District to a PUD with C-3 (Commercial General), R-1 (Single-Family), and R-2 (Two-Family) Zoning Districts. The attached PUD Design Statement with Master Development Plan Map shows more detail of what was approved and is currently the operating Zoning District of the property. A Preliminary Plat was approved for the first phase of The Vineyard on December 5th, 2023 by the Mustang City Council, but a Final Plat was not submitted within one year as required by Mustang Code Sec. 106-149. There has been no further effort toward developing the property as approved as The

Vineyard.

PUDs are defined and governed by the City of Mustang Municipal Code through Article VIII of Chapter 122, which is the Zoning chapter. Section 122-804 of that particular Article, titled Reversion, explains the process of potential reversion of the PUD, which could result in the property returning to the original Zoning District prior to the PUD. Section 122-804 of the municipal code reads that a PUD may be "reverted" to the former zoning classification if development has not occurred within 3 years from the time of adoption. Subsection (b) under Section 122-804 explains the continuing review of project status and how a PUD can be prevented from reversion:

.."(b) Continuing review of project status. Development of at least one tract within a Planned Unit Development (PUD) shall begin within three years from approval date of the PUD master plan. If development has not begun, the city council, after hearing the planning commission's recommendation, may cause the reversion of the PUD to its former zoning classification(s). Development must also take place on at least one additional tract every three years after the initial three-year deadline, or the city council, after hearing the planning commission's recommendation, may cause the reversion of all remaining undeveloped tracts within the PUD to their former zoning classifications. This ordinance shall apply to all PUD rezoning applications approved after the effective date of this section.

To prevent the tracts in the PUD from reverting back to their former zoning classifications, one of the following must occur:

(1) Development. In order for development to be considered to have begun, an application shall be made for a plat or building permit. Said permit or application fees shall be paid prior to the end of the three-year period. When construction of permanent improvements or structures is the method of development, they must begin within six months of the purchase of said permit. When platting is the method of development there shall be at least a preliminary plat approved by council within one year of application. A final plat shall be approved within one year from date of approval of the preliminary plat, or neither will be considered to have begun and the city council, after hearing the planning commission's recommendation, may cause the reversion of all remaining undeveloped tracts within the PUD to their former zoning classifications.

(2) Development time line.

a. Application for permanent improvements or structures must be made within three years of effective date of the PUD. Actual construction must begin within six months of application; or

b. Application for preliminary plat must be made within three years of the effective date of the PUD. Preliminary plat must be approved by council one year from date of application. Council must approve final plat within one year after the preliminary plat has been approved.

(3) Extension. To request an extension, the owner may submit in writing to the city council not less than 60 days before the expiration, reason or reasons for not starting development within the PUD and request the actual extension of time required to begin development. The planning commission shall review all such requests and make a recommendation to the city council. The city council shall then review such requests and determine if the extension of time is warranted. At that time, the city council shall either grant or deny the extension or modify the time requested. Only one extension will be permitted, and if no development has taken place before the expiration of the extension, the city council,

after hearing the planning commission's recommendation, may cause the reversion of all remaining undeveloped tracts within the PUD to their former zoning classifications."

With the knowledge of the PUD reversion process at hand, Staff did not find that any development progress as defined above has been made on the property. A Preliminary Plat was approved for The Vineyard on December 5th, 2023 by the City Council, but a Final Plat was not submitted within one year, thus making no development progress as mentioned above. The PUD Reversion process has been initiated based on this information. The City Council, based on the recommendation from the Planning Commission, can decide if the PUD should be reverted back to the former zoning classification under the public hearing requirements for standard rezoning applications. Based on the language of this Section, the City Council will hear the Planning Commission recommendation regardless of whether the recommendation is to revert the PUD or not to revert the PUD.

The Box Law Group on behalf of the property owner has submitted a letter of objection to the PUD Reversion and a request for a three (3) year extension to the PUD. This letter is attached. They also spoke at the Planning Commission meeting on behalf of the owner. Section 122-804(b)(3) states that a request for an extension be filed not less than 60 days before the expiration of the development period. If the City Council decides to not revert the PUD to the former zoning district, they could provide alternative recommendations such as denying the reversion outright or tabling the reversion for a specific amount of time to allow more time for the developer to begin development.

Financial Impact:

0

Staff Comments:

By reverting the zoning of the property back to A-1, General Agricultural and Oil & Gas District, the property would not be subject to the grass and weed ordinance that generally requires grass/weeds on property be kept to a height of 12" or less. The property would also be subject to potential use for agricultural purposes while it remains undeveloped. Finally, potential developers interested in developing within the City of Mustang may feel more at liberty to create their own development plan for the property rather than try to work with something created by another developer. Staff believes that reverting the property back to A-1, General Agricultural and Oil & Gas District advances the intention of Mustang Code Sec. 122-804 for timely development and furthers the interests of the City.

Attachments:

[\(1\) PUD Reversion Map - The Vineyard.pdf](#)

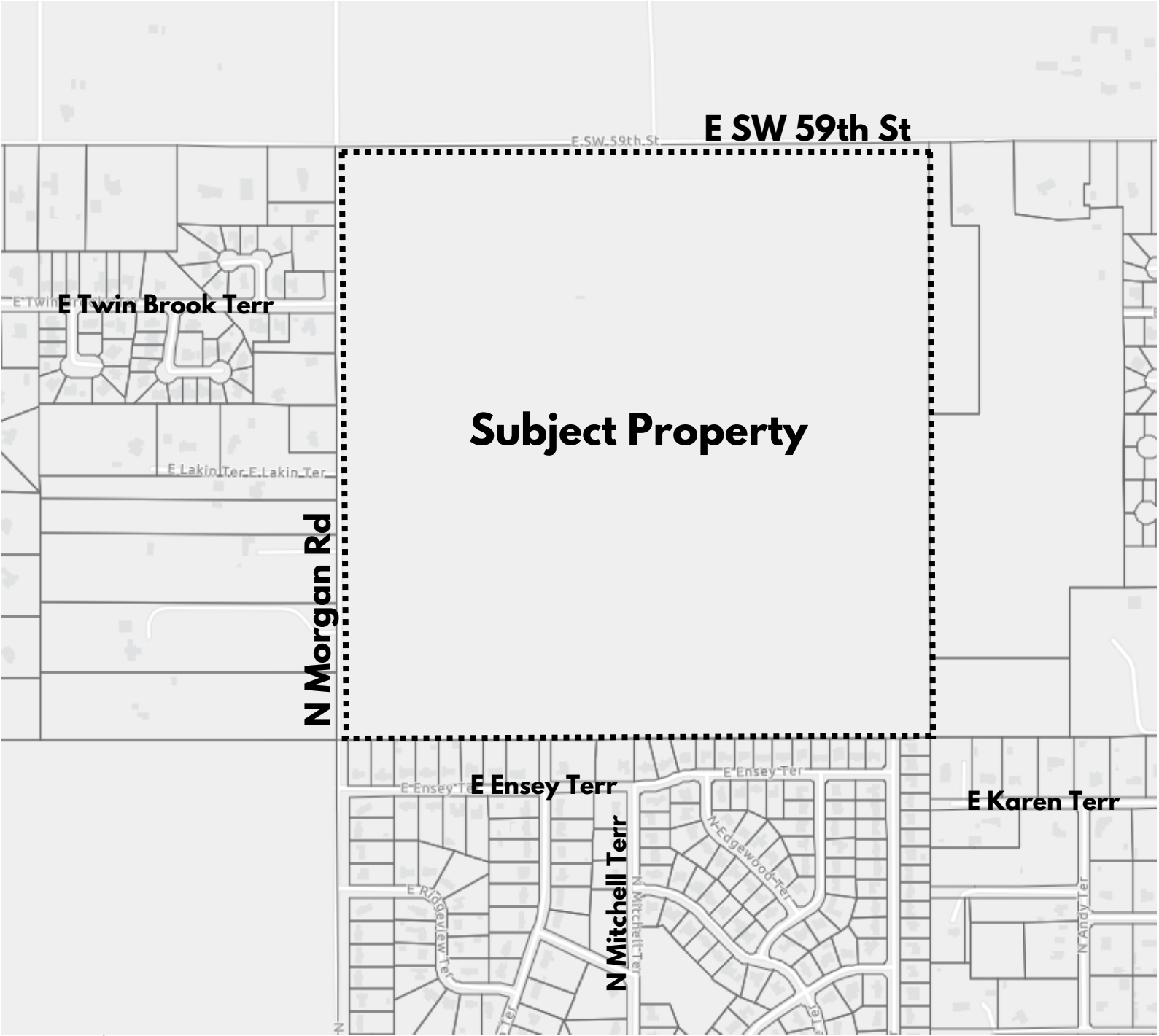
[\(2\) 2025-8-26 Objection to Reversion of The Vineyard PUD.pdf](#)

[\(3\) DRAFT PC Minutes 9-9-2025 - The Vineyard PUD Reversion.pdf](#)

[Ord 1329 Vineyard PUD Zoning Reversion-PUDwR-1 R-2 C-3 to A-1.pdf](#)

NOTICE OF REDISTRICTING - PUD REVERSION

“The Vineyard” PUD - SE Corner of Morgan Rd & E SW 59th St:
Mixed Use PUD with R-1, R-2 & C-3 Zoning to Former A-1, Zoning



Disclaimer: This product is for informational purposes only and it is NOT suitable for legal, engineering, or surveying purposes. The City of Mustang does not assume any responsibility for any errors, deficiencies, defects, omissions, or inaccuracies in the data.



DAVID M. BOX
COOPER T. HAHN
AUSTIN L. HAMM
KAITLYN A. TURNER

525 NW 11TH STE. 205
OKLAHOMA CITY, OK 73103
OFFICE (405) 652-0099
BOXLAWGROUP.COM

August 27, 2025

City of Mustang
c/o Ryan Conner
1501 N. Mustang Road
Mustang, OK 73064
rconner@cityofmustang.org

RE: Reversion of The Vineyard PUD; September 9, 2025 Planning Commission.

Mr. Conner,

My firm represents Shaz Investment Group, Inc., the record owner of land currently zoned as the Planned Unit Development – The Vineyard (the “PUD”). A copy of the subject PUD is attached hereto as **Exhibit A**. We are in receipt of your August 4, 2025 letter notifying our client of the September 9, 2025 public hearing at which Planning Commission will consider reverting / rezoning my client’s property to “A-1, General Agricultural and Oil & Gas District.” Please accept this letter as my client’s formal objection to the reversion and/or rezoning of its property. Additionally, please accept this letter as my client’s formal request for an extension to the PUD for an additional three (3) years.

The PUD should be extended as it is an appropriate and compatible zoning designation for my client’s property. The PUD authorizes a commercial tract along SW 59th Street, as well as a mix of single family and two-family residential development throughout the bulk of the property. The PUD proposes residential development without increasing the density beyond what is allowed in R-1 and R-2 base zoning. Additionally, the PUD places additional restrictions on the development and ensures that certain amenities, including but not limited to, walking trails, a swimming pool, an approximately 2,000 square foot clubhouse, and a playground will be constructed at the cost of the developer. The properties within the City of Mustang surrounding my client’s property are developed, zoned, and/or utilized for residential purposes. The PUD is therefore compatible with these surrounding uses and an appropriate zoning designation.

Notably, the City’s comprehensive plan and future land use plan designate the property as Residential Small, which deems up to R-3 residential zoning appropriate. Additionally, the comprehensive plan notes that minor arterials, such as SW 59th Street, “create an attractive location for business development.” Moreover, the property is already served / has direct access to urban level utility services, including sewer and water. Thus, the PUD is consistent with the City’s comprehensive plan and the development anticipated by the City. Alternatively, reverting or rezoning the property to A-1 would be directly contrary to the City’s comprehensive plan and would not be appropriate.

My client has invested significant effort and engineering costs in planning for development of its property. Additionally, my client's purchase of the property in June of 2024 was contingent on the PUD. As such, the purchase price reflected a price per acre only justified by zoning which allows for commercial, and mixed residential development. Should the property to be reverted and/or rezoned to A-1 over my client's objection, the property would offer little to no economic value resulting in substantial and unjust harm to my client and its property rights.

Moreover, if the property is rezoned to A-1, the property would likewise offer little economic value to the City of Mustang. While there are oil and gas operations on the property, the taxes currently generated from the property that benefit the City are nominal compared to potential sales tax and ad valorem taxes that would be generated from the development authorized by the PUD. Additionally, the oil and gas operations will continue forward with the PUD. Thus, the PUD will serve as a benefit to the City in ways A-1 zoning cannot.

My client respectfully requests a three (3) year extension to the PUD to allow for my client to work towards development of its property as anticipated and approved by the PUD. Over the last several months, my client and representatives have been actively meeting with City staff working on the development of this property. Consequently, my client was very surprised to receive your August 4, 2025 letter without prior notice given its recent meetings with the City relating to this property. The requested extension would allow my client to continue working with City staff to develop its property in a reasonable and efficient manner.

On behalf of my client, we would respectfully request Planning Commission and City Council vote to not revert / rezone my client's property, and further request the PUD be extended for a period of three (3) years. Please distribute this letter to members of Planning Commission.

If you have any questions or concerns, please contact my office.

Sincerely,

David M. Box

CC: leetemustangward2@hotmail.com
jwaldward3@gmail.com
jameslwaughward4@gmail.com
ballieward5mustang@gmail.com
nsholund@yahoo.com
JMiller@cityofmustang.org

THE CITY OF MUSTANG
PLANNED UNIT DEVELOPMENT
FOR
The Vineyard
June 7, 2022

PREPARED BY:

MacArthur Associated Consultants
25 NW 146th Street
Edmond, OK 73013
405-848-2471

DEVELOPER:

STK Development
817 Irish Lane
Edmond, OK 73003
832-443-5006

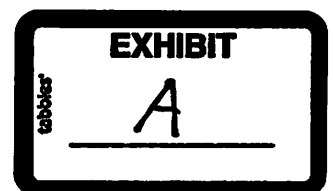


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1.0 INTRODUCTION

The Planned Unit Development of *The Vineyard* consisting of approximately 160 acres being the Northwest Quarter (NW/4), of Section Twenty-five (25), Township Eleven (11) North, Range Five (5) West of the Indian Meridian in Canadian County, Oklahoma. The subject property is generally located west of South Morgan Road and south of SW 59th Street. The property is currently undeveloped and this planned unit development provides for mixed use including residential and commercial development.

2.0 LEGAL DESCRIPTION

The legal description of the property is described in attached Exhibit A, which is made a part of this design statement.

3.0 OWNER/DEVELOPER

The owner and developer of the property described in Section 2.0 is STK Developments, LLC.

4.0 SITE AND SURROUNDING DEVELOPMENT

The property consists of 160 acres and is currently vacant pasture with three (3) oil and natural gas well pads. The property is bounded by North Morgan Road to the west, Southwest 59th Street to the north, agriculture to the east, and Canadian Estates Section 1 and 3 to the south.

4.1 ZONING

The subject property is currently zoned A-1, General Agriculture and Oil and Gas District. Surrounding properties are zoned for:

North: None, City of Mustang City Limit

East: A-1, General Agriculture and Oil and Gas District

South: R-1, Single Family District

West: R-1 (Single Family District), R-E (Rural Estates District), A-1 (General Agriculture and Oil and Gas District)

5.0 PHYSICAL CHARACTERISTICS

The property is currently undeveloped with minimal tree coverage. The property contains approximately 1/3 of mile of East Branch of Mustang Creek Tributary 1 located in the southwest corner of the property. Two large ponds are located in the middle of the property. Three oil and gas well sites are present on the property. Each well site consists of a fenced in gravel pad and an access road. Two of the well sites are accessed by a gravel road off Morgan Road, located at the very southwest corner of the property. The other well site is accessed by a gravel road off SW 59th Street, located at the middle of the

north property boundary. SW 59th Street is located within City of Oklahoma City right-of-way (ROW) and is currently an unimproved two-lane asphalt road with a parallel drainage ditch and no sidewalk improvements. Morgan Road is located within City of Mustang ROW and is currently an unimproved two-lane asphalt road with a parallel drainage ditch and no sidewalk improvements.

6.0 CONCEPT

This Planned Unit Development concept for The Vineyard is to create a diverse and interconnected community with a variety of supporting residential and commercial areas with trails and greenspace to serve and connect all tracts.

7.0 SERVICE AVAILABILITY

7.1 STREETS

The site is currently bounded on the north by SW 59th Street, an east/west section line road and on the west by N. Morgan Road, a north/south section line road.

The Master Development Plan proposes a public collector street to intersect SW 59th Street and N. Morgan Road to provide access to the interior of the property.

7.2 SANITARY SEWER

Sewer facilities are existing within the property and in the surrounding area to serve this PUD.

7.3 WATER

Water facilities are existing in the surrounding area to serve this PUD.

7.4 FIRE PROTECTION

Fire protection for the site shall be provided through the City of Mustang Fire Department.

7.5 GAS, ELECTRICAL, AND TELEPHONE SERVICES

Proper coordination with the various utility companies will be made in conjunction with this Development.

7.6 DRAINAGE

The property contains two existing ponds and a portion of East Branch of Mustang Creek Tributary 1. The ponds will be improved as an amenity to the development and provide retention and detention for the property. The ponds release into East Branch of Mustang

Creek Tributary 1. Development within the PUD will comply with Chapter 50 of the Mustang Code of Ordinances.

8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Mustang's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Mustang Municipal Code, as amended (Code), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of this planned unit development shall be deemed to control.

8.1 USE AND DEVELOPMENT REGULATIONS

This planned unit development shall consist of four (4) tracts as follows:

8.2 TRACT ONE (1): General Commercial

The use and development regulations of the **C-3 Commercial General District** shall govern Tract One (1) of this PUD.

8.3 TRACT TWO (2): Single-Family Residential

The use and development regulations of the **R-1 Single-Family District** shall govern Tract Two (2) of this PUD.

8.3.1 In addition to the uses permitted with the R-1 Single-Family District, the following uses are permitted within Tract 4:

- Drilling, operating, equipping and maintaining of wells for oil and gas. Any new drilling will be required to abide by Code Section 74-103.

8.4 TRACT THREE (3): Two-Family Residential

The use and development regulations of the **R-2 Two-Family District** shall govern Tract Three (3) of this PUD.

8.4.1 Homes in this tract will be part of a gated community

8.4.2 Homes in this tract will be limited to age 55+ residents

8.5 TRACT Four (4): Single-Family Residential

The use and development regulations of the **R-1 Single-Family District** shall govern Tract Four (4) of this PUD.

8.5.1 In addition to the uses permitted with the R-1 Single-Family District, the following uses are permitted within Tract 4:

- Drilling, operating, equipping and maintaining of wells for oil and gas. Any new drilling will be required to abide by Code Section 74-103.

8.5.2 Homes in this tract will be part of a gated community

9.0 SPECIAL CONDITIONS

The following special conditions shall be made a part of this planned unit development:

9.1 FAÇADE REGULATIONS

9.1.1 Tract 3

- All two- family dwellings, located in Tract 3 shall have a brick or masonry façade covering 75 percent of all sides of the building, excluding gabled ends.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Mustang's landscaping requirements in place at the time of development.

9.3 FENCING REGULATIONS

Sight proof screening and fencing shall meet all the requirements of the base zoning district, except as otherwise provided herein.

9.3.1 Tract 1

- Variance to Code Sec. 122-473(d) which requires fencing between C-3 and R Districts.
 - As an alternative to required sight-proof fencing, additional landscape buffer as required in the landscaping regulations, shall be increased to 20 feet. A 2-in caliper tree is required every 15 lineal feet in a minimum of 2 rows within the buffer. 40% of species contained in the buffer must be evergreen.

9.3.2 All Tracts

- Variance to Code Sec. 122-473(d) which requires fencing between C-3 and R Districts.
 - A sight-proof wall or fence is not required where on-grade drainage facilities, including regional detention and retention ponds abut multiple tracts or otherwise create a natural barrier between different zoning uses.

9.3.3 Tract 4

- A 6-foot high, sight-proof fence is to be erected along the southern boundary line, abutting Canadian Estates, at the time of development of Tract 4.

9.4 BUILDING RESTRICTIONS

The subject parcel shall meet all requirements of the City of Mustang's building restriction requirements, except as otherwise provided herein.

9.4.1 Tract 3

- Variance to Code Sec. 122-325 which requires a minimum rear yard setback depth of 20% of the lot depth or 20 feet, whichever is smaller.
 - The minimum depth of the rear yard setback shall be 15 feet.

9.4.2 Tract 4

- Variance to Code Sec. 122-297 which requires a maximum building height of 2 ½ stories or 35 feet in height.
 - The maximum building height for lots along the southern boundary line, abutting Canadian Estates, will be 1 ½ stories or 25 feet in height.

9.4.3 Tract 4

- Variance to Code Sec. 122-293(a) which requires a minimum lot area of 7,200 square feet.
 - The minimum lot area shall be 9,000 square feet.

9.5 COMMON AREA/PRIVATE DRAINAGE

Drainage improvements will be in accordance with the applicable sections of the Mustang Code of Ordinances. Regional detention shall be utilized as much as possible. All common area and private drainage facilities will be jointly owned and maintained by the property owner(s) of the tract within which the common area and/or drainage facility is located.

9.6 NEIGHBORHOOD AMENITIES

Neighborhood amenities including, but not limited to, trails, pools, clubhouses, and other shared structures shall be located within common areas and maintained by a homeowner's association.

- Trails: Walking trails are proposed along the proposed collector street that will connect to sidewalks that extend into all residential tracts. The collector street trail will serve as a connection to City of Mustang's Comprehensive plan for future walking/biking corridors. Trails will also be constructed in common areas in all residential tracts to connect residents to green space and the existing water features. A green-belt with walking trail is proposed within

Tract 2 in order to provide expansion of trails to the east. Intermittent bench seating is proposed along trails located in common areas. A green-belt with walking trails is proposed along the east boundary line of Tract 2 in the location of the existing oil/gas pipeline easement.

- Clubhouse: An approximately 2,000 square foot clubhouse is proposed in Tract 2 that will serve all single-family units in the development. The clubhouse will have access to the neighborhood pool and include restrooms, showers, and a covered patio space. Inside the clubhouse will include a kitchen and open gathering space. The clubhouse will include its own parking lot. Tract 3 will have its own clubhouse to serve the two-family units in the development.
- Pools: A pool is proposed in Tract 2 that will serve all single-family and two-family homes in this development. The pool will have access to restrooms and showers as part of the clubhouse and include hookups for water fountains and vending.
- Playgrounds: Tract 2 will include a playground facility that is ADA compliant is designed for ages 5 to 12 years old. An approximately half acre of leveled field space adjacent to the playground is proposed for outdoor events or sports.

9.7 ACCESS REGULATIONS

9.7.1 Tract 1 shall have a maximum of three (3) access points on SW 59th Street

9.7.2 Tracts 1 and 3 shall share one (1) access point on South Morgan Road

9.7.3 Residential development in Tracts 2 and 4 shall take access from the proposed collector street.

See Section 9.10 for separate access to oil and natural gas well sites.

9.8 COLLECTOR STREET

The proposed collector street shall intersect South Morgan Road and SW 59th Street. The collector street shall have a minimum 60-foot right-of-way. The collector street is intended to accommodate a 32-foot-wide street and an 8-foot-wide sidewalk/trail on one side of the street. See Exhibit E for Collector Street Standard.

9.9 SUBDIVISION STREETS

All public and private roads contained within the residential subdivisions shall conform within the Subdivision regulations as part of Mustang's Code of Ordinances except as otherwise provided herein.

9.9.1 All Tracts

Mountable or roll-over curbs are allowed on private streets.

9.10 OIL AND GAS WELL PADS

9.10.1 The oil and gas well sites shall be screened from residential developments by the developer to the standards set forth in Code Sec. 74-132.

9.10.2 Access to the oil and gas pad sites is only allowed off South Morgan Road, SW 59th Street, or the proposed collector street.

9.11 ACCESSORY SIGNAGE REGULATIONS

All signage shall meet the City of Mustang's sign requirements in place at the time of the development, except as otherwise provided herein.

9.11.1 Tract 1

- No pole signs will be allowed.

10.0 EXHIBITS

The following exhibits are attached and incorporated into this planned unit development:

EXHIBIT A Legal Description

EXHIBIT B Overall Tracts Plan

EXHIBIT C Legal Descriptions for the Tracts

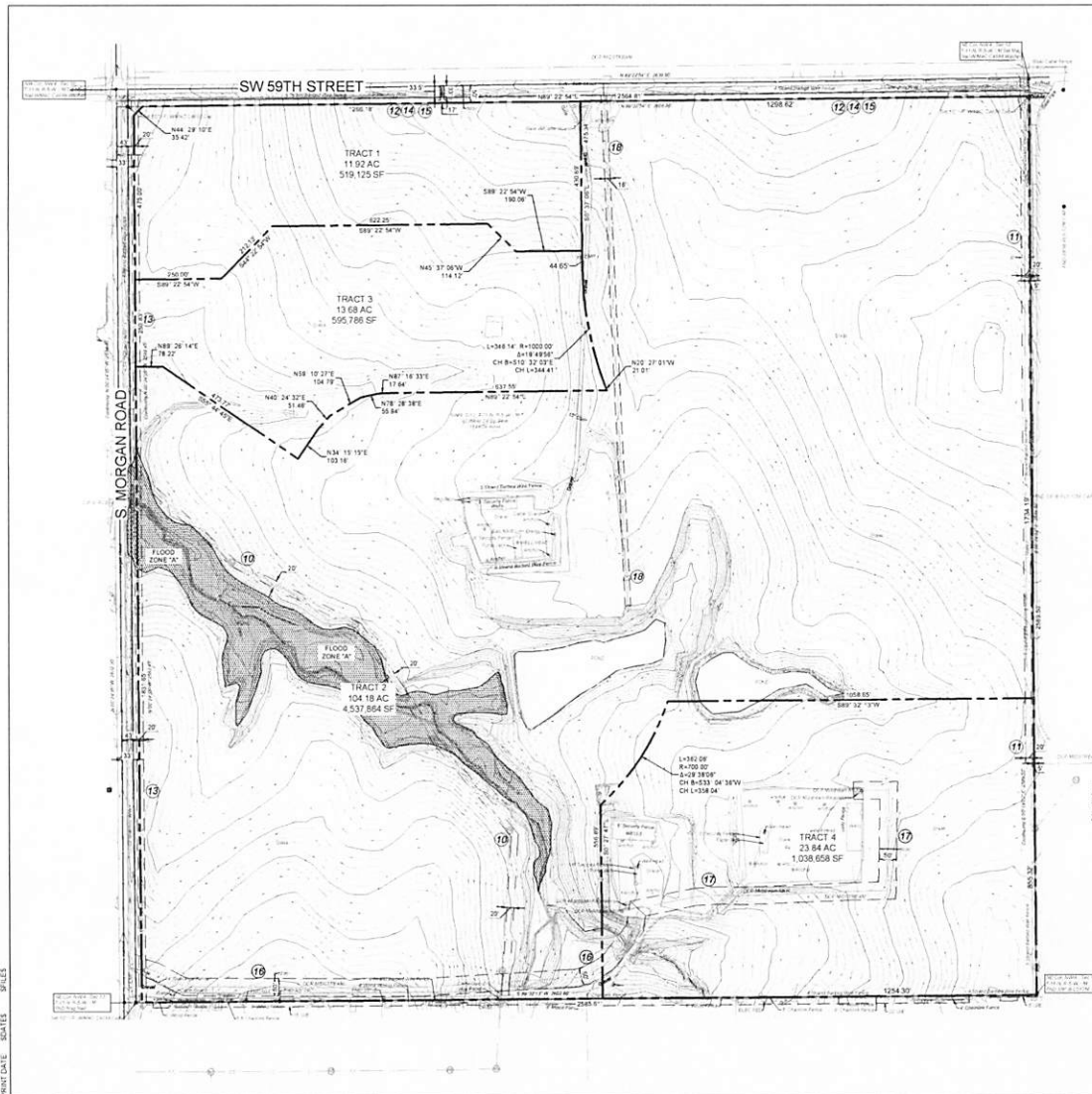
EXHIBIT D Master Development Plan

EXHIBIT E Collector Street Standard

EXHIBIT A

Legal Description: Overall Property

The Northwest Quarter (NW/4) of Section Twenty-Five (25), Township Eleven (11) North, Range Five (5) West, of the Indian Base and Meridian, Canadian County, Oklahoma

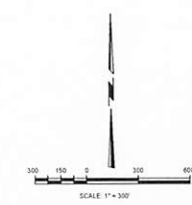
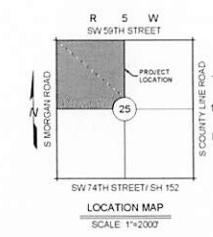


OKLAHOMA
ONE-CALL
SYSTEM, INC.
800-522-ONE (6643)
TULSA (918) 732-ONE (6643)
OKC (405) 840-5032

THESE NUMBERS ARE TO BE USED
FOR INFORMATION ON THE LOCATION
OF ALL UNDERGROUND UTILITIES.
CONTACT THESE NUMBERS PRIOR
TO ANY EXCAVATION.

NOTES CORRESPONDING TO EXHIBIT

- ① Statutory Roadway Easement in favor of the State of Oklahoma across the section lines. As Shown herein.
- ② Easement in favor of the City of Mustang, recorded in Book 767, Page 294. As Shown herein.
- ③ Right of Way Contract in favor of Phillips Petroleum Company, recorded in Book 1060, Page 519. As Shown herein.
- ④ Easement in favor of Southwestern Bell, recorded in Book 1469, Page 808. As Shown herein.
- ⑤ Right of Way Agreement in favor of Conoco, Inc., a Delaware company, recorded in Book 1463, Page 507. As Shown herein.
- ⑥ Permanent Easement in favor of the City of Mustang, recorded in Book 2841, Page 49. As Shown herein.
- ⑦ Waterline Easement Agreement, by and between the City of Mustang and MRO, L.L.C., recorded in Book 2841, Page 49. As Shown herein.
- ⑧ Pipeline Right of Way Grant in favor of Duke Energy Field Services, L.P., recorded in Book 3249, Page 113. As Shown herein.
- ⑨ Right of Way Grant in favor of DCP Midstream (LP), recorded in Book 1547, Page 99. Not platable.
- ⑩ Easement in favor of Oklahoma Gas and Electric Company, recorded in Book 4446, Page 1029. As Shown herein.



MacArthur
Associated Consultants

20 N.W. 108th Street - Homestead, FL 33131 - 408.666.2971
E.S.A. No. 6889 Renewal Date: 06-30-23

THE VINEYARD

EXHIBIT B: OVERALL TRACTS

Project No. 21-22 Sheet No. 1

EXHIBIT C

Legal Description: Tract 1

A tract of land in the Northwest Quarter (NW/4) of Section Twenty Five (25), Township Eleven (11), North Range Five (5) West, of the Indian Base and Meridian, Canadian County, Oklahoma, being more particularly described as follows;

Beginning at the Northwest corner of the Northwest Quarter (NW/4) of said Section, thence N 89°22'54" E, 74.82 feet, thence S 00°37'06" E, 50.00 feet to the point of beginning;

Thence N 89°22'54" E a distance of 1266.18 feet;
Thence S 00°37'06" E a distance of 430.69 feet;
Thence S 89°22'54" W a distance of 190.06 feet;
Thence N 45°37'06" W a distance of 114.12 feet;
Thence S 89°22'54" W a distance of 622.25 feet;
Thence S 44°22'54" W a distance of 212.13 feet;
Thence S 89°22'54" W a distance of 250.00 feet;
Thence N 00°24'35" W a distance of 475.00 feet;
Thence N 44°29'10" E a distance of 35.42 feet
to the Point of Beginning.

This description has an area of 519125 Square Feet or 11.917 Acres more or less.

Legal Description: Tract 2

A tract of land in the Northwest Quarter (NW/4) of Section Twenty Five (25), Township Eleven (11), North Range Five (5) West, of the Indian Base and Meridian, Canadian County, Oklahoma, being more particularly described as follows;

Beginning at the Northwest corner of the Northwest Quarter (NW/4) of said Section; thence N 89°22'54" E, 74.82 feet, thence S 00°37'06" E, 50.00 feet; thence S 44°29'10" W 35.42 feet, thence S 00°24'35" E, 725.83 feet to the point of beginning;

Thence N 89°26'14" E a distance of 78.22 feet;
Thence S 55°44'45" E a distance of 473.77 feet;
Thence N 34°15'15" E a distance of 103.16 feet;
Thence N 40°24'32" E a distance of 51.46 feet;
Thence N 59°10'27" E a distance of 104.79 feet;
Thence N 78°28'38" E a distance of 55.94 feet;
Thence N 87°16'33" E a distance of 17.64 feet;
Thence N 89°22'54" E a distance of 637.55 feet;
Thence N 20°27'01" W a distance of 21.01 feet;
Thence on a curve turning to the left with an arc length of 346.14 feet, a radius of 1000.00 feet, a chord bearing of N 10°32'03" W, chord length of 344.41 feet;
Thence N 0°37'06" W a distance of 44.65 feet;

Thence N 0°37'06" W a distance of 430.69 feet;
Thence N 89°22'54" E a distance of 1298.62 feet;
Thence S 0°19'02" E a distance of 1734.19 feet;
Thence S 89°32'13" W a distance of 1058.65 feet;
Thence on a curve turning to the left with an arc length of 362.06 feet, a radius of 700.00 feet, a chord bearing of S 33°04'36" W, chord length of 358.04 feet;
Thence S 0°27'14" E a distance of 556.89 feet;
Thence S 89°32'13" W a distance of 1331.31 feet;
Thence N 0°24'35" W a distance of 1831.65 feet to the Point of Beginning.

This description has an area of 4,537,863.74 Square Feet or 104.175 Acres more or less.

Legal Description: Tract 3

A tract of land in the Northwest Quarter (NW/4) of Section Twenty Five (25), Township Eleven (11), North Range Five (5) West, of the Indian Base and Meridian, Canadian County, Oklahoma, being more particularly described as follows;

Beginning at the Northwest corner of the Northwest Quarter (NW/4) of said Section, thence N 89°22'54" E, 74.82 feet, thence S 00°37'06" E, 50.00 feet; thence S 44°29'10" W 35.42 feet, thence S00°24'35"E, 475.00 feet to the point of beginning;

Thence N 89°22'54" E a distance of 250.00 feet;
Thence N 44°22'54" E a distance of 212.13 feet;
Thence N 89°22'54" E a distance of 622.25 feet;
Thence S 45°37'06" E a distance of 114.12 feet;
Thence N 89°22'54" E a distance of 190.06 feet;
Thence S 00°37'06" E a distance of 44.65 feet;
Thence on a curve turning to the left with an arc length of 346.14 feet, a radius of 1000.00 feet, a chord bearing of S 10°32'03" E, chord length of 344.41 feet;
Thence S 20°27'01" E a distance of 21.01 feet;
Thence S 89°22'54" W a distance of 637.55 feet;
Thence S 87°16'33" W a distance of 17.64 feet;
Thence S 78°28'38" W a distance of 55.94 feet;
Thence S 59°10'27" W a distance of 104.79 feet;
Thence S 40°24'32" W a distance of 51.46 feet;
Thence S 34°15'15" W a distance of 103.16 feet;
Thence N 55°44'45" W a distance of 473.77 feet;
Thence S 89°26'14" W a distance of 78.22 feet;
Thence N 00°24'35" W a distance of 250.83 feet to the Point of Beginning.

This description has an area of 595,785.72 Square Feet or 13.677 Acres more or less.

Legal Description: Tract 4

A tract of land in the Northwest Quarter (NW/4) of Section Twenty Five (25), Township Eleven (11), North Range Five (5) West, of the Indian Base and Meridian, Canadian County, Oklahoma, being more particularly described as follows;

Beginning at the Northwest corner of the Northwest Quarter (NW/4) of said Section, thence N 89°22'54" E a distance of 2639.89 feet; thence S 00°19'02" E a distance of 1784.19 feet to the point of beginning;

Thence S 0°19'02" E a distance of 855.32 feet;

Thence S 89°32'13" W a distance of 1254.3 feet;

Thence N 0°27'47" W a distance of 556.89 feet;

Thence on a curve turning to the right with an arc length of 362.06 feet, a radius of 700.00 feet, a chord bearing of N 33°04'36" E, chord length of 358.04 feet;

Thence N 89°32'13" E a distance of 1058.65 feet to the Point of Beginning.

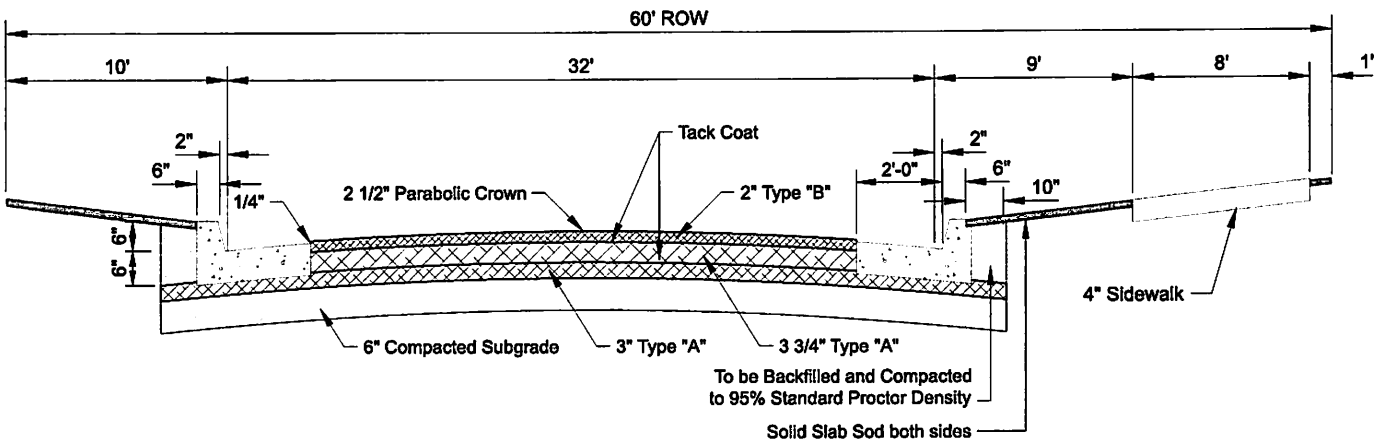
This description has an area of 1,038,657.58 Square Feet or 23.884 Acres more or less.



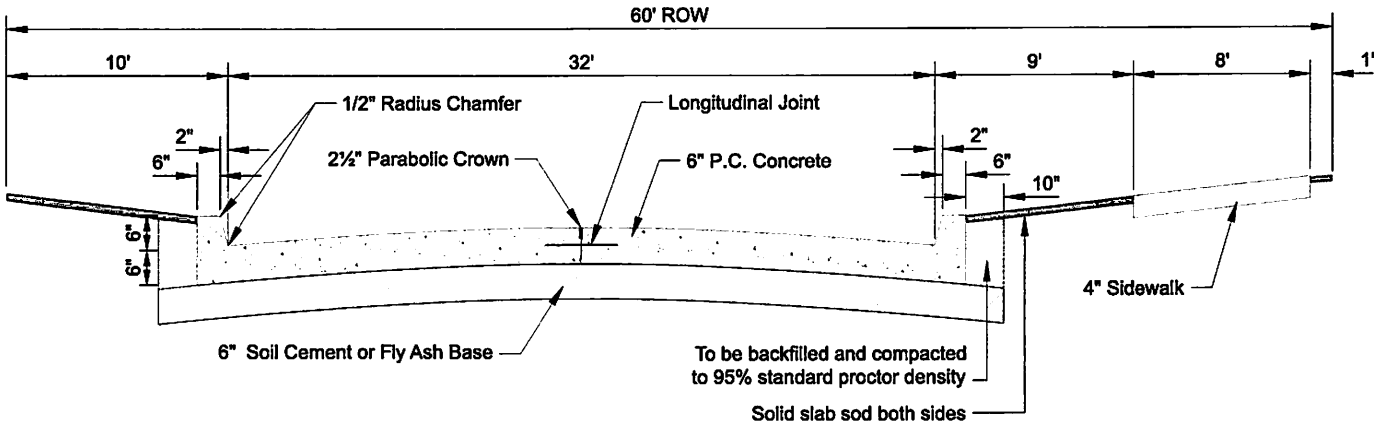
THE VINEYARD
EXHIBIT D:
MASTER DEVELOPMENT PLAN
Project No. 21-22 Sheet No. 1



EXHIBIT E
COLLECTOR STREET STANDARD



• TYPICAL SECTION •
32' ASPHALTIC CONCRETE PAVING
(ASPHALT BASE)
RESIDENTIAL COLLECTOR STREET



• TYPICAL SECTION •
32' P.C. CONCRETE PAVING
(STABILIZED SOIL BASE)
RESIDENTIAL COLLECTOR STREET

**PLANNING COMMISSION
MINUTES SEPTEMBER 9, 2025**

The Mustang Planning Commission met in a regular session on Tuesday, September 9, 2025 at 7:00 p.m. at the Mustang Municipal Building, City Council Chambers at 1501 N. Mustang Road.

I. CALL MEETING TO ORDER: Chairman Billy McDaniel called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

MEMBERS PRESENT: Jay Adams, Brant O'Daniel, Susan Dobbins, Jesse Bratton, Billy McDaniel, Jerry Brown, Aaron Spiegel

MEMBERS ABSENT: None

STAFF / EX OFFICIOS PRESENT: Ryan Conner, Community Development Director
Jacob Coleman, City Planner
Radika Moore, Secretary/Officer Coordinator
Justin Goodwin, Audio-Visual/Bldg. Inspector
Jonathan Miller, City Attorney

IV. APPROVAL OF MINUTES: Commissioner Jay Adams made a motion to approve the minutes from the August 12, 2025 meeting. Commissioner Aaron Spiegel seconded the motion. The motion was approved unanimously.

V. INTRODUCTION OF GUESTS AND VISITORS/HEARING OF CITIZENS AND DELEGATES

None.

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

Chairman McDaniel read the second item on the agenda.

2. PUD Reversion – RZ-10-11-21-1-25- The Vineyard PUD

Applicant: City of Mustang

Owner:	Shaz Investment Group INC
Location:	SE Corner of N. Morgan Rd & E. SW 59 th St
Current Zoning:	Mixed Use Planned Unit Development (PUD) with R-1, R-2, and C-3 Tracts – Titled “The Vineyard”
Requested Zoning:	Reversion to Former Zoning Classification, A-1, General Agricultural & Oil and Gas District.
Tract Info:	160 acres (NW/4 of Sec. 25T11NR5W)

Mr. Conner, addressed the Planning Commission with the staff report. He explained that this item is for a PUD reversion, referencing Sec. 122-804 of the Ordinance Code, which discusses the timeline of 3 years without development after approval, and how this makes the PUD subject to reversion before the Planning Commission. In this case, this PUD would potentially be reverted to A-1 zoning. **Mr. Conner** explained that this PUD is called “The Vineyard,” approved by City Council on July 12, 2022. This PUD retains several zoning classifications (R-1, R-2, and C-3), and it had been discussed throughout several meetings, ultimately being approved. In December 2023, a preliminary plat was submitted, but was not followed by a final plat submission within one year of that date, rendering these plans as null and void, citing no development progress to that point. After staff review, **Mr. Conner** explains the city finds it appropriate to initiate the reversion process. He then says that representation for the property has sent a letter objecting to the reversion and also requesting a 3-year extension. Planning Commission has the ability to recommend reversion, table the item, or reject reversion and keep current zoning. Staff recommends reversion, citing the ordinance, rendering the property not subject to weed and grass ordinances with A-1 Zoning, adding flexibility for future plans to develop, and how reversion would also encourage timely development practices.

Commissioner Brown asked how the city was notified of the expiration of this PUD zoning.

Mr. Conner replies that staff conducted an ordinance review, and Sec. 122-804 was reviewed during that process.

Commissioner Brown asked if a neighbor brought up this issue via protest.

Mr. Conner said that to his knowledge, no protest was heard.

Commissioner Brown asked if there is a system in place to track upcoming expirations.

Mr. Conner said there was no trigger for this reversion, other than staff review.

Commissioner Brown asked if there are options to revert PUD to other zoning, or if it must be returned to original zoning, A-1.

Mr. Conner said that either the zoning will remain as PUD, or be reverted to the original, A-1 District.

Commissioner Brown asked if the applicant could request an extension.

Mr. Conner explained that the applicant has requested a 3-year extension. The Commission has the ability to recommend an extension be given, for whatever length of time the Commission decides.

Chairman Brown asked about when the date of the extension begin, should the Commission

decide to grant one.

Mr. Conner said the extension date would begin upon City Council's approval of that extension.

Commissioner Dobbins asked if there were any follow-ups or check-ins with the property owner to notify them of upcoming expiration.

Mr. Conner said that occasionally there is communication, but there are no requirements for formal check-ins.

Commissioner Adams said that it would be atypical to follow-up with developers, because it is the norm for developers to file a preliminary plat, and then a final plat well within the 1-year timeframe.

Commissioner Bratton asked if an extension if given, and then lapses, would the PUD automatically revert back to A-1 zoning.

Mr. Conner read the ordinance governing this issue, then defers to **City Attorney Jonathan Miller**.

City Attorney Miller said that it would not be automatically reverted, instead it would appear before City Council again.

Commissioner Adams points out that an extension must be requested 60 days before expiration, and that at present, it is well past that timeframe.

Representation of the applicant – **Cooper Hahn** with Box Law Group – addressed the Planning Commission.

Mr. Hahn offers to reiterate what is being asked: Reversion of PUD to A-1 zoning. This process must be considered and approved legislatively, by Planning Commission and City Council. He said that zoning cannot expire, it can only change. **Mr. Hahn's** client filed another preliminary plat with the city today. Furthermore, the reversion ordinance has existed since 2003, but it has never been enforced. No other city to **Mr. Hahn's** knowledge has this sort of ordinance. He said that the provided staff report does not mention any surrounding areas or issues, which is atypical of a re-zoning request. He referenced the Comprehensive Plan, adopted in 2017, which designated the property in question as residential. **Mr. Hahn** explains the details of the developer's ideas for this PUD, listing items like a playground, public walking trails, a 55 and older community, a clubhouse, and concessions made by the developer for things like prohibiting using the land for marijuana use on the commercial portion, at the request of Planning Commission. This PUD was heavily negotiated to meet the requirements set forth by the Planning Commission. **Mr. Hahn** reiterates that in 2022, this commission recommended approval, and City Council approved. The previous owner could not follow through with development, reasons unknown. **Mr. Hahn's** client came into ownership in June 2024. His client has met with city staff twice since then, and was never notified of a potential reversion. Reversion to A-1 zoning would contradict the Comprehensive Plan. **Mr. Hahn** was unsure why the city is taking action now, after no action has ever been taken concerning this ordinance. Reversion would be detrimental to his client, who is a local developer. Reversion would also be detrimental to the city, where A-1 zoning is of no economic benefit to the city. Development of the PUD would bring in sales tax dollars, and reversion may push developers away from Mustang in the future. **Mr. Hahn** recommended the Commission approve a 3-year extension.

Chairman McDaniel asked when the preliminary plat was approved.

Mr. Conner gave the date of December 2023.

Mr. Hahn said this date was 7 months before his client took ownership.

Commissioner Adams pointed out that even considering the date of ownership by Mr. Hahn's client (December 2023), at present, the 1-year limit has passed anyway.

Mr. Hahn suggested that even though the year has passed, another preliminary plat could still be submitted.

Commissioner Adams said that the ordinance is clear that the developer must submit a final plat one year after the preliminary plat is submitted. A timeframe that has already passed.

Mr. Hahn said that what is considered "development" in this ordinance is a gray area. Zoning cannot expire, and that automatic reversion of zoning is unconstitutional. He admitted that while no final plat was submitted, another preliminary plat was submitted just today.

Chairman McDaniel asked if a new preliminary plat was submitted, would it look different from the original preliminary plat.

Mr. Hahn was unsure of this. He said that a PUD is allowed to be developed in phases. But as long as a preliminary plat was submitted, it does not matter if it differs from a previously submitted preliminary plat.

Owner, **Jalal Farzaneh** – Home Creations, 2240 N Broadway, Moore, OK – said that he and his brother came to the United States in 1978 and decided to stay to make better lives for their family. They both studied architecture and worked through school. Upon graduation, they went to the back to secure a loan to buy a convenience store. The bank did not provide the loan, but the bank did provide a construction loan for **Mr. Farzaneh** and his brother to build a house. Since then, they have built around 18,000 homes in Oklahoma. He said that he is unfamiliar with the laws, and he had never heard of a reversion of zoning due to expiration. When he bought the property, duplexes were planned to be built, but **Mr. Farzaneh** changed this to include only single-family homes. He hired a planner from Colorado, then met with the city twice since then. He has communicated and met with the neighbors to hear their concerns. The biggest two concerns were flooding and traffic. He said that his engineer had addressed the flooding issue via building more retention ponds. The new design better fits what the neighbors would like. **Mr. Farzaneh** said that if he had known about the ordinance regarding reversion, he would have acted sooner and would have begun the development process already. He said that he had met with **Mr. Conner** twice, but nothing was mentioned about reversion. He requests from the Commission that they do not approve reversion, because he has never seen this kind of reversion anywhere else in Oklahoma. He requested an extension along with submitting a revised preliminary plat. He pledged to design a turn out of the development, "right in, right out," that better addresses traffic concerns from neighbors.

Chairman McDaniel opened the Public Hearing to the general public to speak.

Don Hubbs – 2019 E Ensey Terr – said that the previous speakers did not give justification for an extension. He asked if this was required and if so, would it be public information.

Commissioner Adams said that the developer used the promise of flooding mitigation and "right

in, right out” practice as justification for extension.

Mr. Hubbs recommends reversion, and if the property is reverted, he requested that a fence be put up to keep livestock away from the adjacent neighborhood.

Chairman McDaniel asked **Mr. Hubbs** to clarify his position, at which point **Mr. Hubbs** stated “reversion.”

Mr. Hubbs said that he and other neighbors have met with the developers twice previously, and have asked them how many plots they plan on reserving. He stated that the developers have not provided an accurate answer. He was fearful that even more plots than previously planned by the former owner will be built.

Chairman McDaniel recalled previous discussion about this development, and how the development will be built in sections.

Bryan Wolfe – 506 N Morgan Rd – explained that city staff have reviewed the ordinances, and that this legal framework must be followed. The builders have the responsibility to know the law.

Donna Buchanan – 730 N Country Club Terr – said that she does not approve of reversion because the developers have spent money and effort into the pre-development process, a cumbersome process that ultimately deterred the previous owners. The developer owns the property, and it is their right to do with the property as they choose. She had only a concern about flooding and water issues. A beaver had created a dam on the developer’s property, which has created standing water on **Ms. Buchanan’s** property, bringing snakes and mosquitos.

Arlene Randall – 1631 E Twinbrook Terr – said she has been involved in this process for the beginning. She is an attorney, and she advised against giving one developer an allowance, and setting that precedent for future developments. She was against a variance in this situation. She supports reversion and starting the process over.

Randy McCarthy – 921 N Bittercreek Terr – said that no discretion is necessary. The ordinance is clear, even as this is a PUD. He read the ordinance governing reversion of the PUD. He explained that the situation is unfortunate, but the rules must be followed. He is in favor of reversion.

Chairman McDaniel next addressed the crowd after seeing no additional citizens requesting to speak.

Motion to close the Public Hearing was called by **Commissioner Bratton** and seconded by **Commissioner O’Daniel** at 7:48pm. The motion was approved unanimously.

Commissioner Brown shared his thoughts first. He considered what would be involved with a one-year extension, but the property owner spoke on revising the preliminary plat, leading **Commissioner Brown** to support reversion of the property. Reversion to A-1 does not devalue the property, but reversion still must happen so that the ordinance will be followed.

Commissioner Spiegel explained that a lengthy back-and-forth process had taken place to get the original plan approved. Unless the new owners follow the formerly approved plan faithfully, he did not see how an extension could be given.

Commissioner Dobbins agreed with **Commissioner Spiegel’s** analysis. Reversion should take

place and if the owner seeks to rezone back to PUD, the Commission will consider it.

Commissioner Adams asked **City Attorney Miller** if an ordinance is a local law, to which he replied, yes. Ignorance is not justification for not following the law. The Planning Commission has an obligation to enforce the ordinance. He sympathized with the owner, but ultimately, he was in favor of reversion.

A motion was made by **Commissioner Adams** to recommend approval of reversion to A-1 – Agricultural zoning. **Commissioner Spiegel** seconded the motion.

A roll call vote was taken:

Mr. Adams	Yay
Mr. O'Daniel	Yay
Mr. Brown	Yay
Mr. Spiegel	Yay
Ms. Dobbins	Yay
Mr. Bratton	Yay
Mr. McDaniel	Yay

Motion passed unanimously. **Chairman McDaniel** announced the item will be heard at the October 7th City Council Meeting.

City Attorney Miller recommended a brief recess. **Chairman McDaniel** implemented a brief recess. Recess commenced at 7:56pm. Recess terminated at 8:02pm.

ORDINANCE NO. 1329

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 A PLANNED UNIT DEVELOPMENT WITH R-1, SINGLE FAMILY ZONING DISTRICT, R-2, TWO-FAMILY ZONING DISTRICT, AND C-3 COMMERCIAL GENERAL ZONING DISTRICT TO A-1, GENERAL AGRICULTURAL AND OIL & GAS DISTRICT; DECLARING REPEALER, AND PROVIDING FOR SEVERABILITY. 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 a Planned Unit Development with R-1, Single Family Zoning District, R-2, Two-Family Zoning District, and C-3 Commercial General Zoning District to A-1, General Agricultural and Oil & Gas District

LEGAL DESCRIPTION OF COMPLETE PROPERTY FOR REZONING:

The Northwest Quarter (NW/4) of Section Twenty-Five (25), Township Eleven (11) North, Range Five (5) West, of the Indian Base and Meridian, Canadian County, Oklahoma.

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.

PASSED AND APPROVED this ____ day of _____, 2025.

Mayor

ATTEST:

City Clerk

APPROVED as to form this _____ day of _____, 2025.

City Attorney



Mustang City Council Agenda Item Report

Meeting Date: October 7, 2025

Submitted by: Ryan Connor

Submitting Department: Community Development

Item Type: Ordinance

Agenda Section: DISCUSSION ITEMS

Subject Title:

Public Hearing and Consideration of Ordinance No. 1330, 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 a Planned Unit Development with R-1, Single Family Zoning District to A-1, General Agricultural and Oil & Gas District, Declaring Repealer, and Providing for Severability.

Recommendation:

Approve or Deny Ordinance

Initiator:

Ryan Conner, Community Development Director

Background:

Planning Commission met at the September 9th 2025 regular Planning Commission meeting and voted unanimously to recommend Reversion (following Section 122-804 of the Municipal Code) of the Planned Unit Development (PUD) known as "Arbor Creek". An unofficial copy of the minutes from that meeting are attached to this report.

The property known as "Arbor Creek", a Planned Unit Development (PUD), is located along the West side of N. Morgan Rd in the 500-800 Block. The property consists of approximately 80 acres and was approved by Ordinance No. 1250 on February 1st, 2022, which rezoned the property from the A-1, General Agricultural and Oil & Gas District to a PUD with R-1, Single Family District zoning. The attached PUD Design Statement with Master Development Plan Map shows more detail of what was approved and is currently the operating Zoning District of the property. A Preliminary Plat was approved for Arbor Creek on October 4th, 2022 by the Mustang City Council, but a Final Plat was not submitted within one year as required by Mustang Code Sec. 106-149. There has been no further effort toward developing the property as approved as Arbor Creek.

PUDs are defined and governed by the City of Mustang Municipal Code through Article VIII of Chapter 122, which is the Zoning chapter. Section 122-804 of that particular Article, titled Reversion, explains the process of potential reversion of the PUD, which could result in the property returning to the original Zoning District prior to the PUD. Section 122-804 of the municipal code reads that a PUD may be "reverted" to the former zoning classification if development has not occurred within 3 years from the time of adoption. Subsection (b) under Section 122-804 explains the continuing review of project status and how a PUD can be prevented from reversion:

..."(b) Continuing review of project status. Development of at least one tract within a Planned Unit Development (PUD) shall begin within three years from approval date of the PUD master plan. If development has not begun, the city council, after hearing the planning commission's recommendation, may cause the reversion of the PUD to its former zoning classification(s). Development must also take place on at least one additional tract every three years after the initial three-year deadline, or the city council, after hearing the planning commission's recommendation, may cause the reversion of all remaining undeveloped tracts within the PUD to their former zoning classifications. This ordinance shall apply to all PUD rezoning applications approved after the effective date of this section. To prevent the tracts in the PUD from reverting back to their former zoning classifications, one of the following must occur:

(1) Development. In order for development to be considered to have begun, an application shall be made for a plat or building permit. Said permit or application fees shall be paid prior to the end of the three-year period. When construction of permanent improvements or structures is the method of development, they must begin within six months of the purchase of said permit. When platting is the method of development there shall be at least a preliminary plat approved by council within one year of application. A final plat shall be approved within one year from date of approval of the preliminary plat, or neither will be considered to have begun and the city council, after hearing the planning commission's recommendation, may cause the reversion of all remaining undeveloped tracts within the PUD to their former zoning classifications.

(2) Development time line.

a. Application for permanent improvements or structures must be made within three years of effective date of the PUD. Actual construction must begin within six months of application; or

b. Application for preliminary plat must be made within three years of the effective date of the PUD. Preliminary plat must be approved by council one year from date of application. Council must approve final plat within one year after the preliminary plat has been approved.

(3) Extension. To request an extension, the owner may submit in writing to the city council not less than 60 days before the expiration, reason or reasons for not starting development within the PUD and request the actual extension of time required to begin development. The planning commission shall review all such requests and make a recommendation to the city council. The city council shall then review such requests and determine if the extension of time is warranted. At that time, the city council shall either grant or deny the extension or modify the time requested. Only one extension will be permitted, and if no development has taken place before the expiration of the extension, the city council, after hearing the planning commission's recommendation, may cause the reversion of all remaining undeveloped tracts within the PUD to their former zoning classifications."

With the knowledge of the PUD reversion process at hand, Staff did not find that any development progress as defined above has been made on the property. A Preliminary Plat was approved for The Vineyard on December 5th, 2023 by the City Council, but a Final Plat was not submitted within one year, thus making no development progress as mentioned above. The PUD Reversion process has been initiated based on this information. The City Council, based on the recommendation from the Planning Commission, can decide if the PUD should be reverted back to the former zoning classification under the public hearing requirements for standard rezoning applications. Based on the language of this Section, the City Council will hear the Planning Commission recommendation regardless of whether the recommendation is to revert the PUD or not to revert the PUD.

The Box Law Group on behalf of the property owner has submitted a letter of objection to the PUD Reversion and a request for a three (3) year extension to the PUD. This letter is attached. They also spoke at the Planning Commission meeting on behalf of the owner. Section 122-804(b)(3) states that a request for an extension be filed not less than 60 days before the expiration of the development period. If the City Council decides to not revert the PUD to the former zoning district, they could provide alternative recommendations such as denying the reversion outright or tabling the reversion for a specific amount of time to allow more time for the developer to begin development.

Financial Impact:

0

Staff Comments:

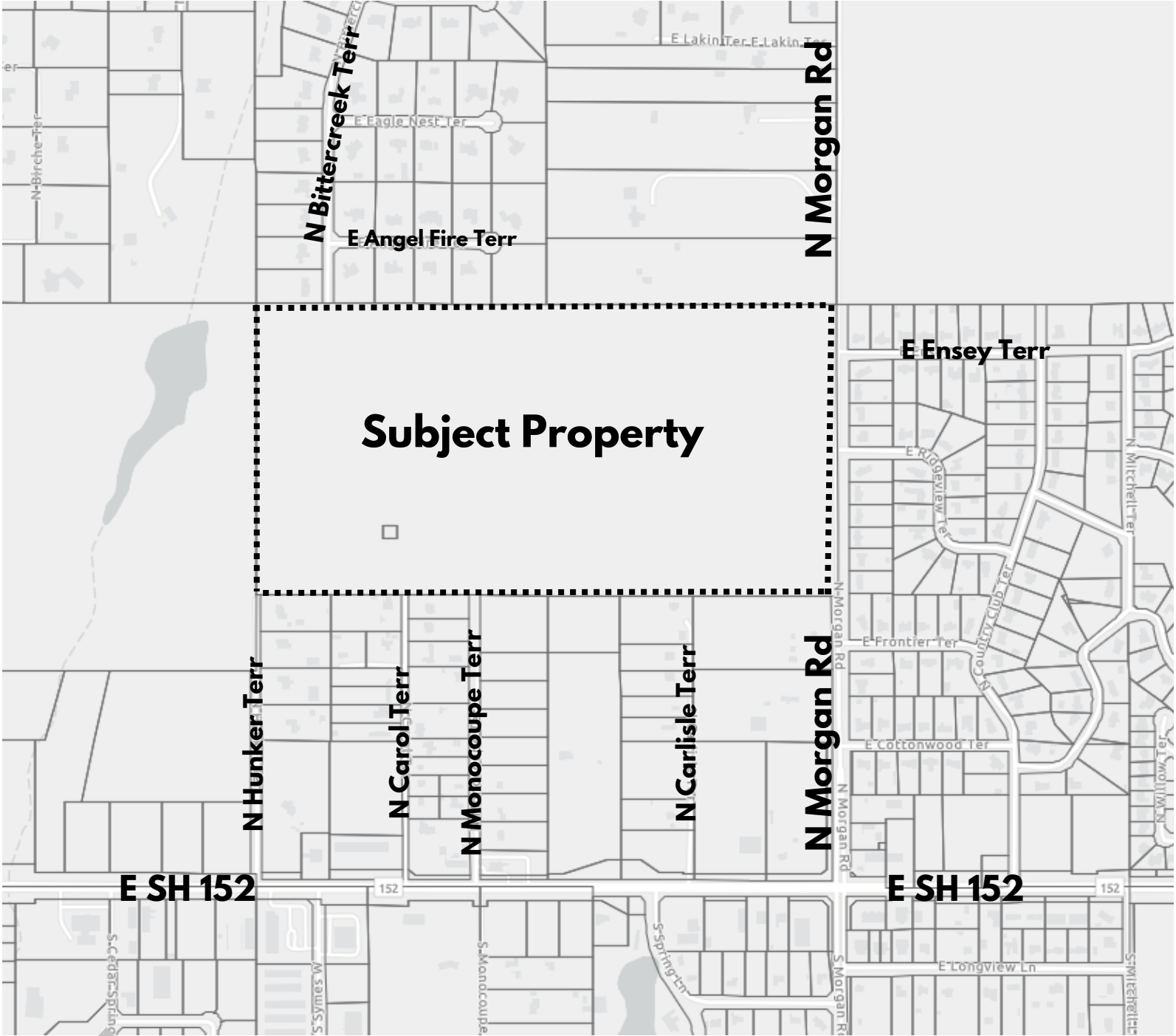
By reverting the zoning of the property back to A-1, General Agricultural and Oil & Gas District, the property would not be subject to the grass and weed ordinance that generally requires grass/weeds on property be kept to a height of 12" or less. The property would also be subject to potential use for agricultural purposes while it remains undeveloped. Finally, potential developers interested in developing within the City of Mustang may feel more at liberty to create their own development plan for the property rather than try to work with something created by another developer. Staff believes that reverting the property back to A-1, General Agricultural and Oil & Gas District advances the intention of Mustang Code Sec. 122-804 for timely development and furthers the interests of the City.

Attachments:

- (1) [PUD Reversion Map - Arbor Creek.pdf](#)
- (2) [2025-8-26 Objection to Reversion of Arbor Creek PUD \(002\).pdf](#)
- (3) [DRAFT PC Minutes 9-9-2025 - Arbor Creek PUD Reversion.pdf](#)
- [Ord 1330 Arbor Creek PUD Zoning Reversion-PUD w R-1 to_A-1.pdf](#)

NOTICE OF REDISTRICTING - PUD REVERSION

“Arbor Creek” PUD - 500-800 Block on West Side of N. Morgan Rd:
R-1 PUD to Former A-1, Zoning



Disclaimer: This product is for informational purposes only and it is NOT suitable for legal, engineering, or surveying purposes. The City of Mustang does not assume any responsibility for any errors, deficiencies, defects, omissions, or inaccuracies in the data.



DAVID M. BOX
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OFFICE (405) 652-0099
BOXLAWGROUP.COM

August 27, 2025

City of Mustang
c/o Ryan Conner
1501 N. Mustang Road
Mustang, OK 73064
rconner@cityofmustang.org

RE: Reversion of Arbor Creek PUD; September 9, 2025 Planning Commission.

Mr. Conner,

My firm represents Premium Land, LLC, the record owner of land currently zoned as the Planned Unit Development – Arbor Creek (the “PUD”). A copy of the subject PUD is attached hereto as **Exhibit A**. We are in receipt of your August 4, 2025 letter notifying our client of September 9, 2025 public hearing at which Planning Commission will consider reverting / rezoning my client’s property to “A-1, General Agricultural and Oil & Gas District.” Please accept this letter as my client’s formal objection to the reversion and/or rezoning of its property. Additionally, please accept this letter as my client’s formal request for an extension to the PUD for an additional three (3) years.

The PUD should be extended as it is an appropriate and compatible zoning designation for my client’s property. The PUD allows for single family residential development, but includes far greater restrictions than straight R-1 zoning. For example, the PUD includes increased façade regulations, minimum home size requirements, larger lot size commitments for Tract 2, and commitments to construct amenities to include a swimming pool, playground, basketball court, and other features. Moreover, my client’s property is surrounded by properties used and/or zoned exclusively for residential purposes. Because of the existing nearby residential development, urban level utility services are available to the property with sewer to be extended from the north and the water already available to the property from Morgan Road. Additionally, the City’s comprehensive plan and future land use plan designate the property as Residential Medium. The PUD is consistent with the Residential Medium designation. Thus, my client’s property is more appropriately suited for single family residential development as opposed to the uses and density expected with A-1 zoning.

My client has invested significantly in engineering costs and effort to have this property rezoned to the PUD and a Preliminary Plat approved. A copy of the approved Preliminary Plat, approved September 13, 2022, is hereto as **Exhibit B**. Importantly, my client’s purchase of this property was contingent on the rezoning to allow for single family residential development. As a result, the purchase price reflected the a price per acre only justified by zoning which allows for single family development. Should the property to reverted and/or rezoned to A-1 over my client’s objection,

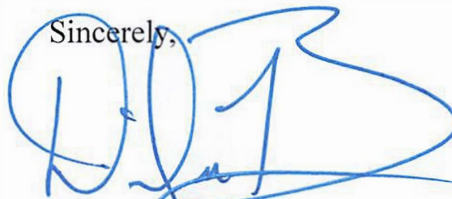
the property would offer little to no economic value resulting in substantial and unjust harm to my client and its property rights.

Moreover, if the property is rezoned to A-1, the property would likewise offer little economic value to the City of Mustang. There are no active oil and gas operations on the property. Additionally, a significant portion of the property is covered by trees, thereby restricting the viability of any agricultural use of the property. On the other hand, once developed pursuant to the PUD, the City will gain significant sales tax from construction of the houses, as well as an increase to the ad valorem tax base, and the benefit of additional revenue brought by future residents residing in new quality single family homes.

My client respectfully requests a three (3) year extension to the PUD to allow for my client to work towards development of its property as anticipated and approved by the PUD and Preliminary Plat. My client's ongoing projects, coupled with the challenging economic environment, have delayed the commencement of the Arbor Creek development. My client is currently building in two other communities in the Mustang School District. The requested extension would allow my client to complete ongoing projects without creating overlap and competition between the communities. The requested extension would further avoid a quick influx in residents and new students in the Mustang School District. Additionally, the requested extension would be consistent with the slower absorption rates resulting from higher interest rates and increased construction costs of the current market.

On behalf of my client, we would respectfully request Planning Commission and City Council vote to not revert / rezone my client's property, and further request the PUD be extended for a period of three (3) years. Please distribute this letter to members of Planning Commission.

If you have any questions or concerns, please contact my office.

Sincerely,

David M. Box

CC: leetemustangward2@hotmail.com
Jwaldward3@gmail.com
jameslwaughward4@gmail.com
balliewward5mustang@gmail.com
nsholund@yahoo.com
JMiller@citvofmustang.org

THE CITY OF MUSTANG
PLANNED UNIT DEVELOPMENT DISTRICT
PUD –
MASTER DESIGN STATEMENT
FOR

ARBOR CREEK

10/04/2021
Revised: 10/25/2021
Revised: 12/13/2021

PREPARED FOR:

Premium Land, LLC
P.O. Box 6718
Edmond, OK 73083
P 405.285.5105 F 405.285.5104
E zach@premiumlandok.com

PREPARED BY:

Crafton Tull and Associates
300 Pointe Parkway Boulevard
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(405) 787-6270
Kendall.dillon@craftontull.com

Residential

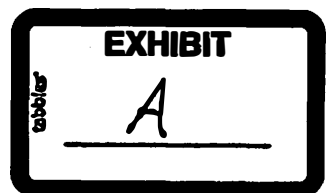


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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Arbor Creek, consisting of 79.98 acres are located within the SE/4 of Section 26, Township 11 N, Range 5 W, of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located on the west side of N. Morgan Rd. between SW 74th Street and SW 59th Street.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner / developer of this property is Premium Land, LLC, P.O. Box 6718, Edmond, OK 73083

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for A-1 General Agricultural and Oil and Gas District. Surrounding properties are zoned and used for:

North: A-1 Agricultural District and R-1 Single-Family District Bittercreek Addition.
East: R-1 Single Family Residential District, Canadian Estates Residential Subdivision.
South: R-E Rural Estates District, Hunker's Subdivision.
West: R-1 Single-Family District and is currently vacant.

The subject property is currently vacant.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The highest elevation is 1360 at the southeast corner and the southwest area of the site. These two high points slope to the center of the parcel. The lowest elevation is on the north side, centrally located along the Blue Line stream. The site slopes from both the east and the west towards the center with a Blue Line running south to north. The subject property has trees on a large portion of the property. This property is in the Mustang Creek drainage basin. The subject property is located within a FEMA 50 or 100 year flood plain.

SECTION 6.0 CONCEPT

The concept for this PUD is to change the existing A-1 General Agricultural and Oil and Gas District zoning to R-1 Single Family Residential District zoning that will permit the development of a Single Family Residential Subdivision.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The PUD shall take access from N. Morgan Rd which is a two-lane street paved to rural standards and N. Monocoupe Terrace which is a two-lane street paved to a rural standard. The nearest street to the north is S.W 59th which is paved to rural arterial standards. The nearest street to the South is SW 74th Street and is four-lane with a continuous center turn lane.

Proposed streets in this Planned Unit Development shall be public and shall have right-of-way widths of 50 feet and shall be paved to the urban local street standards. N. Bittercreek Terrace of this PUD shall connect to the existing street but will have a crash gate for emergency access.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this site are located to the north and will be extended to this PUD.

7.3 WATER

Water facilities for this property are available. Water services will be provided from a 12 inch water main located on the west side of N. Morgan Rd.

7.4 FIRE PROTECTION

The nearest fire station to this property is the station located at 465 W. State Hwy 152, Mustang, OK 73064. The station is approximately 2.8 miles from this PUD development.

7.5 GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

There is no public transportation available to this Planned Unit Development.

7.7 DRAINAGE

Portions of the property within this PUD lie within a FEMA 100-year flood. The FEMA regulated drainage way runs south to north through the center of the site. The majority of the subject property drains west to east and east to west towards the centrally located floodplain and stream.

SECTION 8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those of which are in effect at

the time of approval of this PUD, or as modified prior to the time of development. Development is when a permit is issued for any construction or addition to any structure on a development tract. The R-1 Single-Family District shall be the underlying regulations applicable to this PUD as contained in the City of Mustang's Planning and Zoning Code as such exists at the time of approval of this PUD, or as modified prior to development. In the event of conflict between provisions of this PUD and any of the provisions of the City of Mustang's Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-1 Single Family Residential District shall govern this PUD, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0 SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1 FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 60% brick veneer, masonry, dryvit, rock, stone, stucco, concrete board, or wood, or other similar type finish approved by the City of Mustang. Buildings finished with EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Mustang's Landscaping Ordinance, including article IX, division 2 in place at the time of development in line with the Code requirements for R-1 Single-Family Residential District use.

9.3 LIGHTING REGULATIONS

The design site lighting in this PUD shall be in accordance with Chapter 122, Article V, Fencing and lighting of the City of Mustang, OK Municipal Code, 2021, in line with the Code requirements for R-1 Single-Family Residential District use.

9.4 SCREENING REGULATIONS

Screening within this PUD is not required.

9.5 PLATTING REGULATIONS

All land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

9.6 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance to Chapter 50 of the City of Mustang's Code of Ordinances. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. Any private drainageways or private drainage facilities will be the responsibility of the Property Owners Association.

9.7 ACCESS REGULATIONS

Access to this PUD/Tract shall be made from N. Morgan Rd via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median. Access shall also be provided via a local street connection to N. Monocoupe Terrace located on the south side of this PUD.

A connection to N. Bittercreek Terrace, located at the northwest corner of this PUD, shall be allowed. This connection shall be for emergency access only and shall be gated and equipped with a knox box.

9.8 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 122, Article X – Off Street Parking and Loading, Division 1-3, of the City of Mustang, OK Municipal Code, 2021.

On-street queuing and maneuvering into private parking shall be permitted within public right-of-ways within this PUD. All parking shall be located on private property outside of public-right-of-ways. The queuing and maneuvering permitted within public right-of-ways shall be limited to the frontage of common areas for access to on-street parking spaces adjacent to an amenity area.

9.9 SIGNAGE REGULATIONS

Single Family residential subdivision sign requirements shall be in accordance with the Sign Regulations of Chapter 94, Signs, Article IV, Signs, of the City of Mustang, OK Municipal Code, 2021, in line with the Code requirements for R-1 Single-Family Residential District use.

9.10 ROOFING REGULATIONS

Each primary structure in this PUD shall have Class C roofing or better.

9.11 SIDEWALK REGULATIONS

Sidewalk requirements shall be in accordance with Article VII Improvements, Division 1, Section 106-370 Sidewalks and Article IV, Sidewalks.

9.12 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD. Shall not exceed 2-1/2 stories or 35 feet in height.

9.13 SETBACK, LOT SIZE AND LOT COVERAGE REGULATIONS

Tract 1: All lots in Tract 1 of this PUD shall have the following conditions:

Minimum Home Size: 1,800 square feet

Minimum Lot Size: 7,200 square feet

Minimum Lot Width: 60 feet at the front building line and must abut a street for not less than 45 feet.

Minimum Front Yard Setback: 30 feet; however if 50 percent or more of the front lot is situated on a cul-de-sac or eyebrow curve, the minimum depth of the front yard shall be 25 feet.

Minimum Side Yard Setback:

Interior: 5 feet for one story and 8 feet for multi-story main buildings

Corner: 15 feet if back-to-back with another corner lot, or 25 feet in all other cases.

Minimum Rear Yard Setback: 20 feet

Maximum Lot Coverage:

Main Buildings: 35 percent

Accessory Buildings: 15 percent of the rear yard.

Maximum Building Height: 2 story, 35 feet

Tract 2: All lots in Tract 2 of this PUD shall have the following conditions:

Minimum Home Size: 2,200 square feet

Minimum Lot Size: 14,000 square feet

Minimum Lot Width: 70 feet at the front building line and must abut a street for not less than 45 feet.

Minimum Front Yard Setback: 30 feet; however if 50 percent or more of the front lot is situated on a cul-de-sac or eyebrow curve, the minimum depth of the front yard shall be 25 feet.

Minimum Side Yard Setback:

Interior: 5 feet for one story and 8 feet for multi-story main buildings

Corner: 15 feet if back-to-back with another corner lot, or 25 feet in all other cases.

Minimum Rear Yard Setback: 40 feet

Maximum Lot Coverage:

Main Buildings: 35 percent

Accessory Buildings: 15 percent of the rear yard.

Maximum Building Height: 2 story, 35 feet

9.14 PUBLIC IMPROVEMENTS

Public improvements shall be made by the Developer throughout the PUD as required by the City of Mustang Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.15 COMMON AREAS

Maintenance of the common areas as shown on the master development plan shall be the responsibility of the property owner or the then current property owners of the subdivision through the Property Owners Association. The Property Owners Association shall, at a minimum, include as members, the then current owners of tracts within the platted area and shall exist in perpetuity. The obligation to maintain the common areas is intended to benefit and may be enforced by the City of Mustang. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above and comply with Chapter 50 of the Mustang Code of Ordinances.

There are six distinct common areas totaling approximately 18.34 acres. The development shall construct an amenity area approximately the size of an acre that includes a swimming pool, playground, basketball court, park benches and on-street parking spaces. Shade trees shall be placed around the playground for added shade.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD, subject to the approval of the community development director.

11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

Exhibit A – Overall Legal Description
Exhibit A1 - Tract 1 Legal Description
Exhibit A2 – Tract 2 Legal Description
Exhibit B – Master Development Plan
Exhibit C - Topography Plan

EXHIBIT A

LEGAL DESCRIPTION ARBOR CREEK

A tract of land situate within a portion of the Southeast Quarter (SE/4) of Section Twenty-Six (26), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Mustang, Canadian County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Northeast corner of said SE/4; thence

S 00° 24' 33" E a distance of 1315.71 feet; thence

S 89° 57' 15" W a distance of 2647.23 feet; thence

N 00° 17' 45" W a distance of 1317.92 feet; thence

S 89° 59' 52" E a distance of 2644.64 feet to the POINT OF BEGINNING.

Said tract contains 3,484,143 Sq Ft or 79.98 Acres, more or less.

EXHIBIT A1 – Tract 1 Legal Description

A tract of land situate within a portion of the Southeast Quarter (SE/4) of Section Twenty-Six (26), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Mustang, Canadian County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Northeast corner of said SE/4; thence

S00°24'33"E along the East line of said SE/4 a distance of 1315.71 feet; thence

S89°57'15"W a distance of 2647.23 feet to a point on the West line of said SE/4; thence

N00°17'45"W along said West line a distance of 1188.41 feet; thence

S56°44'18"E a distance of 234.38 feet to a point on a non-tangent curve to the right; thence

123.79 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 118.79 feet which bears N61°37'55"E; thence

S89°59'52"E a distance of 880.27 feet to a point of curvature to the right; thence

68.83 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 67.96 feet which bears S74°13'23"E; thence

N31°33'07"E a distance of 130.00 feet; thence

N00°00'08"E a distance of 109.29 feet to a point on the North line of said SE/4; thence

S89°59'52"E along said North line a distance of 1329.77 feet to the POINT OF BEGINNING.

Said tract contains 3,221,066 Sq Ft or 73.95 Acres, more or less.

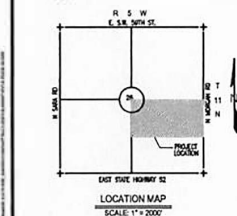
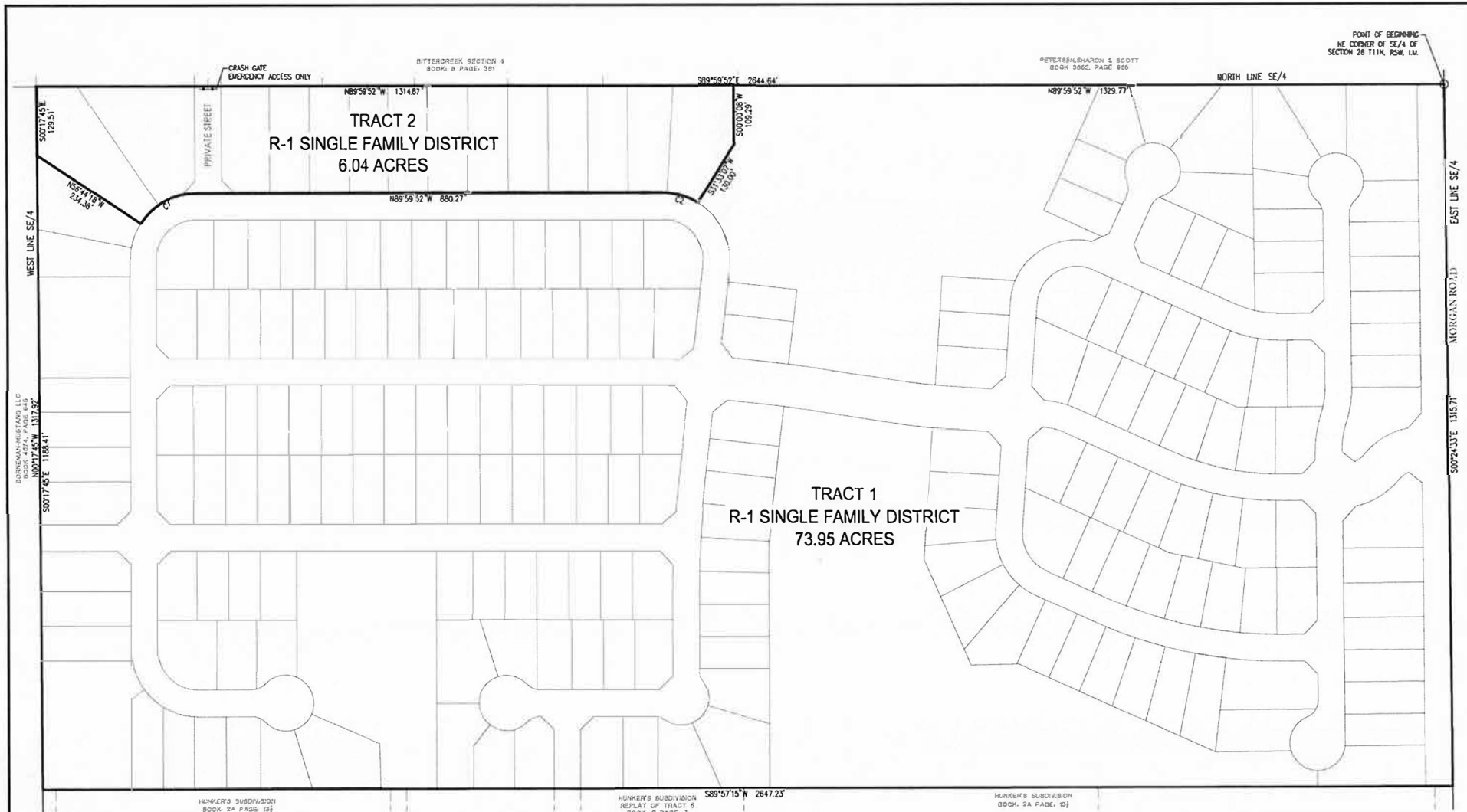
EXHIBIT A2 – Tract 2 Legal Description

A tract of land situate within a portion of the Southeast Quarter (SE/4) of Section Twenty-Six (26), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Mustang, Canadian County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Northeast corner of said SE/4; thence
N89°59'52"W along the North line of said SE/4 a distance of 1329.77 feet to the POINT OF BEGINNING;
thence

S00°00'08"W a distance of 109.29 feet; thence
S31°33'07"W a distance of 130.00 feet to a point on a non-tangent curve to the left; thence
68.83 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 67.96 feet
which bears N74°13'23"W; thence
N89°59'52"W a distance of 880.27 feet to a point of curvature to the left; thence
123.79 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 118.79
feet which bears S61°37'55"W; thence
N56°44'18"W a distance of 234.38 feet to a point on the West line of said SE/4; thence
N00°17'45"W along said West line a distance of 129.51 feet to the Northwest corner of said SE/4;
thence
S89°59'52"E along the North line of said SE/4 a distance of 1314.87 feet to the POINT OF BEGINNING.

Said tract contains 263,077 Sq Ft or 6.04 Acres, more or less.



MASTER DEVELOPMENT PLAN
OF
ARBOR CREEK
A PART OF THE SE/4, SECTION 26, T11N, R5W, L1M,
MUSTANG, CANADIAN COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Twenty-Six (26), Township Eleven North (T11N), Range One West (R5W), of the Indian Meridian (IM), City of Mustang, Canadian County, Oklahoma, said tract being more particularly described as follows:

BEGINS at the Northeast corner of said SE/4, thence

S 00° 54' 53" E along the East line of said SE/4 a distance of 1345.71 feet, thence
S 00° 57' 18" E a distance of 2042.25 feet to a point on the East line of said SE/4, thence
S 01° 17' 08" E along said East line a distance of 1317.25 feet to a point on the North line of said
SE/4, thence
S 00° 00' 00" E along said North line a distance of 2044.64 feet to the POINT OF BEGINNING.

Said tract contains 2,404.142 Sq Ft or 73.95 Acres, more or less.

CURVE TABLE					
CURVE #	LENGTH	CHORD	CHORD BEARING	CHORD BEARING	CHORD BEARING
01	1345.71	1345.71	S 00° 54' 53" E	1345.71	S 00° 54' 53" E
02	2042.25	2042.25	S 00° 57' 18" E	2042.25	S 00° 57' 18" E

MASTER DEVELOPMENT PLAN
ARBOR CREEK

Crafton Tull
CRAFTON TULL & ASSOCIATES, P.C.
1000 N. W. 10th St., Suite 100
Oklahoma City, Oklahoma 73102
(405) 241-1111
www.craftontull.com

SHEET NO.: 2 OF 2
DATE: 12/17/21
PROJECT NO.: 21616200

BITTERCREEK SECTION 4
BOOK: 8 PAGE: 361

PETERSEN, SHARON & SCOTT
BOOK 3852, PAGE 965

NORTH LINE SE/4

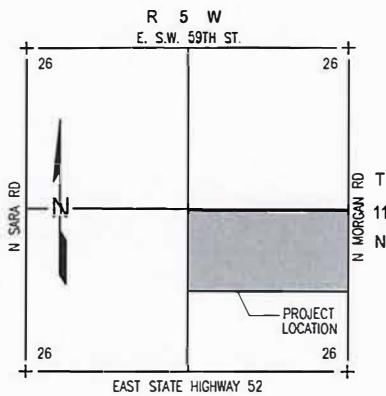
WEST LINE SE/4

MORGAN ROAD
EAST LINE SE/4

HUNKER'S SUBDIVISION
BOOK: 2A PAGE: 13 $\frac{1}{2}$

HUNKER'S SUBDIVISION
REPLAT OF TRACT 5
BOOK: 3 PAGE: 7

HUNKER'S SUBDIVISION
BOOK: 2A PAGE: 13 $\frac{1}{2}$



LOCATION MAP
SCALE: 1" = 3000'



SCALE: 1" = 400'

GRAPHIC SCALE IN FEET



ARBOR CREEK - TOPOGRAPHIC MAP - ATTACHMENT C



Crafton Tull
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CERTIFICATE OF AUTHORIZATION
CA #73 (PE/LS) EXPIRES 6/30/2022

SHEET NO.: 1 of 1
DATE: 12/17/21
PROJECT NO.: 21616200

BORNEMAN-MUSTANG LLC
BOOK 4074, PAGE 945

PRELIMINARY PLAT
OF
ARBOR CREEK

A PART OF THE SE/4, SECTION 26, T11N, R5W, L.M.
MUSTANG, CANADIAN COUNTY, OKLAHOMA

LEGAL DESCRIPTION

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Twenty-Six (26), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Mustang, Canadian County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Northeast corner of said SE/4, thence

S 00° 24' 33" E along the East line of said SE/4 a distance of 135.71 feet, thence
S 00° 57' 52" E a distance of 204.23 feet to a point on the West line of said SE/4, thence
E 00° 17' 49" W along the West line of said SE/4 a distance of 137.92 feet to a point on the North line of said SE/4, thence
S 80° 56' 52" E along the North line of said SE/4 a distance of 2644.64 feet to the POINT OF BEGINNING.

Said tract contains 3,484.143 Sq Ft or 79.89 Acres, more or less.

LEGAL DESCRIPTION - COMMON AREA A

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Twenty-Six (26), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Mustang, Canadian County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Northeast corner of said SE/4, thence

N89°59'52"W along the North line of said SE/4 a distance of 50.00 feet to the POINT OF BEGINNING, thence
S02°24'33"E a distance of 180.89 feet, thence
S02°27'24"W a distance of 95.00 feet to a point on a non-tangent curve to the left, thence
72.28 feet along the arc of said curve having a radius of 163.00 feet, subtended by a chord of 67.99 feet which bears N34°20'14"W, thence
N00°29'37"W a distance of 125.83 feet, thence
S89°59'52"E a distance of 133.52 feet to the POINT OF BEGINNING.

Said tract contains 22,650 Sq Ft or 0.52 Acres, more or less.

LEGAL DESCRIPTION - COMMON AREA B

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Twenty-Six (26), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Mustang, Canadian County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Northeast corner of said SE/4, thence

N89°59'52"W along the North line of said SE/4 a distance of 643.65 feet to the POINT OF BEGINNING, thence
S24°42'38"W a distance of 129.51 feet, thence
S04°44'23"E a distance of 85.02 feet to a point on a non-tangent curve to the left, thence
52.53 feet along the arc of said curve having a radius of 60.00 feet, subtended by a chord of 49.96 feet which bears S01°58'17"E, to a point of reverse curvature, thence
35.05 feet along the arc of said curve having a radius of 35.00 feet, subtended by a chord of 33.04 feet which bears S01°09'22"E, thence
S24°42'38"W a distance of 63.27 feet, thence
S69°23'27"W a distance of 37.08 feet to a point on a non-tangent curve to the left, thence
174.87 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 160.95 feet which bears S02°42'27"W, thence
N80°40'36"W a distance of 136.64 feet, thence
S03°25'24"W a distance of 204.77 feet to a point on a non-tangent curve to the right, thence
62.55 feet along the arc of said curve having a radius of 980.00 feet, subtended by a chord of 62.54 feet which bears N85°29'58"W, thence
N81°07'57"W a distance of 183.83 feet to a point of curvature to the left, thence
31.29 feet along the arc of said curve having a radius of 1040.00 feet, subtended by a chord of 31.29 feet which bears N87°54'47"W, thence
N00°15'54"E a distance of 140.05 feet, thence
N83°26'06"W a distance of 130.00 feet, thence
N02°35'45"E a distance of 28.83 feet to a point of curvature to the left, thence
141.84 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 134.35 feet which bears N02°56'30"W, thence
N31°23'07"E a distance of 130.00 feet, thence
N02°00'08"E a distance of 102.29 feet, thence
S09°29'52"E a distance of 686.12 feet to the POINT OF BEGINNING.

Said tract contains 305,645 Sq Ft or 6.93 Acres, more or less.

LEGAL DESCRIPTION - COMMON AREA C

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Twenty-Six (26), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Mustang, Canadian County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Northeast corner of said SE/4, thence

S02°24'33"E along the East line of said SE/4 a distance of 135.71 feet, thence
S89°57'15"W a distance of 252.52 feet to the POINT OF BEGINNING, thence curving
S89°27'15"W a distance of 124.93 feet, thence
N02°00'08"E a distance of 405.97 feet, thence
N02°35'45"E a distance of 259.78 feet to a point on a non-tangent curve to the right, thence
25.07 feet along the arc of said curve having a radius of 960.00 feet, subtended by a chord of 28.07 feet which bears S87°58'13"E, thence
S05°27'57"E a distance of 183.83 feet to a point of curvature to the left, thence
65.53 feet along the arc of said curve having a radius of 1040.00 feet, subtended by a chord of 65.52 feet which bears S82°02'52"E, thence
S03°25'24"W a distance of 246.50 feet, thence
S24°42'38"W a distance of 20.96 feet, thence
N84°43'03"E a distance of 89.14 feet, thence
N04°44'23"E a distance of 40.35 feet, thence
N89°23'27"E a distance of 125.06 feet to a point on a non-tangent curve to the left, thence
86.87 feet along the arc of said curve having a radius of 60.00 feet, subtended by a chord of 79.55 feet which bears S08°20'50"E, thence
S02°02'45"E a distance of 22.36 feet to the POINT OF BEGINNING.

Said tract contains 314,870 Sq Ft or 7.23 Acres, more or less.

LEGAL DESCRIPTION - COMMON AREA D

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Twenty-Six (26), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Mustang, Canadian County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Northeast corner of said SE/4, thence

S02°24'33"E along the East line of said SE/4 a distance of 135.71 feet, thence
S89°57'15"W a distance of 160.47 feet to the POINT OF BEGINNING, thence curving
S89°27'15"W a distance of 105.17 feet, thence
N01°24'53"W a distance of 85.02 feet, thence
N89°25'28"W a distance of 133.33 feet to a point on a non-tangent curve to the left, thence
67.61 feet along the arc of said curve having a radius of 60.00 feet, subtended by a chord of 67.20 feet which bears N23°21'47"W, thence
N02°00'08"E a distance of 228.57 feet, thence
S89°29'52"E a distance of 285.00 feet, thence
S00°10'08"W a distance of 445.67 feet to the POINT OF BEGINNING.

Said tract contains 97,091 Sq Ft or 2.23 Acres, more or less.

LEGAL DESCRIPTION - COMMON AREA E

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Twenty-Six (26), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Mustang, Canadian County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Northeast corner of said SE/4, thence

N89°59'52"W along the North line of said SE/4 a distance of 2644.64 feet to the Northwest corner of said SE/4, thence
S02°17'45"E along the West line of said SE/4 a distance of 357.12 feet to the POINT OF BEGINNING, thence
S89°59'52"E a distance of 174.32 feet, thence
S02°00'08"W a distance of 189.48 feet, thence
N89°59'52"W a distance of 173.34 feet to a point on the West line of said SE/4, thence
N00°17'45"E along said West line a distance of 189.48 feet to the POINT OF BEGINNING.

Said tract contains 32,338 Sq Ft or 0.76 Acres, more or less.

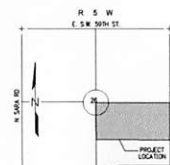
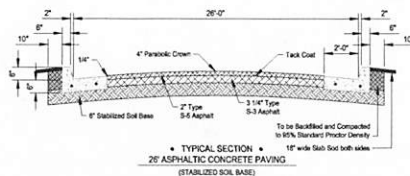
LEGAL DESCRIPTION - COMMON AREA F

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Twenty-Six (26), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Mustang, Canadian County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Northeast corner of said SE/4, thence

N89°59'52"W along the North line of said SE/4 a distance of 2644.64 feet to the Northwest corner of said SE/4, thence
S02°17'45"E along the West line of said SE/4 a distance of 1076.61 feet to the POINT OF BEGINNING, thence
S89°59'52"E a distance of 172.19 feet to a point on a non-tangent curve to the left, thence
59.00 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 58.45 feet which bears S22°43'33"E, thence
S33°46'11"W a distance of 30.00 feet, thence
S02°00'08"W a distance of 160.51 feet, thence
S89°57'15"W a distance of 189.33 feet to a point on the West line of said SE/4, thence
N00°17'45"E along said West line a distance of 241.30 feet to the POINT OF BEGINNING.

Said tract contains 41,772 Sq Ft or 0.96 Acres, more or less.



PROJECT OWNERS
Premium Land
P.O. BOX 6705
EDMOND, OK, 73116
405-295-5100

EXISTING
RIGHT-OF-WAY
RIGHT-OF-WAY
DRAINAGE EASEMENT
UTILITY EASEMENT
EASEMENT
LIMIT OF NO ACCESS
SANITARY SEWER MATHOLE
FIRE HYDRANT

COMMON AREAS:	
C/A "A"	0.53 ACRES
C/A "B"	6.92 ACRES
C/A "C"	7.25 ACRES
C/A "D"	2.25 ACRES
C/A "E"	0.76 ACRES
C/A "F"	0.96 ACRES
TOTAL C/A (SITE)	
18.26 ACRES	

LOT COUNT:	
SINGLE-FAMILY RESIDENTIAL	207 LOTS
SINGLE-FAMILY RESIDENTIAL	79.99 ACRES
RESIDENTIAL DENSITY	2.59(DU)/AC - .39(AC/DU)

- NOTES
- Maintenance of the Common Areas and Land/Medians in public rights-of-way shall be the responsibility of the Property Owner or the then current property owners of the subdivision through the Property Owners Association. The Property Owners Association shall, at a minimum, include as members the then current owners of tracts within the platted area and shall exist in perpetuity. The obligation to maintain the Common Areas is intended to benefit and may be enforced by the City of Mustang. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related Common Areas and/or Drainage Areas shown. Certain amenities such as, but not limited to, walks, benches, picnic, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
 - A sidewalk shall be required on each lot and must be installed prior to the issuance of an Occupancy Permit.
 - Sidewalks along Common Areas are the responsibility of the Developer and must be installed prior to the issuance of any Occupancy Permits. Arterial sidewalks will be provided in accordance with sidewalk ordinances.
 - If the garage front is designed so that the garage door extends beyond the front wall of the dwelling, screening would be provided by planting either one 3 inch caliper deciduous tree or two 1.5 inch caliper trees in the front yard, prior to the issuance of a certificate of occupancy for the affected lot.
 - All existing and proposed easements tied to lot corners on final plats.

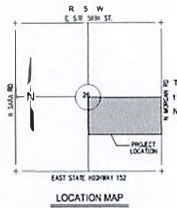
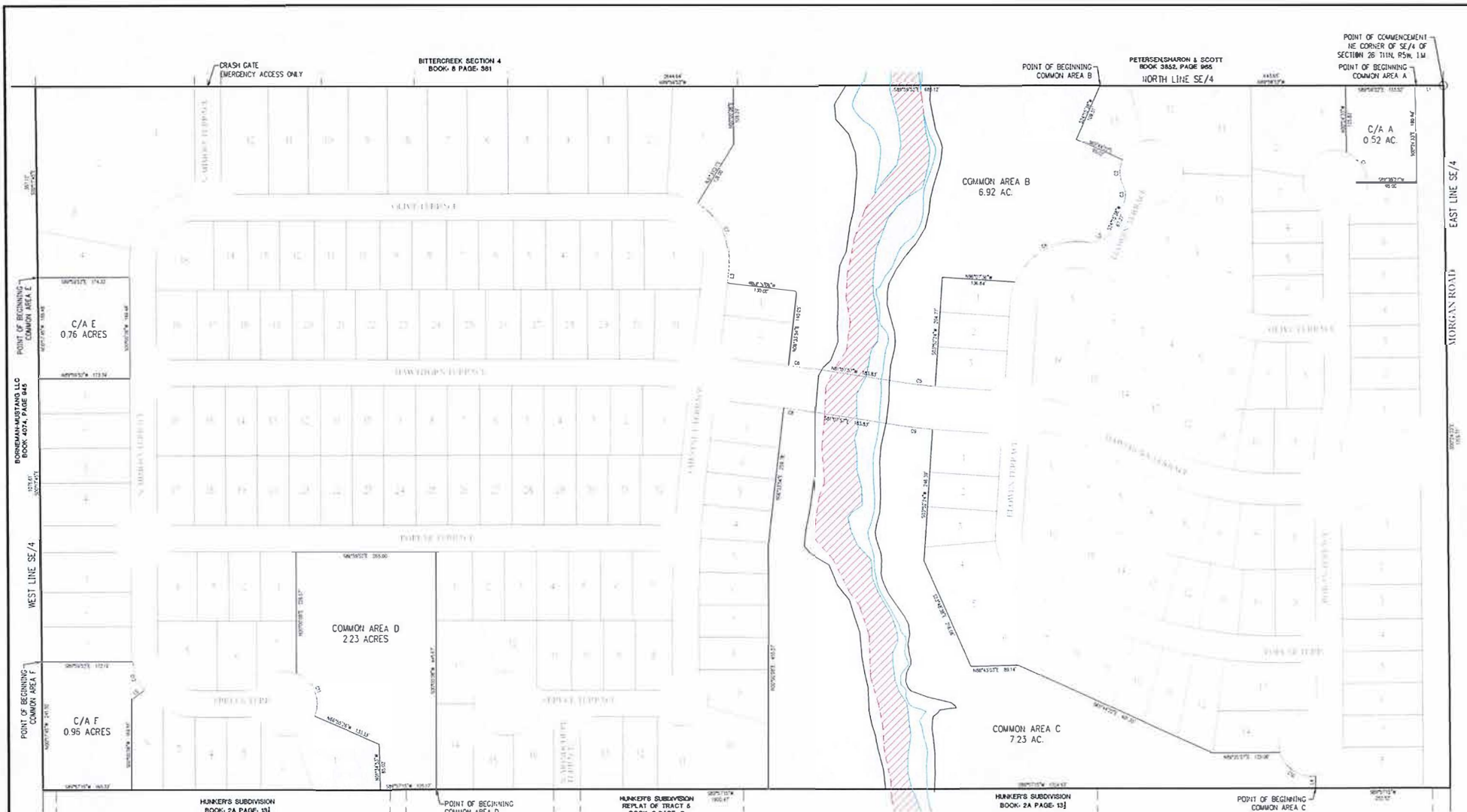
PRELIMINARY PLAT
ARBOR CREEK

Crafton Tull
A DIVISION OF CRAFTON TULL & ASSOCIATES, P.C.
REGISTERED PROFESSIONAL ENGINEERS
P.O. BOX 10000
OKLAHOMA CITY, OKLAHOMA 73154

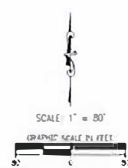
SHEET NO. 1 OF 3
DATE: 07/20/22
PROJECT NO: 21616200



PRELIMINARY PLAT ARBOR CREEK 2011 For the purpose of 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26	
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PRELIMINARY PLAT
OF
ARBOR CREEK
A PART OF THE SE/4, SECTION 26, T11N, R5W, 11M,
MUSTANG, CANADIAN COUNTY, OKLAHOMA



CURVE TABLE					
CURVE #	LENGTH	RADIUS	BELTA	CHORD DIRECTION	CHORD LENGTH
C1	72.28'	60.00'	86.37° 23'	N 34° 55' 14" W	67.99'
C2	51.53'	60.00'	049° 12' 23"	S 01° 58' 11" E	49.90'
C3	31.00'	35.00'	050° 50' 00"	S 01° 09' 22" E	30.04'
C4	174.87'	125.00'	080° 00' 00"	S 62° 42' 21" W	160.95'
C5	62.55'	960.00'	003° 44' 00"	N 82° 59' 58" W	62.54'
C6	31.29'	1040.00'	001° 43' 55"	N 81° 59' 47" W	31.29'
C7	141.84'	125.00'	065° 00' 45"	N 25° 56' 30" W	134.35'
C8	28.07'	960.00'	001° 40' 31"	S 81° 58' 13" E	28.07'
C9	69.53'	1040.00'	003° 43' 50"	S 83° 02' 52" E	69.52'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	BELTA	CHORD DIRECTION	CHORD LENGTH
C10	86.97'	60.00'	083° 03' 02"	S 56° 10' 58" E	79.15'
C11	37.81'	60.00'	093° 12' 41"	N 23° 31' 47" W	81.20'
C12	59.00'	125.00'	027° 02' 53"	S 27° 43' 33" E	58.43'

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	50.00'	N 88° 58' 52" W	L4	22.36'	S 02° 02' 45" E
L2	37.05'	S 62° 23' 27" W	L3	33.00'	S 53° 43' 11" W
L3	20.93'	N 01° 33' 54" E			

PRELIMINARY PLAT
ARBOR CREEK - COMMON AREA PLAN

Crafton Tull
A PROFESSIONAL CORPORATION
1000 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.8888

SHEET NO: 3 OF 3
DATE: 07/20/22
PROJECT NO: 21616200

**PLANNING COMMISSION
MINUTES SEPTEMBER 9, 2025**

The Mustang Planning Commission met in a regular session on Tuesday, September 9, 2025 at 7:00 p.m. at the Mustang Municipal Building, City Council Chambers at 1501 N. Mustang Road.

I. CALL MEETING TO ORDER: Chairman Billy McDaniel called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

MEMBERS PRESENT: Jay Adams, Brant O'Daniel, Susan Dobbins, Jesse Bratton, Billy McDaniel, Jerry Brown, Aaron Spiegel

MEMBERS ABSENT: None

STAFF / EX OFFICIOS PRESENT: Ryan Conner, Community Development Director
Jacob Coleman, City Planner
Radika Moore, Secretary/Officer Coordinator
Justin Goodwin, Audio-Visual/Bldg. Inspector
Jonathan Miller, City Attorney

IV. APPROVAL OF MINUTES: Commissioner Jay Adams made a motion to approve the minutes from the August 12, 2025 meeting. Commissioner Aaron Spiegel seconded the motion. The motion was approved unanimously.

V. INTRODUCTION OF GUESTS AND VISITORS/HEARING OF CITIZENS AND DELEGATES

None.

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

Chairman McDaniel read the third item on the agenda.

3. PUD Reversion – RZ-10-7-21-2-26- Arbor Creek PUD

Applicant:
Owner:

City of Mustang
Premium Land LLC

Location:	500-800 Block on the West side of N. Morgan Rd.
Current Zoning:	R-1, Single-Family District Planned Unit Development (PUD) – Titled “Arbor Creek”
Requested Zoning:	Reversion to Former Zoning Classification, A-1, General Agricultural & Oil and Gas District.
Tract Info:	79.98 Acres

Mr. Conner provided the staff report. He said that this item is very similar to the previous item – a PUD reversion to A1 – Agricultural. This PUD was rezoned on February 1, 2022, from A1 to R-1, however there was no final plat submitted within 1 year of approval of the preliminary plat, which was approved in October 2022. This means that the PUD could be reverted back to A-1 following the reversion process. The applicant has provided a letter requesting a 3-year extension. Staff recommended that reversion back to A1 should occur, citing the ordinance, rendering the property not subject to weed and grass ordinances with A-1 Zoning, adding flexibility for future plans to develop, and how reversion would also encourage timely development practices.

Chairman McDaniel asked if his understanding of the timing was correct. The original PUD went through in February 2022. The preliminary plat went through in October 2022.

Mr. Conner confirmed that these dates were correct.

Commissioner Adams asked if the applicant had met with city staff at any point since October 2022.

Mr. Conner said to his knowledge, no conversations had taken place between city staff and the applicant since then.

Commissioner Brown asked if any notice was sent to the applicant regarding an upcoming expiration.

Mr. Conner said that the ordinance does not require a notice to be sent out, thus, the city did not send out a notice. However, the city did send a notice that this application would be on the docket for this Planning Commission hearing.

Commissioner Brown asked when the applicant was notified of this item being placed on the agenda.

Mr. Conner replied that, without directly referencing the letter, it must have been around early August 2025.

Chairman McDaniel opened the Public Hearing at 8:07pm.

Representation of the applicant – **Cooper Hahn** with Box Law Group – addressed the Planning Commission.

Mr. Hahn – 525 NW 11th – on behalf of the owner and developer. He introduced **Mr. Kendall Dillon**, the lead engineer overseeing this project. **Mr. Hahn** again references the Comprehensive Plan, which supports the current zoning of the PUD. He spoke on the heavy negotiation that took place for the original implementation of this PUD, between both the Planning Commission and the neighbors, along with the developer. The original negotiation included a crash gate allowed on public streets, something that is atypical, but requested by the neighbors and agreed to by the

developer. Several amenities were also agreed to, including 60% masonry façade, minimum square-footage of houses at 1,800 sq. ft. on the 7,200 sq. ft. lot sizes, and a minimum of 2,000 sq. ft. on the 14,000 sq. ft. lot sizes. There are 18 acres of open lot, which is atypical as well. The current zoning is in agreement with the Comprehensive Plan. **Mr. Hahn** argued that reversion would only move things backwards. The developer does want to develop, but market factors have slowed the process, including prices, interest rates, and absorption rates. His client is willing to resubmit the exact same preliminary plat. The ordinance 100% allows discretion by the Commission, where the ordinance uses the word “may” when describing the Commission’s obligation or lack thereof to revert. **Mr. Hahn** recommended the Commission deny reversion, and allow a three-year extension. His client would then submit an identical preliminary plat.

Chairman McDaniel asked if **Mr. Hahn**, who gave the same justification for this item as the second item, truly thought that the Commission would vote differently this time.

Mr. Kendall Dillon – Crafton Tull – said he understands following ordinances, and that he knows he and others must adjust within each city they work in, and that not following an ordinance is no excuse. Over the course of his 27-year career, not once has he stood before a City Council or a Planning Commission because of a reversion due to expiration. He said that the Planning Commission can make decisions beyond the ordinance. Due to the time and effort placed into this project from all parties involved, **Mr. Dillon** suggested that reversion would be a waste of time. He explains that R-1 zoning exists directly to the north, east, and west of the property. Upon reversion, the developer would resubmit an application to return to the PUD zoning classification. The developer has undergone discussions with neighbors for three years. This plan has adjusted square footage details specifically for Mustang. This plan has agreed to meet neighbors’ demands in not connecting to certain public streets, which is the developer’s right to do. While **Mr. Dillon**, as he stated, has a good relationship with **Mr. Conner** and Mustang City Staff, he believes that the city’s reason for reversion is a stretch. The market has not been suitable for the development of this property as of late, thus, the developer is simply gauging the market before committing to a development date. **Mr. Dillon** said that he is a resident of Mustang and has done much development work in Mustang. As a resident, he said that a three-year extension would be appropriate. He would like to think that if staff did know about an upcoming expiration, that they would send out a notice. He asked what going backwards would do for the city.

Commissioner Adams asked why the final plat was never submitted.

Mr. Dillon responded that development was not ready to move forward.

Commissioner Adams asked if a developer could submit a final plat, even if they are not market ready. He asked that if the developer had the final idea ready for submission, why had the developer not submitted. He discussed a loophole where the developer could submit a preliminary plat each year to keep the current zoning active.

Mr. Dillon said he would be able to submit a preliminary plat very quickly if needed.

Commissioner Adams asked again of **Mr. Dillon**, why weren’t you ready?

Mr. Dillon replied that it was because of market factors.

Commissioner Adams asked if there was a disadvantage of not filing a plat, when the developer is still not ready to develop.

Mr. Dillon replied that there was not a disadvantage, other than constant re-filing for extension.

Commissioner Adams expressed frustration with this process because extension filing is available. Additionally, no other developer has waited beyond the 3-year deadline to develop.

Mr. Dillon pointed out submitting the final plat in phases, as this is typically how development of this kind goes. He argued that submitting the preliminary plat in phases, however, would be atypical.

Commissioner Adams said that a PUD allows for incremental development and submissions.

Mr. Dillon explained that the preliminary plat shows the full development plan. Then, a final plat would be submitted for each phase of the development, as needed.

Commissioner Brown asked for clarification of who **Mr. Dillon** represents.

Mr. Dillon clarified that he is an engineer at Crafton Tull, and that Premium Land LLC is owned by Tabor Homes.

Bryan Wolfe – 506 N Morgan Rd – suggested that the city has ordinances and they must be followed. He pointed out that this developer has developed in Mustang before, and that they should be familiar already with the ordinances. He supported reversion.

Randy McCarthy – 921 N Bittercreek Terr – said that reversion does not indicate a complete “starting over.” He said that one idea may be to remove this particular ordinance in the future. He said that specific rules always hold precedence over general guidelines, thus, the Planning Commission does not have room for discretion when reverting. He recommended reversion.

City Attorney Miller said in reply to **Mr. McCarthy’s** comment that the Planning Commission does in fact have discretion when deciding on reversion.

Chairman McDaniel next addressed the crowd after seeing no additional citizens requesting to speak.

Motion to close the Public Hearing was called by **Commissioner Bratton** and seconded by **Commissioner O’Daniel** at 8:33pm. The motion was approved unanimously.

Commissioner Brown shared his thoughts first. He used the example of a credit card. If one fails to pay a bill, they do not get to use the excuse that they knew that it was due, but they did not pay, thus, an extension is not warranted. The ordinance says that the deadline has passed, therefore no extension could be given.

Commissioner Adams affirms this, but he also referenced **City Attorney Miller’s** point that the Commission still retains discretion.

Commissioner Brown suggested that he feels that the ordinance must be followed, and that an extension is not warranted, and that he supports reversion back to A-1 zoning.

Chairman McDaniel said that he is not an elected official, and that he can only make recommendations to the City Council. He encouraged everyone to be present at the October 7th City Council meeting because they could vote differently than the Planning Commission.

Commissioner Adams assured the audience that City Council takes everything into account that

was said at Planning Commission.

Commissioner Dobbins said that she understands applicant's valid concern, but her issue is with the untimeliness of the ordeal. Thus, she recommended reversion.

Chairman McDaniel said that he does not see a way that he could reject reversion on this item, when he supported reversion on the previous item.

Commissioner Dobbins said that it seems to her that the purpose of the ordinance is to review the plan every few years if no development has been done on the property.

Chairman McDaniel expressed frustration with past events like this, where the developer applies and gets rezoning, but simply because they want to sell the property.

A motion was made by **Commissioner Adams** to recommend approval of reversion to A-1 – Agricultural zoning. **Commissioner Brown** seconded the motion.

A roll call vote was taken:

Mr. Adams	Yay
Mr. O'Daniel	Yay
Mr. Brown	Yay
Mr. Spiegel	Yay
Ms. Dobbins	Yay
Mr. Bratton	Yay
Mr. McDaniel	Yay

Motion passed unanimously. **Chairman McDaniel** announced the item will be heard at the October 7th City Council Meeting.

ORDINANCE NO. 1330

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 A PLANNED UNIT DEVELOPMENT WITH R-1, SINGLE FAMILY ZONING DISTRICT TO A-1, GENERAL AGRICULTURAL AND OIL & GAS DISTRICT; DECLARING REPEALER, AND PROVIDING FOR SEVERABILITY. 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 a Planned Unit Development with R-1, Single Family Zoning District to A-1, General Agricultural and Oil & Gas District

LEGAL DESCRIPTION OF COMPLETE PROPERTY FOR REZONING:

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Twenty-Six (26), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Mustang, Canadian County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Northeast corner of said SE/4; thence

S 00° 24' 33" E a distance of 1315.71 feet; thence

S 89° 57' 15" W a distance of 2647.23 feet; thence

N 00° 17' 45" W a distance of 1317.92 feet; thence

S 89° 59' 52" E a distance of 2644.64 feet to the POINT OF BEGINNING.

Said tract contains 3,484,143 Sq Ft or 79.98 Acres, more or less.

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.

PASSED AND APPROVED this ____ day of _____, 2025.

Mayor

ATTEST:

City Clerk

APPROVED as to form this ____ day of _____, 2025.

City Attorney



Mustang City Council Agenda Item Report

Meeting Date: October 7, 2025

Submitted by: Jon Miller

Submitting Department: Law

Item Type: Approval

Agenda Section: MATTERS FOR EXECUTIVE SESSION

Subject Title:

Consideration of City of Mustang v. Purdue Pharma L.P., et al, Case No. 1:19-op-45496-DAP, pending in the United States District Court for the Northern District of Ohio, and related litigation, including potential approval of Resolution No. 26-010 approving (a) voting to accept and participate in the settlement agreements with Alvogen, Inc., Amneal Pharmaceuticals, Inc., Apotex, Inc., Hikma Pharmaceuticals USA, Inc., Indivior Inc., Mylan Pharmaceuticals Inc., Sun Pharmaceutical Industries, Inc., and Zydus Pharmaceuticals, pharmaceutical supply chain participants of opioid prescription drugs, and authorizing the Vice Mayor of the City of Mustang, or the City Manager, to execute the Subdivision Participation Form for the City of Mustang's participation in the settlements with Alvogen, Inc., Amneal Pharmaceuticals, Inc., Apotex, Inc., Hikma Pharmaceuticals USA, Inc., Indivior Inc., Mylan Pharmaceuticals Inc., Sun Pharmaceutical Industries, Inc., and Zydus Pharmaceuticals, and (b) the Small Manufacturer State-Subdivision Agreement with the State through the Attorney General; and, proposed Executive Session as authorized by 25 Okla. Stat. §307(B)(4) based on the advice of the City's attorney that public disclosure of these discussions will seriously impair the ability of the City to process the litigation.

Recommendation:

Motion to adjourn to Executive Session for discussion.

Initiator:

Jon Miller, City Attorney

Background:

On March 22, 2019, the City of Mustang filed a lawsuit against Purdue Pharma, LP. and a number of other Pharmaceutical Defendants who have packaged, distributed, supplied, sold, placed into the stream of commerce, labeled, described, marketed, advertised, promoted, and purported to warn or purported to inform prescribers and users regarding the benefits and risks associated with the use of prescription

opioid drugs. In that lawsuit, the City of Mustang sought to recover damages resulting from the opioid epidemic that is ravaging communities across the United States, but particularly in Oklahoma, including the City of Mustang, as a result of the corporate greed and action of the Pharmaceutical Defendants. The settlements currently proposed would effect settlements with certain opioid supply chain participants.

Financial Impact:

To Be Determined

Staff Comments:

Staff recommends adjourning to executive session to discuss these claims.

Attachments:



Agenda Item No: I.2

Mustang City Council Agenda Item Report

Meeting Date: October 7, 2025

Submitted by: David Russell

Submitting Department: Managerial Department

Item Type: Approval

Agenda Section: MATTERS FOR EXECUTIVE SESSION

Subject Title:

Consideration of Acceptance of Easement for Parcel 3.1 for the Mustang Multimodal Phase 1 Project and, proposed executive session as authorized by 25 Okla. Stat. §307(B)(3)."

Recommendation:

Approval.

Initiator:

David Russell

Background:

The attached easement packet is for acquisition of Parcel 3.1 for the construction of sidewalks as part of the Multimodal Phase 1 Project. The landowner has agreed to terms included in the packet and has executed the documentation required for acquisition.

Financial Impact:

Staff Comments:

Staff recommends acceptance of the easement

Attachments:



Mustang City Council Agenda Item Report

Meeting Date: October 7, 2025

Submitted by: David Russell

Submitting Department: Managerial Department

Item Type: Approval

Agenda Section: MATTERS FOR EXECUTIVE SESSION

Subject Title:

Consideration of Acceptance of Easement for Parcel 4.1 for the Mustang Multimodal Phase 1 Project and, proposed executive session as authorized by 25 Okla. Stat. §307(B)(3).

Recommendation:

Approval

Initiator:

David Russell

Background:

Easement 4.1 for the Multimodal Continuity Project.

Financial Impact:

Staff Comments:

Attachments:



Mustang City Council Agenda Item Report

Meeting Date: October 7, 2025

Submitted by: Jon Miller

Submitting Department: Law

Item Type: Approval

Agenda Section: MATTERS FOR EXECUTIVE SESSION

Subject Title:

*Consideration of Claim involving Young Contracting, LLC and NGM Insurance Company, including potential approval of Settlement Agreement; and, proposed Executive Session as authorized by 25 Okla. Stat. Sec. 307(B)(4).

Recommendation:

Adjourn to executive session to discuss.

Initiator:

Jon Miller, City Attorney

Background:

Background will be discussed in executive session.

Financial Impact:

TBD

Staff Comments:

Because this matter is a pending investigation, the City Attorney advises that disclosure in public of these matters will seriously impair the ability of the City and MIA to finalize the investigation and protect the City's interests and therefore recommends that discussions occur in executive session.

Attachments: