

**MUSTANG CITY COUNCIL
APRIL 1, 2025**

The Mustang City Council met in regular session on Tuesday, April 1, 2025, at 7:00 p.m. in the Mustang Municipal Building Council Chambers. Notice of the meeting was posted as required on Thursday, March 28, 2025 at 7:45 a.m. in compliance with the Open Meeting Law, 25 O.S., Section 301, et. seq.

A. CALL TO ORDER

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

B. PLEDGE OF ALLEGIANCE/INVOCATION - Councilman James Waugh

C. ROLL CALL

Councilmembers Present:	Leete
	Wald
	Waugh
	Balliew
	Sholund
	Grider

Councilmembers Absent: **Ray**

D. INTRODUCTION OF GUESTS/HEARING OF CITIZENS OR DELEGATES

None.

E. NEW BUSINESS, DELETIONS OR CONTINUANCES TO THE AGENDA

None.

F. CONSENT AGENDA

- F.1 Approval of 3/4/2025 City Council Minutes.
- F.2 *Claims List for FY2025.
- F.3 Approval to Turn Past Due Library Accounts over to Collection Agency.
- F.4 Acceptance of Permanent Easement Deed for 20 ft. Utility Easement at Property Known as 1500 E. Lily Ln.
- F.5 Consideration of Maintenance, Statutory and Performance Bonds for the Project Labeled Groundwater Treatment Units for Arsenic Removal Project.

MOTION was made by **Councilman Wald**, seconded by **Councilman Sholund**, to Approve the Consent Agenda Items F.1 thru F.5.

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

G. INFORMATION/REPORTS

G.1 City Manager Report

In addition to City Manager Report, there will be no Planning Commission meeting this month.

G.3 Council Reports

Councilman Leete stated it was quiet in Ward 2.

Councilman Wald stated it was quiet in Ward 3.

Councilman Waugh stated that he had a few calls regarding Big Trash pickup and that staff was addressing.

Councilwoman Balliew stated all is was quiet in Ward 5

Councilman Sholund stated he had talked to a number of residents regarding the rezoning item H6 on current agenda. Also noted that he had a lengthy conversation with a resident Charlotte McClendon over rezoning in Ferris Acres.

H. DISCUSSION ITEMS

H.1 Consideration of Acceptance of Bids for the Project Labeled Illuminated Street Nameplate Project.

Asst City Manager, Justin Battles reported that Staff feels it to be prudent to have a clean, uniformed environment throughout the community. Starting with the illuminating signs brings us closer. The signs are LED backlit and are clearly an aesthetically pleasing view. Staff recommends approval.

MOTION was made by **Councilman Sholund**, seconded by **Councilman Waugh**, to Accept the Bid for the Project Labeled Illuminated Street Nameplate Project to Traffic Signals, Inc.

AYE: Leete, Wald, Waugh, Balliew, Sholund, Grider

NAY: None

H.2 Consideration of Award of Bids for the Project Labeled Illuminated Street Nameplate Project.

Asst City Manager, Justin Battles reported that "TSI", Traffic Signals, Inc. was the lowest bidder. TSI has a long history of performance in Mustang and Staff recommends the acceptance of \$165,935 bid.

Councilman Wald inquired the life term of the lights.

Asst City Manager, Justin Battles informed that the life expectancy is 5 years with the warranty included.

MOTION was made by **Councilman Sholund**, seconded by **Councilman Wald**, to Award the Bid for the Project Labeled Illuminated Street Nameplate Project to Traffic Signals, Inc.

AYE: Leete, Wald, Waugh, Balliew, Sholund, Grider

NAY: None

H.3 Consideration of Contract with Traffic Signals, Inc. for the Project Labeled Illuminated Street Nameplate Project, including approval of Statutory, Performance and Maintenance Bonds.

Asst City Manager, Justin Battles recommended to Accept the Contract with Traffic Signals, Inc. for the Project Labeled Illuminated Street Nameplate Project. Noted that this project was to be completed in 90 days.

MOTION was made by **Councilman Wald**, seconded by **Councilman Waugh**, to Approve the Contract with Traffic Signals, Inc. for the Project Labeled Illuminated Street Nameplate Project, and approve the Statutory, Performance and Maintenance Bonds.

AYE: Leete, Wald, Waugh, Balliew, Sholund, Grider

NAY: None

- H.4 **Consideration of Ordinance No. 1314, 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 reminded Council that this is a continuation of the vehicle rotation that has been in place for the past few years.

Councilman Wald stated that he is proud of the department's initiative to rotate through other communities and providing quality vehicles.

Mayor Grider stated that he has heard from surrounding mayors complimenting the Mustang Police Department.

MOTION was made by **Councilman Leete** and seconded by **Councilwoman Balliew** to Approve Ordinance No. 1314.

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

- H.5 **Consideration of (A) Res No. 25-020, a Resolution of the City of Mustang, Oklahoma, approving an agreement for sale between The City of Mustang and The City of Union City, 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 City of Union City.**

Police Chief, Mike Wallace stated that the available vehicle is scheduled to sell to Union City. The Union City is excited and ready for the sale to be completed.

MOTION was made by **Councilman Sholund** and seconded by **Councilwoman Wald** to Approve Resolution No. 25-020, and the Agreement for Sale of Surplus Police Vehicle to the City of Union City.

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

H.6 Public Hearing and Consideration of Ordinance No.1315, 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-1, Agricultural District And R-E, Rural Estates District to a Planned Unit Development R-E, Rural Estates District, Declaring Repealer, and Providing for Severability.

City Planner, Ryan Conner introduced the proposing PUD, known as Woodtrace. This development is for 67 single family homes; RE Standards; asking to development for $\frac{3}{4}$ to $\frac{1}{2}$ acre lots. Area is not serviced with City sewer system. Area is available to an 8" water line. DEQ allows for aerobic system on the reduced acreage size. Slated for concrete streets, curb and guttering. Maximum lot is 40% coverage. Asking for 15' when City requires 25' variance.

During the most recent Planning Commission meeting there were several neighboring residents there to oppose. Opposing topics were water pressure, access to established neighbors with exit avenues; drainage issues; traffic on County Line which is an OKC road. Staff believes variance is off set.

Councilman Sholund inquired what the long range plan calls for. **City Planner, Ryan Conner** stated "medium". Stated that the Planning Commission notes called for curb & guttering as well.

Councilman Leete inquired if the streets currently connected into neighborhoods. **City Planner, Ryan Conner** stated No.

Councilman Wald inquired if Lake Pointe is RE. **City Planner, Ryan Conner** stated Yes. The difference is R1 @ 7,200 sf; RE $\frac{3}{4}$ acre.

Councilwoman Balliew inquired if any other areas have been zoned like this. **City Planner, Ryan Conner** stated No.

Councilman Waugh stated that an aerobic system has been recently approved for duplexes.

Councilman Leete inquired if there was currently a water pressure issue. **City Planner, Ryan Conner** stated Yes and that the City Engineer would need to be involved regarding pressure. **Asst City Manager, Justin Battles** added that the more the system is looped the more pressure you have.

Mayor Grider opened the Public Hearing.

Mark Grubbs, Grubbs Consulting is the representative for the developer. Stated that the developer is not interested in asphalt streets and wants to keep the common area in a natural state including a playground and basketball court. The current water tower and mains need to be tested; need to look at the connection to the South for additional connection; will not join subdivisions. Stated that Spitler Lakes is currently an R-1.

Councilman Waugh inquired that if the City Sewer System were to go that far west would it be available to connect to. **Mark Grubbs** stated "doubt it".

Councilman Sholund inquired if they anticipate a 40% max lot coverage. **Mark Grubbs** stated Yes.

Councilman Wald inquired if there was 1 street. **Mark Grubbs** stated 2 entries which meets Fire Code.

Councilman Wald stated by his calculations the common area is approx. 7 ½ acres.

Mark Grubbs stated that drainage would be confined to the existing pond; OKC has a drainage issue in that area; intend to help with water pressure.

Resident, Joe Thomas, 2104 E. North Lake View is concerned ½ acres are not enough and that ¾ acre lots are slated for that area; road becomes a problem for the existing neighborhood; aerobic systems are a concern as well; water pressure; fires.

Resident, Linda Thomas, 2104 E. North Lake View is opposed to the reduced lot size from ¾ to ½ . Opposes aerobic system as well due to the odor issues and not everyone takes care of equipment properly.

Mark Grubbs stated that bleach keeps it maintained.

Councilman Leete stated that as he understands, there is no mandate.

Councilman Sholund acknowledges there is always room for negotiation but he is against cutting because it sets precedence for the future.

Councilman Balliew stated that this opens the flood gates if we make this exception.

Councilman Wald stated that he believes it's too much area for $\frac{3}{4}$ lot to maintain.

Councilman Waugh stated that the aerobic systems are just not proven and owner shouldn't be losing lot space due to aerobic system. Loosing space when reducing to $\frac{1}{2}$ from $\frac{3}{4}$.

MOTION was made by **Councilman Waugh** to Approve Ordinance No. 1315. No second was made. **MOTION** failed.

MOTION was made by **Councilman Sholund** and seconded by **Councilwoman Balliew** to deny.

Mayor Grider requested a Roll Call.

Roll Call Vote:	Leete	yes
	Wald	no
	Waugh	yes
	Balliew	yes
	Sholund	yes
	Grider	no

MOTION to deny passed 4-2.

- H.7 Public Hearing and Consideration of Ordinance No. 1316, 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-1, Agricultural District to R-1, Single-Family District, Declaring Repealer, and Providing for Severability.**

City Planner, Ryan Conner stated that the extension of Wildhorse Canyon is requesting to rezone from A-1 to R-1; Single Family Dwellings. Requesting cross access from behind Atwoods to the east – Morgan Rd. No sewer is available; residential medium more RE style; water along Morgan Rd. available; Planning Commission had failed the item; No protest during Planning Commission meeting; appealing to Council.

Councilwoman Balliew stated that Sara Rd could handle the traffic issue but feared that Morgan Rd could not.

Councilman Sholund confirmed the area was south of Hwy 152.

Councilman Leete inquired as to the Planning Commission's concerns. **City Planner, Ryan Conner** stated that the sewer issue was concerning along with the traffic on Morgan Rd. Also, losing the Rural feel.

Councilman Wald inquired if the sewer system could be extended from Sara Rd to the East from the present addition. **City Planner, Ryan Conner** said it would require another Lift Station.

Mayor Grider opened the Public Hearing.

Mark Grubbs, Grubbs Consulting stated that this was an extension of the current Wildhorse Canyon addition. The map shows that this is residential small and Wildhorse is zoned for R1 development.

Mayor Grider asked how many houses in Wildhorse. **Mark Grubbs** stated in Ph I & II there will be 237. Currently 100 homes have been sold in that addition.

City Manager, Tim Rooney stated regarding the street connection concern, the connection could be reviewed during the Plat process.

Councilman Sholund asked what the long range plan was. **Mark Grubbs**, Residential Medium.

Councilman Waugh stated that the area of RE is suitable for this area and R1 would take the character away.

MOTION was made to deny Ordinance 1316 rezoning.

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

I. MATTERS FOR EXECUTIVE SESSION

- I.1 Consideration of City of Laurel v. Cintas Corporation, Case No. 3:21-cv-00124-ART-CL, United States District Court, Northern District of Nevada, including opting out of Class Action Settlement; and, proposed executive session as authorized by 25 Okla Stat. §307(B)(4).**

MOTION was made by **Councilman Wald** and seconded by **Councilman Sholund** to adjourn to Executive Session.

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

MOTION was made by **Councilman Sholund** and seconded by **Councilman Wald** to return from Executive Session.

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

MOTION was made by **Councilman Sholund** and seconded by **Councilwoman Balliew** to proceed as discussed in Executive Session.

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

J. ADJOURNMENT

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

AYE: Leete, Wald, Waugh, Balliew, Sholund, Grider

NAY: None

The meeting was adjourned at **8:21 p.m.**



Attest:



Tammi Noblitt, City Clerk



Brian Grider, Mayor
Michael Ray, Vice-Mayor