

Mustang City Council

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

Mustang City Council

MUSTANG CITY COUNCIL

Tuesday, September 1, 2026 – 7:00 PM
MUSTANG MUNICIPAL BUILDING
1501 N. MUSTANG ROAD
MUSTANG, OKLAHOMA 73064

A. **CALL TO ORDER**

B. **PLEDGE OF ALLEGIANCE/INVOCATION**
Pastor Daniel Ross, Christ Lutheran Church

C. **ROLL CALL**

D. **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.

E. **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.

E.1 Approval of 8/4/2026 City Council Minutes.

E.2 Approval of 8/18/2026 City Council Work Session Minutes.

E.3 Claims List for FY26

E.4 Claims List for FY27

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

E.6 Resolution No. 27-003 to make changes in the General Fund Budget by making a supplemental appropriation to increase the 2026-2027 fiscal year budget by $114,414.

E.7 Resolution No. 27-004 to make changes in the Street Improvement Fund Budget by making a supplemental appropriation to increase the 2026-2027 fiscal year budget by $154,923.

E.8 Resolution No. 27-005 to Make Changes in the Limited Purpose (Capital) Fund Budget by Making a Supplemental Appropriation to Increase the 2026-2027 Fiscal Year Budget by $1,387,382.

F. INFORMATION/REPORTS

F.1 A proclamation presentation acknowledging the 100th Birthday of Ms. Alma Fredman.

F.2 City Manager Report

F.3 City Council Report

G. 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.

G.1 Consideration of Acceptance of Bids for the Construction of The Mustang Marketplace at Town Center

G.2 Consideration of Bid Award for the Construction of The Mustang Marketplace at Town Center

G.3 Consideration for Approval of Draft Contract with Hoey Construction for the Construction of the Mustang Marketplace at Town Center, contingent upon City Attorney review. Final Contract to be presented at Council meeting or when received by Staff.

G.4 Public Hearing and Consideration of Ordinance No. 1357, 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 and Oil & Gas District to R-E, Rural Estates District, Declaring Repealer, and Providing for Severability.

G.5

Public Hearing and Consideration of Ordinance No. 1358, an Ordinance of The City of Mustang, Oklahoma, Amending the Zoning Ordinance of The City of Mustang, Oklahoma, as Amended, to Change Certain Property Located in Canadian County, Oklahoma, from C-5, Commercial Intensive District to an R-2, Two-Family District Planned Unit Development, Declaring Repealer, and Providing for Severability.

G.6 Public Hearing and Consideration of Ordinance No. 1359, 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 and Oil & Gas District to R-1, Single-Family District, Declaring Repealer, and Providing for Severability.

G.7 Public Hearing and Consideration of Ordinance No. 1360, an Ordinance of The City of Mustang, Oklahoma, granting to ONE Gas, Inc., acting by and through its Oklahoma Natural Gas Company division, and its successors and assigns, for a period of twenty-five (25) years from approval and acceptance of said Ordinance, a non-exclusive franchise and right to enter the public ways to install, operate, and maintain a distribution system within, along, across, over, and under the public ways of the City of Mustang, Oklahoma, for the transportation, distribution, and/or sale of gas to consumers and the public generally in the City; defining the words and phrases therein; providing for assignment, sale, or lease of the franchise; providing for use and repair of the public ways; providing for regulation of service; establishing depth of pipelines; establishing rights and duties in the movement and alteration of pipelines; providing for indemnification of the City of Mustang; providing for Grantee's rules and regulations; providing for inspection of Grantee's records; requiring Grantee to pay a franchise fee; providing for conditions of the franchise; providing for construction of said Ordinance upon the invalidity of any part thereof; providing for the submission of said Ordinance to an election of the qualified voters of the City; providing for acceptance of this franchise by Grantee and both an effective and an operative date thereof; repealing all other ordinances directly in conflict herewith; and providing for severability.

G.8 Consideration of and possible action on the emergency clause contained in Section 15 of Ordinance No. 1360, an emergency being declared to exist by reason of the fact that no other person, firm, or corporation has a franchise to furnish natural gas to the residents and inhabitants of the City of Mustang, and for the preservation of the public peace, health, and safety, by reason whereof said Ordinance shall be effective immediately from and after its passage, approval, and publication.

H. INTRODUCTION OF GUESTS/HEARING OF CITIZENS OR DELEGATES

I. MATTERS FOR EXECUTIVE SESSION

J. ADJOURNMENT

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

Agenda Item No: E.1

Mustang City Council Agenda Item Report

Meeting Date: September 1, 2026
Submitted by: Tammi Noblitt
Submitting Department: City Clerk
Item Type: Minutes
Agenda Section: CONSENT AGENDA

Subject Title:
Approval of 8/4/2026 City Council Minutes.

Recommendation:

Initiator:
Tammi Noblitt

Background:
Approval of August 4, 2026 City Council Minutes.

Financial Impact:

Staff Comments:

Attachments:
8-4-2026 City Council Mintues.pdf

MUSTANG CITY COUNCIL
AUGUST 4, 2026

The Mustang City Council met in regular session on Tuesday, August 4, 2026, notice of the meeting was posted as required on Thursday, July 30, 2026 at 1:00 p.m. in compliance with the Open Meeting Law, 25 O.S., Section 301, et. seq.

A. CALL TO ORDER

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

B. PLEDGE OF ALLEGIANCE/INVOCATION – Vice Mayor Nathan Sholund

C. ROLL CALL

Councilmembers Present:	**Reddick**
	Leete (arrived @ 7:10p)
	Wald
	Bratton
	Balliew
	Sholund
	Ray
Councilmembers Absent:	**None**

D. NEW BUSINESS, DELETIONS OR CONTINUANCES TO THE AGENDA

City Manager, Tim Rooney announced that **Jesse Bratton** filled the vacancy of Ward IV Council position.

E. CONSENT AGENDA

E.1 Approval of 7/7/2026 City Council Minutes.
E.2 Approval of 7/21/2026 Special City Council Minutes
E.3 Claims List for FY26.
E.4 Claims List for FY27.
E.5 Approval to Turn Past Due Library Accounts over to Collection Agency.
E.6 Consideration of Resolution No. 27-001, a Resolution of the city of Mustang, Oklahoma Casting a Vote for Trustee of the Oklahoma Municipal Retirement Fund (OkMRF) to Fill the Expiring Term of At-Large Trustee Representing Entire Membership.

MOTION was made by **Councilwoman Balliew,** seconded by **Vice Mayor Sholund** to Approve the Consent Agenda Items E.1 through E.6.

AYE: Reddick, Leete, Wald, Bratton, Balliew, Sholund, Ray
NAY: None

F. INFORMATION/REPORTS

****NOTE: Mayor Ray** moved Item F.2 to F.1 and F.1 to F.2 position.

F.2 Oath of Office for Firefighter Jaxon Flaming.

Oath was administered by **Chief Carruth**.

F.1 A Proclamation acknowledging August as National Breastfeeding Month.

Mayor Ray presented a Proclamation to Alexis Boryca and Rebecca Keepers from the Oklahoma Coalition of Breastfeeding acknowledging August as National Breastfeeding Month.

MOTION was made by **Mayor Ray,** seconded by **Vice Mayor Sholund** to approve the City of Mustang Proclamation acknowledging August as National Breastfeeding Month.

AYE: Reddick, Leete, Wald, Bratton, Balliew, Sholund, Ray
NAY: None

F.3 City Manager Report – Reminder of August 18, 2026 Work Session Meeting at 5:30 p.m.

F.4 City Council Report.

Councilman Reddick nothing to report.

Councilman Leete had a report about golf carts driving around in the neighborhoods. He is planning to resolve on his own.

Councilman Wald noted that he received one e-mail in regards to fireworks. He is still trying to compile additional information in relation to firework concerns. **Councilman** Wald requested the subject be added to the Work Session Agenda on August 18, 2026.

Councilman Bratton nothing to report.

Councilwoman Balliew received a call regarding a water leak. Happy to report that the issue was resolved in a timely manner.

Vice Mayor Sholund had one call that he was able to address.

Mayor Ray advised that he had downloaded the new water app and it is absolutely fantastic. He was very impressed. He also received a call about the flock cameras in the City limits.

G. DISCUSSION ITEMS

G.1 Consideration for Approval of the Supplemental and Modification Agreement No. 1 for the Project Maintenance, Financing, and Right-of-Way Agreement for the Mustang Trails Phase 1 Project.

Director of Public Works, David Russell, stated that this was the Trail connection from Fire Station 1 to Wildhorse Park. Indicated that the cost of the project is increasing daily. ODOT has generously increased their reimbursement amounts. Staff recommends approval of Agreement No. 1.

MOTION was made by **Vice Mayor Sholund,** seconded by **Councilman Leete** to Approve the Supplemental and Modification Agreement No. 1 for the Project Maintenance, Financing and Right-of-Way Agreement for Mustang Trails Phase 1 Project.

AYE: Reddick, Leete, Wald, Bratton, Balliew, Sholund, Ray
NAY: None

G.2 Consideration for Approval of the Supplemental and Modification Agreement No. 1 for the Project Maintenance, Financing, and Right-of-Way Agreement for the Mustang Multimodal Continuity Project.

Director of Public Works, David Russell, stated that this portion is the connection of sidewalks through town to the schools within the area. Once again, ODOT has increased their reimbursements. Staff recommends approval.

MOTION was made by **Councilwoman Balliew,** seconded by **Councilman Leete** to Approve the Supplemental and Modification Agreement No. 1 for the Project Maintenance, Financing and Right-of-Way Agreement for Mustang Multimodal Continuity Project.

AYE: Reddick, Leete, Wald, Bratton, Balliew, Sholund, Ray
NAY: None

G.3 Consideration changing the Mustang Police Department capital expenditure request of 6 Marked Police Vehicles, from 6 Tahoes, to 4 Tahoes and 2 Silverado trucks in Fiscal Year 2027 budget.

Mustang Police, Chief Wallace reminded Council that earlier in the budget year the City sold one of the two 4WD vehicles as surplus. The department has found that the need of another 4WD is necessary. Asking instead of purchasing six(6) of the approved Tahoes only four(4) along with two(2) 4WD trucks would better serve the department.

Councilman Wald, asked if there will be shells on the bed of these trucks. **Chief Wallace** indicated possibly tonneau covers.

MOTION was made by **Councilman Wald**, seconded by **Councilman Reddick** to Approve the Capital Expenditure Request.

AYE: Reddick, Leete, Wald, Bratton, Balliew, Sholund, Ray
NAY: None

G.4 *Public Hearing and Consideration of Ordinance No. 1354, an Ordinance of the City of Mustang, Oklahoma, Vacating an Easement Dedicated to the City of Mustang and Located in the Southeast Quarter of the Section 29, Township 11 North, Range 5 West of the I.M., Canadian County, State of Oklahoma, within Lot 1-A, Block 2 of Westchester Addition, Section Four, As More Particularly Described Below; Declaring Repealer; and Providing for Severability.

Community Development Director, Ryan Conner stated that this was a continuation from the June Agenda. The Ordinance is required for vacating an easement. The Easement was there for a sewer extension which never was initiated. Staff recommends approval.

Mayor Ray opened the Public Hearing at 7:25 p.m.

Raymond Collins, 313 N. Czech Hall (Church of God). Mr. Collins questioned if the easement reaches the church property line. **Conner** explained that the existing easement that reaches the church property line is to the North. The vacate of easement is on the South end of the easement.

Mayor Ray closed the Public Hearing at 7:27 p.m.

MOTION was made by **Councilman Wald,** seconded by **Councilman Leete** to Approve Ordinance 1354.

AYE: Reddick, Leete, Wald, Bratton, Balliew, Sholund, Ray
NAY: None

G.5 *Public Hearing and Consideration of Ordinance 1356, An Ordinance of the City of Mustang, Oklahoma Amending Chapter 118, Section 118-3 of the Mustang Code of Ordinances to Update Remedies for Noncompliance with the Terms of Utility Service; Declaring Repealer; Providing for Severability; and, Declaring an Emergency.

Community Development Director, Ryan Conner informed Council that with the new AMI meters the cost of and/or repair of a meter has changed. In conjunction with the new system the City wanted to address tampering fees by the public. Section G was added to the existing Code 118 to address penalties for tampering.

Vice Mayor Sholund questioned what the process was if someone mowed over the meter box and damaged the meter.

Councilman Wald asked if the meter has to be damaged to be charged on the account.

Director of Public Works, David Russell responded that unintentional damages will not be charged. Regarding intentional actions, these will

be case by case. The first offense will be excused. Continuance of intentional actions will be penalized.

City Manager, Tim Rooney stated that this change is in order to protect our investment.

Councilwoman Balliew asked if a customer is notified of this change.

Rooney informed that it will be in the Ordinance for review.

Councilman Wald asked if you can still manually turn off the meter in the event of an emergency.

Russell, yes you can.

Councilman Bratton wanted to publicly thank staff for achieving a massive project.

Mayor Ray opened the Public Hearing at 7:31 p.m.
Mayor Ray closed the Public Hearing at 7:31 p.m.

MOTION was made by **Vice Mayor Sholund,** seconded by **Councilwoman Balliew** to Approve Ordinance 1356.

AYE: Reddick, Leete, Wald, Bratton, Balliew, Sholund, Ray
NAY: None

MOTION was made by **Councilman Leete,** seconded by **Vice Mayor Sholund** to Declare an Emergency for Ordinance 1356.

AYE: Reddick, Leete, Wald, Bratton, Balliew, Sholund, Ray
NAY: None

G.6 Discussion regarding Planning Commission vacancy including appointment of qualified individual to fill such vacancy.

City Manager, Tim Rooney stated that after the appointment of Jesse Bratton to the Council vacancy of Ward IV, it left an open seat for the Planning Commission. Mr. Stefan Weihermueller has been recommended to fill this vacancy. Staff recommends Council's approval of Mr. Weihermueller.

Mayor Ray thanked Jesse Bratton for joining the Council and stated that he has interacted with Mr. Weihermueller and indicated that he is motivated and willing to serve the community.

Councilman Leete thanked Mr. Weihermueller for following up and being willing to serve.

Councilman Bratton thanked Mr. Weihermueller for volunteering.

MOTION was made by **Councilman Bratton,** seconded by **Councilman Leete** to Appoint Stefan Weihermueller to fill the Planning Commission vacancy.

AYE: Reddick, Leete, Wald, Bratton, Balliew, Sholund, Ray
NAY: None

G.7 Consideration and Possible Action to Find Good Cause and Extend the Contract Award Period for the Mustang Marketplace Project Sealed Bids Pursuant to 61 O.S.§111.

Asst. City Manager, Justin Battles stated that this is the last project within the sales tax. Asking to extend the contract due to the fact that all bids came in exceptionally high.

Vice Mayor Sholund inquired how many bids were received.

Battles stated 8. (NOTE: This was corrected at the August 18, 2026 Work Session to 12.

MOTION was made by **Vice Mayor Sholund,** seconded by **Councilman Wald** to Extend the Contract Award Period for the Mustang Marketplace Project.

AYE: Reddick, Leete, Wald, Bratton, Balliew, Sholund, Ray
NAY: None

G.8 Consideration for Selection of Halff Engineering for the Design of the MPS Entry Road Project.

Director of Public Works, David Russell stated that the scoring represented Halff as the most qualified to complete the road project. Staff recommends approval.

City Manager, Tim Rooney, wanted to publicly thank **Asst. City Manager, Justin Battles** for the continued professionalism in obtaining this project and making it a reality.

MOTION was made by **Councilwoman Balliew,** seconded by **Vice Mayor Sholund** to Approve Halff Engineering for the Design of the MPS Entry Road Project.

AYE: Reddick, Leete, Wald, Bratton, Balliew, Sholund, Ray
NAY: None

H. INTRODUCTION OF GUESTS/HEARING OF CITIZENS OR DELEGATES

None.

I. MATTERS FOR EXECUTIVE SESSION

None.

J. ADJOURNMENT

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

AYE: Reddick, Leete, Wald, Bratton, Balliew, Sholund, Ray
NAY: None

The meeting was adjourned at **7:40 p.m.**

_____
Mayor, Michael Ray

Attest:

_____
Tammi Noblitt, City Clerk

Agenda Item No: E.2

Mustang City Council Agenda Item Report

Meeting Date: September 1, 2026
Submitted by: Tammi Noblitt
Submitting Department: City Clerk
Item Type: Minutes
Agenda Section: CONSENT AGENDA

Subject Title:
Approval of 8/18/2026 City Council Work Session Minutes.

Recommendation:

Initiator:
Tammi Noblitt

Background:
Approval of 8/18/2026 City Council Work Session Minutes.

Financial Impact:

Staff Comments:

Attachments:
8-18-2026 City Council Work Session Minutes.pdf

WORK SESSION

MUSTANG CITY COUNCIL
AUGUST 18, 2026

The Mustang City Council met in regular session on Tuesday, August 18, 2026, notice of the meeting was posted as required on Thursday, August 13, 2026 at 1:25 p.m. in compliance with the Open Meeting Law, 25 O.S., Section 301, et. seq.

A. CALL TO ORDER

Mayor Ray called the meeting to order at **5:30 p.m.**

B. ROLL CALL

Councilmembers Present:	**Reddick**
	Leete
	Wald
	Bratton
	Balliew
	Sholund
	Ray
Councilmembers Absent:	**None**

C. CONSENT AGENDA

C.1 Consideration of Resolution No. 27-002, a Resolution of the city of Mustang, Oklahoma Casting a Vote for Trustee of the Oklahoma Municipal Retirement Fund (OkMRF) to Fill the Expiring Term of District 6.

MOTION was made by **Vice Mayor Sholund,** seconded by **Councilman Leete** to approve Resolution No. 27-002

AYE: Reddick, Leete, Wald, Bratton, Balliew, Sholund, Ray
NAY: None

D. DISCUSSION ITEMS

D.1 Follow-up discussion regarding fireworks.

Councilman Wald noted that he had received a couple of emails that he alone addressed. He spoke with the Police Chief and DC and had positive feedback from the PD. Sales across Mustang were down as well as Statewide. Not sure the exact reason why. Multiple locations doing 250th Celebration shows may have

contributed. Other operators loved the new hours. Mentioned that if July 3 fell on a weekend it would be nice to have the same sell/discharge hours as the 4th.

Councilman Leete asked if other cities were down like Mustang. **Wald** – yes. **Vice Mayor Sholund** do you have stats specific to Mustang. **Wald** not formally. **Sholund** stated the rain may have scared people off. **Wald** noted that once the rain stopped people were right back at it. **Sholund** acknowledged he had overall great responses. **Leete** noted that usually he receives emails and he had not this year. **Mayor Ray** noted he received a call regarding the time of 11:00 during the week days caused concern. Asking to consider back to 10:00pm. **Leete** in favor of trying one more year with new times then addressing concerns. **Ray and Sholund** agree to take another year to gather additional data.

D.2 Discussion regarding funding for the Mustang Marketplace.

Assistant City Manager, Justin Battles reminded Council of the Bid process that took place regarding the Mustang Marketplace at the Town Center. A committee was formed and walked through with the architects. The bids came in high showing the market is requiring a larger facility from 250 sqft to 500 sqft. Reviewed the specs multiple times looking for shortcuts and really found no avenues. **Battles** stated that it needs to be brought back to Council . Staff sees no changes in the scope of the project and believes that it is line. **City Manager, Rooney** stated that Staff historically tries to get every project "right". Budget for project was $2.1m with the lowest bid at $3m+. Staff recommends using Fund 64 to assist the funding. **Leete** agrees it should be done right the first time. **Wald** what is floor capacity? **Battles** on the floor 150 total building is 300 people. **Wald** stated he is very impressed with the architect and construction time. **Sholund** good for competitive bids? **Balliew** questioned the Fund 64 plan. When is 89th ready to be widened? **Battles** intersections will start next summer but the widening is still 2 years out. **Wald** stated that the leadership that we have enables us to have funds to reach out to.

D.3 Review and Discussion of City Council Handbook.

Battle presented a draft to Council for review. The handbook will essentially give you a roadmap and assists in keeping you from the risk of public office. Oklahoma Municipal Assurance Group (OMAG) encourages the adoption of City Council Handbooks. We would like to present it on the October Agenda.

E. MANAGEMENT RELATED UPDATES

Rooney notified that the Senior Van at Parks & Rec needs to be replaced. The Senior Support Group has raised $10,000 to apply to the purchase of a new van.

Staff has looked at the State contract and there is a van available to purchase that will meet all needs of the Senior Center. Auctioning a couple of unused Parks vehicles plus the $10,000 will still require capital funds to purchase. This will be an item on the September Agenda.

Rooney provided Council a 45 day review of legal fees. Information was given on the cost from Bass Law firm being substantially less than having an in-house employee by approximately $13,000. **Rooney** will continue to provide a quarterly report.

Rooney revisited the Sales Tax election extension proposal. He has gathered dates from the Canadian County Election Board as to the next proposed available dates. The extension would need to be clarified as to the allocation. Staff recommends going forward with this proposal.

Rooney briefly discussed the economic development of the Mustang Marketplace. We are still waiting for a formal agreement.

Rooney provided the Council with calendars for September and October showing the time frames that he, Justin and/or Tammi will be out of the office. Information will be provided to Council of Acting City Manager as the time approaches.

Battles informed Council that the **City Manager, Tim Rooney** was elected to the Oklahoma City Cities and Towns Hall of Fame. This is a highly respected and amazing honor. The induction will occur on September 17, 2026 in Tulsa. I will provide each of you the information should you like to attend. If four or more of you wish to attend we will submit an Agenda for that time period which will cover any Open Meetings Act requirements.

Rooney updated Council that after discussions with **City Attorney, Chance Deaton** Council will no longer need to read the entire Ordinances during session. Also, proclamations do not need to be voted on by Council. If the party would like a formal presentation we can do that. If they just want a proclamation it can be sent to them.

Rooney requested Council to notify if they will be participating in the Western Days parade. **Councilwoman Balliew** asked if signs could be made for the golf carts so that people would know who they are and not just random people passing candy out.

J. ADJOURNMENT

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

AYE: Reddick, Leete, Wald, Bratton, Balliew, Sholund, Ray
NAY: None

The meeting was adjourned at **6:38 p.m.**

_____
Mayor, Michael Ray

Attest:

_____
Tammi Noblitt, City Clerk

Agenda Item No: E.3

Mustang City Council Agenda Item Report

Meeting Date: September 1, 2026
Submitted by: Lea Willrath
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:
$148,265.93

Staff Comments:

Attachments:
GF Claims List - FY26.pdf

FUND: 01 - GENERAL FUND SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00		MAYOR AND COUNCIL				
26-0283	01-M0115	MTM RECOGNITION CORPORATION	PLAQUES - COUNCIL	6/2026	6293219A	32.74
26-1696	01-M0115	MTM RECOGNITION CORPORATION	PLAQUE	6/2026	6293219	75.00
					DEPARTMENT TOTAL:	107.74
DEPARTMENT: 13		PARKS AND RECREATION				
26-0192	01-C0286	CIVICPLUS, LLC	CIVIC REC SOFTWARE FEES	6/2026	377446	1,612.38
26-1821	01-RF0227	HELEN SILVA	SWIM LESSON REFUND	6/2026	104805434CR	41.25
					DEPARTMENT TOTAL:	1,653.63
DEPARTMENT: 41		POLICE				
26-1679	01-C0232	COPS PRODUCTS, LLC	PANTS FOR BIKE TEAM	6/2026	202602594	256.48
26-1745	01-C1068	CDW LLC	GETAC LAPTOP, DOCK, VGPS	6/2026	AK2Z85D	37.33
26-1780	01-D0175	RYAN TUCKER	HAIL DAMAGE DEDUCTIBLES	6/2026	DOD-MPD-2026-0812	8,000.00
26-1897	01-D0175	RYAN TUCKER	HAIL DAMAGE REPAIRS	6/2026	DOD-MPD-2026-0812A	70,737.16
26-1724	01-F0147	FBI-LEEDA INC	FBI-LEEDA REGISTRATIONS	6/2026	200154949	4,770.00
26-1340	01-G099	GT DISTRIBUTORS, INC.	HANDGUN MAGAZINES	6/2026	INV1093960	219.50
26-1764	01-M0115	MTM RECOGNITION CORPORATION	BADGE ORDER	6/2026	6296658	1,020.00
26-2037	01-M1160	MOTOROLA SOLUTIONS INC	SCOUTWARE & WATCHGUARD	6/2026	1411259614	500.00
26-2038	01-M1160	MOTOROLA SOLUTIONS INC	SCOUTCARE & WATCHGUARD	6/2026	1411259614A	500.00
26-2039	01-M1160	MOTOROLA SOLUTIONS INC	SCOUTCARE & WATCHGUARD	6/2026	1411259614B	445.67
					DEPARTMENT TOTAL:	86,486.14
DEPARTMENT: 51		FIRE				
26-1690	01-C0231	CONRAD FIRE EQUIPMENT, INC.	RESCUE SUPPLIES	6/2026	596290	6,942.24
26-1951	01-N0003	NORTH AMERICA FIRE EQUIPMEN	CALIBRATION GAS	6/2026	P-1379323	918.00
					DEPARTMENT TOTAL:	7,860.24
					FUND TOTAL:	96,107.75

FUND: 11 - PARK'S DONATION SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00		ADMINISTRATION				
26-1393	01-B1026	B&C APPAREL	STAFF SHIRTS	3/2026	4714	3,987.59
					DEPARTMENT TOTAL:	3,987.59
					FUND TOTAL:	3,987.59

FUND: 39 - LIMITED PURPOSE SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 11		CITY MANAGER				
26-2025	01-S0405	BRIAN DOUGHERTY	CITY SEAL - PM CONF ROOM	6/2026	100	1,600.00
					DEPARTMENT TOTAL:	1,600.00
DEPARTMENT: 15		GENERAL GOVERNMENT				
26-1325	01-P0104	PEAK METHODS, INC.	PHONE SYSTEM PROJECT	6/2026	68107	211.07
					DEPARTMENT TOTAL:	211.07
					FUND TOTAL:	1,811.07

FUND: 01 - GENERAL FUND SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 11		CITY MANAGER				
26-0266	01-G0133	DALLAS-FORT WORTH HOSPITAL	BACKGROUND CHECKS	4/2026	00112286	82.90
26-0286	01-M0180	MUSTANG CHAMBER OF COMMERCE	CHAMBER LUNCHEONS	6/2026	22442	60.00
26-1244	01-M0234	MUSTANG TIMES, LLC	LEGAL PUBLICATIONS	4/2026	MT620534	245.70
					DEPARTMENT TOTAL:	388.60
DEPARTMENT: 41		POLICE				
26-1653	01-C0232	COPS PRODUCTS, LLC	LESS LETHAL LAUNCHERS	6/2026	202602323	11,493.75
					DEPARTMENT TOTAL:	11,493.75
DEPARTMENT: 51		FIRE				
26-0839	01-C0065	CASCO INDUSTRIES, INCORPORA	NOMEX PANTS & B SHIRT	6/2026	285726	57.00
26-1913	01-C0324	CROSS TIMBER STRUCTURES, LL	EXTERIOR METAL DOOR	6/2026	IN-10363	3,780.40
26-1958	01-C1136	THE CITY OF OKLAHOMA CITY	RADIO USAGE	4/2026	OKCRS-MSTG-FY26-1A	3,000.00
26-1959	01-C1136	THE CITY OF OKLAHOMA CITY	RADIO USAGE	4/2026	OKCRS-MSTG-FY26-1B	2,728.56
26-0706	01-O0022	STATE OF OKLAHOMA	PARAMEDIC/EMS PROGRAM	6/2026	0570057_HEAD,D26SU	1,428.48
26-1457	01-O0215	OKLAHOMA STATE UNIVERSITY	FIRE OFFICER III	6/2026	0104814	550.00
26-1882	01-P0217	DANNY KIES	FAUCET REPAIR	6/2026	0000548	410.90
					DEPARTMENT TOTAL:	11,955.34
					FUND TOTAL:	23,837.69

FUND: 05 - PARK IMPROVEMENT SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00		ADMINISTRATION				
26-1921	01-B1026	B&C APPAREL	TIME STICKERS FOR BANNERS	6/2026	4738	33.50
					DEPARTMENT TOTAL:	33.50
					FUND TOTAL:	33.50

FUND: 14 - STREET/DRAINAGE IMP SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 14		ADMINISTRATION				
26-1106	01-P6687	PROFESSIONAL TURF PRODUCTS	SPRAYER MAINTENANCE	4/2026	4027238-00	11,023.57
					DEPARTMENT TOTAL:	11,023.57
					FUND TOTAL:	11,023.57

FUND: 39 - LIMITED PURPOSE SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 19		BALL COMPLEX				
26-1784	01-T1073	INTELLIGENT MARKING USA, INTURF TANK		6/2026	INV00026483	10,000.00
					DEPARTMENT TOTAL:	10,000.00
DEPARTMENT: 41		POLICE				
26-2036	01-P0188	PERIPHERAL SYSTEMS, INC	ENTRY GATE LOOP	5/2026	9645	464.76
26-2040	01-P0188	PERIPHERAL SYSTEMS, INC	ENTRY GATE LOOP	5/2026	9645A	500.00
26-2041	01-P0188	PERIPHERAL SYSTEMS, INC	ENTRY GATE LOOP	5/2026	9645B	500.00
					DEPARTMENT TOTAL:	1,464.76
					FUND TOTAL:	11,464.76

Agenda Item No: E.4

Mustang City Council Agenda Item Report

Meeting Date: September 1, 2026
Submitted by: Lea Willrath
Submitting Department: Finance
Item Type: Approval
Agenda Section: CONSENT AGENDA

Subject Title:
Claims List for FY27

Recommendation:
Approve.

Initiator:
Lea Willrath

Background:
Claims List for FY27

Financial Impact:
$551,171.70

Staff Comments:

Attachments:
GF Claims List - FY27.pdf

FUND: 01 - GENERAL FUND SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00		MAYOR AND COUNCIL				
27-0166	01-A0110	ALL SEASON BUILDING SUPPLY	P&R EQUIPMENT	7/2026	447878	24.64
					DEPARTMENT TOTAL:	24.64
DEPARTMENT: 11		CITY MANAGER				
27-0462	01-B1027	AMANDA BROWN	TUITION REIMBURSEMENT	8/2026	202608136148	700.00
					DEPARTMENT TOTAL:	700.00
DEPARTMENT: 12		LIBRARY				
27-0110	01-A0170	AMAZON CAPITAL SERVICES	ADULT FICTION/NON FICTION	8/2026	1R39-L4G3-F4RP	960.93
27-0112	01-C1068	CDW LLC	INK	7/2026	AK2QX9H	316.95
27-0117	01-I0023	INGRAM LIBRARY SERVICES LLC	BOOKS - JUVENILE	8/2026	98294979	106.31
27-0118	01-I0023	INGRAM LIBRARY SERVICES LLC	BOOKS - YA	7/2026	98269406	287.42
27-0122	01-M0263	MIDWEST TAPE, LLC	AUDIO/VIDEO	8/2026	509235790	408.52
					DEPARTMENT TOTAL:	2,080.13
DEPARTMENT: 13		PARKS AND RECREATION				
27-0168	01-C0106	CINTAS CORPORATION NO. 2	JANITORIAL SUPPLIES	7/2026	4277466064	126.71
27-0168	01-C0106	CINTAS CORPORATION NO. 2	JANITORIAL SUPPLIES	8/2026	4278295809	28.44
27-0169	01-C0286	CIVICPLUS, LLC	CIVIC REC SOFTWARE FEES	7/2026	381429	1,682.38
27-0141	01-M0220	MUSTANG PUBLIC SCHOOLS	FIELD TRIP BUSES	7/2026	5185	589.60
27-0567	01-M0220	MUSTANG PUBLIC SCHOOLS	BUSES FOR FIELD TRIP	7/2026	5188A	500.00
27-0183	01-O0211	FITNESS WORLD SERVICE AND REQUIP	REPAIRS/MAINTENANCE	8/2026	8369	490.00
					DEPARTMENT TOTAL:	3,417.13
DEPARTMENT: 15		GENERAL GOVERNMENT				
27-0345	01-D0088	STATE OF OKLAHOMA - DEPARTMIN	MATE LABOR	7/2026	UNCCC-306 0726	270.00
27-0448	01-S0306	SETH BRANDON SHAY	PEST CONTROL SERVICES	7/2026	73026-2	760.00
					DEPARTMENT TOTAL:	1,030.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 18		TOWN CENTER				
27-0166	01-A0110	ALL SEASON BUILDING SUPPLY	P&R EQUIPMENT	7/2026	446802	55.92
27-0168	01-C0106	CINTAS CORPORATION NO. 2	JANITORIAL SUPPLIES	7/2026	4277466064	666.33
27-0168	01-C0106	CINTAS CORPORATION NO. 2	JANITORIAL SUPPLIES	8/2026	4278295809	704.62
27-0502	01-C0117	CLEARWATER ENTERPRISES, LLC	NATURAL GAS SERVICES	8/2026	20591-02607	129.19
27-0180	01-H0165	HD SUPPLY, INC	JANITORIAL SUPPLIES	7/2026	9251445548	123.81
27-0181	01-J1071	CRUSH ENTERPRISES LLC	CLEANING TOWN CENTER	8/2026	INV367308	3,595.00
27-0535	01-N0047	NOVALCO INC	DOOR REPAIRS	7/2026	14361396	320.00
					DEPARTMENT TOTAL:	5,594.87
DEPARTMENT: 19		BALL COMPLEX				
27-0166	01-A0110	ALL SEASON BUILDING SUPPLY	P&R EQUIPMENT	7/2026	446520	394.36
27-0151	01-A2017	AMERICAN PIZZA PARTNERS, LP	CONCESSIONS PIZZA	7/2026	271267	1,370.00
27-0151	01-A2017	AMERICAN PIZZA PARTNERS, LP	CONCESSIONS PIZZA	8/2026	271278	420.00
27-0152	01-B1019	BEN E. KEITH COMPANY	CONCESSIONS SUPPLIES	7/2026	57718398	1,865.20
27-0152	01-B1019	BEN E. KEITH COMPANY	CONCESSIONS SUPPLIES	8/2026	57749639	480.31
27-0593	01-B1019	BEN E. KEITH COMPANY	BALL COMPLEX SUPPLIES	8/2026	57787670	1,968.56
27-0154	01-C0106	CINTAS CORPORATION NO. 2	CONC JANITORIAL SUPPLIES	7/2026	4277465930	213.19
27-0154	01-C0106	CINTAS CORPORATION NO. 2	CONC JANITORIAL SUPPLIES	8/2026	4278295770	363.45
27-0150	01-F0144	405 TECHNOLOGY SOLUTIONS, L	CONCESSIONS - POS SYSTEM	8/2026	3467	30.28
27-0527	01-G1016	GREG BRYANT ENTERPRISES INC	SCOREBOARD REPAIRS	8/2026	22181	555.37
27-0158	01-I1119	STEPHENSON WHOLESALE CO., I	CONCESSSIONS SUPPLIES	7/2026	8143450	1,016.81
27-0158	01-I1119	STEPHENSON WHOLESALE CO., I	CONCESSSIONS SUPPLIES	8/2026	8145918	1,169.38
27-0160	01-K0138	KLEMENT DISTRIBUTION INC.	CONCESSIONS ICE CREAM	7/2026	1072620914	783.59
27-0161	01-P0144	PEPSICO BEVERAGE SALES, LLC	CONCESSIONS SUPPLIES	7/2026	20169502	5,035.99
27-0161	01-P0144	PEPSICO BEVERAGE SALES, LLC	CONCESSIONS SUPPLIES	8/2026	21950908	1,306.86
27-0159	01-P0214	RONALD S KOLANDER	JOHNNY FREEZE CUPS	8/2026	124	750.00
27-0162	01-S0355	SUNSHINE SWEETS, LLC	CONCESSIONS DIP N DOTS	7/2026	I260727234	1,044.00
					DEPARTMENT TOTAL:	18,767.35
DEPARTMENT: 21		FINANCE				
27-0371	01-M0234	MUSTANG TIMES, LLC	LEGAL PUBLICATIONS	7/2026	MT620969	30.00
					DEPARTMENT TOTAL:	30.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 31		COMMUNITY DEVELOPMENT				
27-0097	01-M0234	MUSTANG TIMES, LLC	LEGALS	7/2026	MT620970	24.80
27-0583	01-M0234	MUSTANG TIMES, LLC	LEGAL PUBLICATIONS	7/2026	MT620970A	128.70
27-0096	01-P0187	MARC PETERSON	MOWING ABATEMENT	8/2026	14	5,550.00
					DEPARTMENT TOTAL:	5,703.50
DEPARTMENT: 41		POLICE				
27-0037	01-B0090	LEEDS WEST INVESTMENT GROUP	OIL CHANGES	7/2026	036052-87562	590.24
27-0512	01-B0258	BAYSINGER POLICE SUPPLY INC	HEADSETS	8/2026	1089116	1,681.98
27-0040	01-C0050	SM COKER ENTERPRISE LLC	MISC PLUMBING REPAIRS	8/2026	AUG052026	125.00
27-0502	01-C0117	CLEARWATER ENTERPRISES, LLC	NATURAL GAS SERVICES	8/2026	20591-02607	145.69
27-0043	01-C1136	THE CITY OF OKLAHOMA CITY	RADIO USAGE & MAINTENANCE	7/2026	OKCRS-MSTG-FY27CRA	15,600.00
27-0050	01-F0078	DAIOHS USA, INC	ICE MACHINE RENTAL & SRVC	8/2026	OK-1508081	141.75
27-0055	01-J1071	CRUSH ENTERPRISES LLC	FACILITY/JAIL CLEANING	8/2026	INV367307	1,585.00
27-0058	01-M0170	DAVID L. MORRIS	MISC VEHICLE REPAIRS	7/2026	269-07222026	66.00
27-0057	01-M1160	MOTOROLA SOLUTIONS INC	SCOUTCARE & WATCHGUARD	7/2026	1411259614C	6,549.33
27-0054	01-M1161	MORPHO USA, INC	FINGERPRINTS MACHINE	7/2026	190585	2,683.00
27-0060	01-S0206	STOLZ TELECOM LLC	MISC VEHICLE EQUIP REPAIR	7/2026	INV-006652	497.60
27-0568	01-S0258	TRAVIS E GROOMS	IRRIGATION SYSTEM REPAIR	8/2026	21170	1,500.00
27-0063	01-T0029	WEST PUBLISHING CORPORATION	CLEAR INVESTIGATIVE TOOL	8/2026	853920500	277.67
27-0067	01-U0055	UNIFIRST CORPORATION	ENTRY MATS CLEANING	8/2026	2770356897	46.06
					DEPARTMENT TOTAL:	31,489.32
DEPARTMENT: 42		ANIMAL WELFARE				
27-0075	01-D0090	STATE OF OK - DEPT OF PUBLI	OLETS USER FEES	8/2026	LET-023649A	21.00
27-0053	01-G0148	GUARDIAN ALLIANCE TECHNOLOG	BACKGROUND CHECK SOFTWARE	7/2026	35820	125.00
27-0078	01-J1071	CRUSH ENTERPRISES LLC	FACILITY CLEANING	8/2026	INV367305	395.00
27-0080	01-O0273	OKLAHOMA HUMANE SOCIETY	SPAY/NEUTER SERVICES	7/2026	2443037	145.00
27-0080	01-O0273	OKLAHOMA HUMANE SOCIETY	SPAY/NEUTER SERVICES	8/2026	2448810	385.00
27-0081	01-P0181	PLAN-IT FIRE, LLC	ALARM MONITORING SERVICE	8/2026	20262633	41.00
					DEPARTMENT TOTAL:	1,112.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 51		FIRE				
27-0002	01-A0110	ALL SEASON BUILDING SUPPLY	BUILDING REPAIR & MAINT	7/2026	448290	40.73
27-0004	01-O0025	O'REILLY AUTOMOTIVE STORES,	VEHICLE REPAIR & MAINT	7/2026	0309-456454	15.28
27-0004	01-O0025	O'REILLY AUTOMOTIVE STORES,	VEHICLE REPAIR & MAINT	8/2026	0309-458480	7.98
27-0015	01-U0055	UNIFIRST CORPORATION	SHOP TOWELS, MATS, MOPS	7/2026	2770355131	97.58
					DEPARTMENT TOTAL:	161.57
					FUND TOTAL:	70,110.51

FUND: 05 - PARK IMPROVEMENT SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00		ADMINISTRATION				
27-0176	01-D0177	DUTTON RENT ALL, INC.	PORTA POTTIES	7/2026	112335J-3	213.15
					DEPARTMENT TOTAL:	213.15
					FUND TOTAL:	213.15

FUND: 08 - PD TRAFFIC ENFORCEMENT SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 41		POLICE ENFORCEMENT				
27-0048	01-D0090	STATE OF OK - DEPT OF PUBLIOLETS ACCESS FEES		8/2026	LET-023649	1,009.00
					DEPARTMENT TOTAL:	1,009.00
					FUND TOTAL:	1,009.00

FUND: 39 - LIMITED PURPOSE SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 11		CITY MANAGER				
27-0477	01-U0014	URBAN SDK, INC.	ANALYTICS SOFTWARE	8/2026	2242	29,725.00
					DEPARTMENT TOTAL:	29,725.00
DEPARTMENT: 13		PARK AND RECREATION				
27-0534	01-M0349	MURRAY WOMBLE, INC	REPLACEMENT FUNDING-REC	8/2026	SINV019353	1,250.00
					DEPARTMENT TOTAL:	1,250.00
DEPARTMENT: 72		WATER				
27-0536	01-A0137	ATLAS UTILITY SUPPLY COMPAN	WATER METERS	7/2026	032923	9,299.00
27-0582	01-A0137	ATLAS UTILITY SUPPLY COMPAN	WATER METERS	7/2026	032924	13,691.35
27-0582	01-A0137	ATLAS UTILITY SUPPLY COMPAN	WATER METERS	8/2026	032925	13,866.53
27-0205	01-B0299	BADGER METER, INC	AMI METER SAS FEES	7/2026	80245388	7,719.26
27-0363	01-L0052	LOCKE SUPPLY CO	PARTS FOR WATER LINES	7/2026	58895412-00	807.88
27-0363	01-L0052	LOCKE SUPPLY CO	PARTS FOR WATER LINES	8/2026	59011009-00	23.04
					DEPARTMENT TOTAL:	45,407.06
					FUND TOTAL:	76,382.06

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00		ADMINISTRATION				
27-0620	01-C0338	TWO OAKS INVESTMENTS LLC	WORKERS COMP-TPA FEES	7/2026	6056	833.33
					DEPARTMENT TOTAL:	833.33
					FUND TOTAL:	833.33

FUND: 01 - GENERAL FUND SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00		MAYOR AND COUNCIL				
27-0336	01-C0245	CRAWFORD & ASSOCIATES, P.C.	ESTIMATE OF NEEDS	8/2026	35681	292.50
27-0298	01-J0041	ARLEDGE & ASSOCIATES, P.C.	ANNUAL AUDITING SERVICE	8/2026	54869	10,775.00
27-0660	01-Y0040	YUKON TROPHY & AWARDS INC	SIGNS - COUNCIL CHAMBERS	8/2026	826107	69.15
					DEPARTMENT TOTAL:	11,136.65
DEPARTMENT: 01		CITY ATTORNEY				
27-0204	01-B0284	BASS LAW FIRM, P.C.	LEGAL SERVICES	8/2026	92555	6,219.67
27-0212	01-H0045	RALPH STEVEN HUDDLESTON	JUDGE	9/2026	202608266257	1,900.00
27-0211	01-O0042	MICHEAL S. OGLESBY	CITY PROSECUTOR	9/2026	202608266258	864.00
27-0467	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	8/2026	202608266263	34.00
					DEPARTMENT TOTAL:	9,017.67
DEPARTMENT: 05		INFORMATION TECHNOLOGY				
27-0467	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	8/2026	202608266263	25.00
					DEPARTMENT TOTAL:	25.00
DEPARTMENT: 11		CITY MANAGER				
27-0467	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	8/2026	202608266263	83.00
					DEPARTMENT TOTAL:	83.00
DEPARTMENT: 12		LIBRARY				
27-0110	01-A0170	AMAZON CAPITAL SERVICES	ADULT FICTION/NON FICTION	8/2026	1J3P-HCGN-FQH6	18.80
27-0112	01-C1068	CDW LLC	INK	8/2026	AK46J7F	633.90
27-0117	01-I0023	INGRAM LIBRARY SERVICES LLC	BOOKS - JUVENILE	8/2026	98663494	519.67
27-0118	01-I0023	INGRAM LIBRARY SERVICES LLC	BOOKS - YA	8/2026	98294980	330.52
27-0122	01-M0263	MIDWEST TAPE, LLC	AUDIO/VIDEO	8/2026	509267766	47.19
27-0467	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	8/2026	202608266263	4.00
					DEPARTMENT TOTAL:	1,554.08

FUND: 01 - GENERAL FUND SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 13		PARKS AND RECREATION				
27-0168	01-C0106	CINTAS CORPORATION NO. 2	JANITORIAL SUPPLIES	8/2026	4278991224	56.88
27-0656	01-D0155	LAURI DIMENT	PARKING FOR FOOD EXPO	8/2026	011172	15.00
27-0467	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	8/2026	202608266263	133.00
					DEPARTMENT TOTAL:	204.88
DEPARTMENT: 15		GENERAL GOVERNMENT				
27-0233	01-A1000	ATWOOD DISTRIBUTING L.P.	SALES TAX REBATE	9/2026	202608266264	14,193.54
27-0234	01-K0127	KG SC HOLDINGS, LLC	HOMELAND SALES TAX REBATE	9/2026	202608266265	5,000.00
27-0450	01-S0173	STANDLEY SYSTEMS, LLC	COPIER LEASE/USAGE	7/2026	INV1999309	1,588.91
					DEPARTMENT TOTAL:	20,782.45
DEPARTMENT: 18		TOWN CENTER				
27-0167	01-A0227	ALLIED ELEVATOR SERVICES, I	ELEVATOR REPAIRS/SERVICE	7/2026	2162120	175.00
27-0167	01-A0227	ALLIED ELEVATOR SERVICES, I	ELEVATOR REPAIRS/SERVICE	8/2026	3152191	470.00
27-0168	01-C0106	CINTAS CORPORATION NO. 2	JANITORIAL SUPPLIES	8/2026	4278991224	1,170.72
27-0509	01-C0115	CITY GLASS OKC, INC.	GLASS - SENIOR CENTER	8/2026	236061	845.00
27-0173	01-D0089	DAVE'S SAFE & LOCK LLC	LOCK REPAIR/KEYS	8/2026	9384	207.50
27-0180	01-H0165	HD SUPPLY, INC	JANITORIAL SUPPLIES	7/2026	9252165546	534.01
27-0180	01-H0165	HD SUPPLY, INC	JANITORIAL SUPPLIES	8/2026	9252299245	213.25
27-0179	01-H0193	HAMPTON FIRE & SECURITY PRO	INSPECTIONS & MONITORING	8/2026	12458744	220.00
27-0182	01-L0052	LOCKE SUPPLY CO	LIGHT BULBS	8/2026	59082055-00	492.60
27-0467	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	8/2026	202608266263	17.00
27-0201	01-W0132	WIPES LLC	GYM WIPES	8/2026	24420	379.88
					DEPARTMENT TOTAL:	4,724.96
DEPARTMENT: 19		BALL COMPLEX				
27-0151	01-A2017	AMERICAN PIZZA PARTNERS, LP	CONCESSIONS PIZZA	8/2026	A271282	190.00
27-0590	01-A2017	AMERICAN PIZZA PARTNERS, LP	CONCESSIONS - PIZZA	8/2026	A271284	815.00
27-0152	01-B1019	BEN E. KEITH COMPANY	CONCESSIONS SUPPLIES	8/2026	57927716	152.03
27-0593	01-B1019	BEN E. KEITH COMPANY	BALL COMPLEX SUPPLIES	8/2026	57815419	4,571.05
27-0154	01-C0106	CINTAS CORPORATION NO. 2	CONC JANITORIAL SUPPLIES	8/2026	4278991072	726.90
27-0161	01-P0144	PEPSICO BEVERAGE SALES, LLC	CONCESSIONS SUPPLIES	8/2026	24786202	2,512.47
27-0163	01-P0175	DRINK TEA HOLDCO, LLC	CONCESSIONS TEA	8/2026	97	200.00
27-0467	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	8/2026	202608266263	58.00
27-0470	01-S0258	TRAVIS E GROOMS	IRRIGATION REPAIRS	8/2026	21251	282.43
27-0657	01-S0258	TRAVIS E GROOMS	IRRIGATION - SOFTBALL	8/2026	21251A	345.63
27-0162	01-S0355	SUNSHINE SWEETS, LLC	CONCESSIONS DIP N DOTS	8/2026	I260807295	870.00
					DEPARTMENT TOTAL:	10,723.51

FUND: 01 - GENERAL FUND SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 20		AQUATICS				
27-0467	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	8/2026	202608266263	17.00
					DEPARTMENT TOTAL:	17.00
DEPARTMENT: 21		FINANCE				
27-0337	01-C0245	CRAWFORD & ASSOCIATES, P.C.	CONSULTING, GASB REVIEWS	8/2026	35681A	3,932.56
27-0467	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	8/2026	202608266263	42.00
					DEPARTMENT TOTAL:	3,974.56
DEPARTMENT: 31		COMMUNITY DEVELOPMENT				
27-0467	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	8/2026	202608266263	58.00
27-0102	01-S0373	RPS AUTO LLC	BULK OIL & LUBE	8/2026	00543-62071	125.99
					DEPARTMENT TOTAL:	183.99
DEPARTMENT: 41		POLICE				
27-0039	01-B0006	KARBS TOWING LLC	MISC TOWING NEEDS	8/2026	26-92452	66.10
27-0584	01-C1068	CDW LLC	WATCHGUARD HARD DRIVE	8/2026	AK49J5U	590.39
27-0607	01-C1068	CDW LLC	DISPATCH COMPUTER PARTS	8/2026	AK4894Y	481.58
27-0621	01-C1068	CDW LLC	DRIVE FOR WG SERVER	8/2026	AK5YS6K	235.28
27-0058	01-M0170	DAVID L. MORRIS	MISC VEHICLE REPAIRS	8/2026	268-08212026	231.00
27-0467	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	8/2026	202608266263	808.00
					DEPARTMENT TOTAL:	2,412.35
DEPARTMENT: 42		ANIMAL WELFARE				
27-0467	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	8/2026	202608266263	25.00
					DEPARTMENT TOTAL:	25.00
DEPARTMENT: 44		SUPPORT SERVICES				
27-0467	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	8/2026	202608266263	81.00
					DEPARTMENT TOTAL:	81.00

FUND: 01 - GENERAL FUND SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 51		FIRE				
27-0002	01-A0110	ALL SEASON BUILDING SUPPLY	BUILDING REPAIR & MAINT	8/2026	449381	2.68
27-0661	01-A0151	JOSHUA A ABBOTT	DOOR #5 LIFT ARM	8/2026	5626	280.00
27-0618	01-A0198	RE-MAN SHACK INC. IV	BATTERIES - ENGINE 4	8/2026	131346	552.25
27-0586	01-C1198	CONSOLIDATED FLEET SERVICES	AERIAL/LADDER INSPECTIONS	8/2026	2026IM0083	2,203.65
27-0585	01-H0193	HAMPTON FIRE & SECURITY PRO	SECURITY DOOR REPAIRS	8/2026	12458711	5,923.76
27-0506	01-P0217	DANNY KIES	FAUCETS - STATION 1	8/2026	0000550	938.46
27-0467	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	8/2026	202608266263	750.00
					DEPARTMENT TOTAL:	10,650.80
					FUND TOTAL:	75,596.90

FUND: 05 - PARK IMPROVEMENT SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00		ADMINISTRATION				
27-0539	01-P0073	PLAYCORE GROUP, INC	BRITTANY'S PLAYGROUND	8/2026	INV-00002577	2,210.00
					DEPARTMENT TOTAL:	2,210.00
					FUND TOTAL:	2,210.00

FUND: 07 - LIBRARY SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 07		ADMINISTRATION				
27-0643	01-H0202	HIGH PLAINS LIBRARY DISTRICT	LOST BOOK	8/2026	2026072	34.99
27-0640	01-K0080	SUNU KODUMTHARU	PROGRAM FEE	8/2026	041	250.00
27-0598	01-L0131	RANDY THOMAS	CART RENTAL	8/2026	18340A	350.00
27-0641	01-S0406	VALERIE DORETTE STEELE	PROGRAM FEE	8/2026	100	250.00
27-0642	01-T0104	DAVID BRUCE TREADAWAY	PROGRAM FEE	8/2026	00012	250.00
					DEPARTMENT TOTAL:	1,134.99
					FUND TOTAL:	1,134.99

FUND: 13 - POLICE TECHNOLOGY FEES SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 41		POLICE TECHNOLOGY				
27-0041	01-Z0014	CENTRALSQUARE TECHNOLOGIES,	CAD/RMS SOFTWARE SUPPORT	8/2026	470229	63,756.31
					DEPARTMENT TOTAL:	63,756.31
					FUND TOTAL:	63,756.31

FUND: 14 - STREET/DRAINAGE IMP SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 14		ADMINISTRATION				
27-0326	01-C0108	COWAN GROUP ENGINEERING	DRAINAGE PROJECTS	8/2026	11251	1,243.00
27-0330	01-C0108	COWAN GROUP ENGINEERING	ENGINEERING FEES	8/2026	11253	1,151.00
27-0673	01-S0085	SILVER STAR CONSTRUCTION CO	MAINTENANCE CAPS	7/2026	36496	31,337.84
27-0662	01-S0407	SAC SERVICES	ELDER DRIVE CULVERT	8/2026	AUG032026	133,131.58
					DEPARTMENT TOTAL:	166,863.42
					FUND TOTAL:	166,863.42

FUND: 39 - LIMITED PURPOSE SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 12		LIBRARY				
27-0538	01-L0131	RANDY THOMAS	BOOKSHELF ADJUSTMENTS	8/2026	18340	17,297.00
					DEPARTMENT TOTAL:	17,297.00
DEPARTMENT: 15		GENERAL GOVERNMENT				
27-0664	01-S1002	STERLING AND SONS ELECTRIC	ELECTRICAL FOR TEMP HVAC	8/2026	5485	811.00
					DEPARTMENT TOTAL:	811.00
DEPARTMENT: 51		FIRE				
27-0455	01-T0232	TRUIST BANK	2019 AERIAL LADDER TRUCK	8/2026	AUG072026	61,664.70
					DEPARTMENT TOTAL:	61,664.70
DEPARTMENT: 72		WATER				
27-0530	01-A0137	ATLAS UTILITY SUPPLY COMPAN	WATER METERS	8/2026	032845A	1,345.42
27-0536	01-A0137	ATLAS UTILITY SUPPLY COMPAN	WATER METERS	8/2026	032845	7,922.88
					DEPARTMENT TOTAL:	9,268.30
					FUND TOTAL:	89,041.00

FUND: 69 - RISK MANAGEMENT SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00		ADMINISTRATION				
27-0647	01-B0048	BARNUM AND CLINTON PLLC	WC CLAIMS	8/2026	202608256250	557.00
27-0648	01-C0338	TWO OAKS INVESTMENTS LLC	WC CLAIMS	8/2026	202608256251	2.00
27-0645	01-F0148	FULL SAILS, INC	WC CLAIMS	8/2026	202608256252	949.98
27-0649	01-M1237	MCBRIDE CLINIC ORTHOPEDIC H	WC CLAIMS	8/2026	202608256253	275.49
27-0646	01-N0048	DAKOTA NORMAN	REIMBURSEMENT	8/2026	202608256254	48.87
26-0109	01-O0181	STATE OF OKLAHOMA	MULTIPLE INJURY TRUST FUN	6/2026	202608266260	2,167.10
27-0650	01-S0049	LARRY STORCK	REIMBURSEMENT	8/2026	202608256255	20.59
					DEPARTMENT TOTAL:	4,021.03
					FUND TOTAL:	4,021.03

SEPTEMBER 2026 VISA

DEPT		
501	ATTORNEY	$ 1,500.00
511	CITY MANAGER	$ 1,500.00
512	LIBRARY	$ 4,000.00
513	PARKS & RECREATION	$ 13,000.00
515	GENERAL GOVERNMENT	$ 2,500.00
518	TOWN CENTER	$ 5,000.00
520	AQUATICS	$ 5,000.00
521	FINANCE	$ 500.00
531	COMM. DEV.	$ 1,250.00
541	POLICE	$ 8,500.00
551	FIRE	$ 7,000.00
TOTAL		$ 49,750.00

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

Agenda Item No: E.5

Mustang City Council Agenda Item Report

Meeting Date: September 1, 2026
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 August 2026.

Financial Impact:
1401.72

Staff Comments:
n/a

Attachments:
August 2026 Collections Agency City Council Copy.pdf

NAME/RESPONSIBLE PARTY	CITY, STATE, ZIP	BOOK BALANCE
STEPHANIE BOLFA	MUSTANG, OK. 73064	$130.91
BREANNA RAQUEL PLAGEMAN	OKLAHOMA CITY, OK. 73179	$262.64
CHRISTINA ISABELLE CHAMBERS	YUKON, OK. 73099	$164.03
KARIAUNA TRAYLYNN CALVILLO	OKLAHOMA CITY, OK. 73179	$98.84
KARIAUNA TRAYLYNN CALVILLO	OKLAHOMA CITY, OK. 73179	$90.40
SCOTT DRIGGS	YUKON, OK. 73099	$52.92
JOCELYN ELIZABETH LEWIS	OKLAHOMA CITY, OK. 73120	$53.98
SOMER LYNDSEY JONES	MUSTANG, OK. 73064	$143.20
DYLAN KEITH SWARTZ	MUSTANG, OK. 73064	$61.99
COURTNEY CORINNE OCLOO-LEE	OKLAHOMA CITY, OK. 73179	$80.87
JENNIFER ELAINE MARI GRAY	MUSTANG, OK. 73064	$57.00
MONICA NICOLE GRAY	MUSTANG, OK. 73064	$33.00
JENNIFER ELAINE MARI GRAY	MUSTANG, OK. 73064	$55.99
JENNIFER ELAINE MARI GRAY	MUSTANG, OK. 73064	$41.99
JENNIFER ELAINE MARI GRAY	MUSTANG, OK. 73064	$73.96
	TOTAL FOR INDIVIDUALS	$950.54
	TOTAL FOR FAMILY GROUP	$451.18
	OVERALL TOTAL	
		$1,401.72

Agenda Item No: E.6

Mustang City Council Agenda Item Report

Meeting Date: September 1, 2026
Submitted by: Kelly Walbaum
Submitting Department: Finance
Item Type: Resolution
Agenda Section: CONSENT AGENDA

Subject Title:
Resolution No. 27-003 to make changes in the General Fund Budget by making a supplemental appropriation to increase the 2026-2027 fiscal year budget by $114,414.

Recommendation:
Approve

Initiator:
Kelly Walbaum

Background:
The City of Mustang had adopted the provisions of the Oklahoma Municipal Budget Act (the Act) applicable to budgeting in the 11 O.S. Sections 17-201 through 17-218; and the city desires to lapse all unexpended appropriations, including encumbered appropriations at fiscal year; and re-approve the outstanding purchase order and other contract commitments in the immediately following fiscal year and charge such to the appropriations of the immediately following fiscal year; and the city desires to carry over the unexpended fund balances into the immediately following fiscal year as income and revenue available to be provided for such new year, including availability for supplemental appropriation.

Financial Impact:
$114,414.00

Staff Comments:

Attachments:
Res No 27-003 Carryover - General Fund_fy27.pdf

RESOLUTION NO. 27-003

A RESOLUTION TO MAKE CHANGES IN THE GENERAL FUND BUDGET BY MAKING A SUPPLEMENTAL APPROPRIATION TO INCREASE THE 2026-2027 FISCAL YEAR BUDGET BY $107,282.

WHEREAS, The City of Mustang has adopted the provisions of the Oklahoma Municipal Budget Act (the Act) applicable to budgeting in 11 O.S. Sections 17-201 through 17-218; and

WHEREAS, 62 O.S. § 310.2 requires the encumbering officer of the City to record encumbrances against authorized appropriations for purchase orders and contracts at the time of commitment in an amount not to exceed the then unencumbered balance of the appropriations for said purpose; and

WHEREAS, The City desires to lapse all unexpended appropriations, including encumbered appropriations at fiscal year; and re-approve the outstanding purchase order and other contract commitments in the immediately following fiscal year and charge such to the appropriations of the immediately following fiscal year; and

WHEREAS, The City desires to carry over the unexpended fund balances into the immediately following fiscal year as income and revenue available to be provided for such new year, including availability for supplemental appropriation;

NOW THEREFORE, BE IT RESOLVED, by the Council that the following supplemental appropriation be made:

SUPPLEMENTAL APPROPRIATION

Revenues:

Reserved Carryover (01-45199)	$ 114,414
Total Revenues:	$ 114,414

Building Maintenance (01-515-5664	24,886
Police Retirement (01-541-5111)	30,000
Printing (01-541-5341)	255
Education & Training (01-541-5310)	7,300
Uniforms (01-541-5611)	3,732
Professional Services (01-541-5327)	1,500
Tactical Team (01-541-5628)	4,588
Jail Fund (01-541-5624)	7,395
Ammunition/Range (01-541-5626)	4,652

Community Relations (01-542-5339)	890
Uniforms (01-542-5611)	2,859
2026 OSHO Grant – Salaries (01-543-5102)	11,879
2026 OSHO Grant - Benefits (01-543-5108)	1,020
2026 OSHO Grant – Travel (01-543-5326)	92
Education & Training (01-551-5310)	1,445
Uniforms (01-551-5611)	3,532
Community Risk (01-551-5339)	388
PPE (01-551-5615	8,000
Total Expenditures:	$ 114,414

This is to certify that the above and foregoing Resolution was dully **ADOPTED** and **APPROVED** by the Mayor and City Council this **1st** day of **September 2026**.

_____

Mayor

ATTEST:

_____

City Clerk

Agenda Item No: E.7

Mustang City Council Agenda Item Report

Meeting Date: September 1, 2026
Submitted by: Kelly Walbaum
Submitting Department: Finance
Item Type: Resolution
Agenda Section: CONSENT AGENDA

Subject Title:
Resolution No. 27-004 to make changes in the Street Improvement Fund Budget by making a supplemental appropriation to increase the 2026-2027 fiscal year budget by $154,923.

Recommendation:
Approve

Initiator:
Kelly Walbaum

Background:
The City of Mustang had adopted the provisions of the Oklahoma Municipal Budget Act (the Act) applicable to budgeting in the 11 O.S. Sections 17-201 through 17-218; and the city desires to lapse all unexpended appropriations, including encumbered appropriations at fiscal year; and re-approve the outstanding purchase order and other contract commitments in the immediately following fiscal year and charge such to the appropriations of the immediately following fiscal year; and the city desires to carry over the unexpended fund balances into the immediately following fiscal year as income and revenue available to be provided for such new year, including availability for supplemental appropriation.

Financial Impact:
$154,923.00

Staff Comments:

Attachments:
Res No 27-004 Carryover - Street Improvement_fy26.pdf

RESOLUTION NO. 27-004

A RESOLUTION TO MAKE CHANGES IN THE STREET IMPROVEMENT FUND BUDGET BY MAKING A SUPPLEMENTAL APPROPRIATION TO INCREASE THE 2026-2027 FISCAL YEAR BUDGET BY $154,923.

WHEREAS, The City of Mustang has adopted the provisions of the Oklahoma Municipal Budget Act (the Act) applicable to budgeting in 11 O.S. Sections 17-201 through 17-218; and

WHEREAS, 62 O.S. § 310.2 requires the encumbering officer of the City to record encumbrances against authorized appropriations for purchase orders and contracts at the time of commitment in an amount not to exceed the then unencumbered balance of the appropriations for said purpose; and

WHEREAS, The City desires to lapse all unexpended appropriations, including encumbered appropriations at fiscal year; and re-approve the outstanding purchase order and other contract commitments in the immediately following fiscal year and charge such to the appropriations of the immediately following fiscal year; and

WHEREAS, The City desires to carry over the unexpended fund balances into the immediately following fiscal year as income and revenue available to be provided for such new year, including availability for supplemental appropriation;

NOW THEREFORE, BE IT RESOLVED, by the Council that the following supplemental appropriation be made:

SUPPLEMENTAL APPROPRIATION

Revenues:

Reserved Carryover (14-45200)	$ 154,923

Signalization Plantation, Morrel Way, Mustang Rd. (14-514-5627)	$116,000
Residential Speed Tables (14-514-5630)	20,000
GIS Updates (14-514-5620)	18,923
Total Expenditures	$ 154,923

This is to certify that the above and foregoing Resolution was dully **ADOPTED** and **APPROVED** by the Mayor and City Council this **1st** day of **September 2026**.

_____

Mayor

ATTEST:

_____

City Clerk

Agenda Item No: E.8

Mustang City Council Agenda Item Report

Meeting Date: September 1, 2026
Submitted by: Kelly Walbaum
Submitting Department: Finance
Item Type: Resolution
Agenda Section: CONSENT AGENDA

Subject Title:
Resolution No. 27-005 to Make Changes in the Limited Purpose (Capital) Fund Budget by Making a Supplemental Appropriation to Increase the 2026-2027 Fiscal Year Budget by $1,387,382.

Recommendation:
Approval.

Initiator:
Kelly Walbaum

Background:
The City of Mustang had adopted the provisions of the Oklahoma Municipal Budget Act (the Act) applicable to budgeting in the 11 O.S. Sections 17-201 through 17-218; and the city desires to lapse all unexpended appropriations, including encumbered appropriations at fiscal year; and re-approve the outstanding purchase order and other contract commitments in the immediately following fiscal year and charge such to the appropriations of the immediately following fiscal year; and the city desires to carry over the unexpended fund balances into the immediately following fiscal year as income and revenue available to be provided for such new year, including availability for supplemental appropriation.

Financial Impact:
$1,387,382.00

Staff Comments:

Attachments:
Res No 27-005 Carryover - Limited Purpose_fy27.pdf

RESOLUTION NO. 27-005

A RESOLUTION TO MAKE CHANGES IN THE LIMITED PURPOSE (CAPITAL) FUND BUDGET BY MAKING A SUPPLEMENTAL APPROPRIATION TO INCREASE THE 2026-2027 FISCAL YEAR BUDGET BY $1,387,382.

WHEREAS, The City of Mustang has adopted the provisions of the Oklahoma Municipal Budget Act (the Act) applicable to budgeting in 11 O.S. Sections 17-201 through 17-218; and

WHEREAS, 62 O.S. § 310.2 requires the encumbering officer of the City to record encumbrances against authorized appropriations for purchase orders and contracts at the time of commitment in an amount not to exceed the then unencumbered balance of the appropriations for said purpose; and

WHEREAS, The City desires to lapse all unexpended appropriations, including encumbered appropriations at fiscal year; and re-approve the outstanding purchase order and other contract commitments in the immediately following fiscal year and charge such to the appropriations of the immediately following fiscal year; and

WHEREAS, The City desires to carry over the unexpended fund balances into the immediately following fiscal year as income and revenue available to be provided for such new year, including availability for supplemental appropriation;

NOW THEREFORE, BE IT RESOLVED, by the Council that the following supplemental appropriation be made:

SUPPLEMENTAL APPROPRIATION

Revenues:

Reserved Carryover (39-45200)	$ 1,387,382
Total Revenues:	$ 1,387,382

Capital (39-511-5971)	20,076
Capital (39-513-5971)	40,183
Capital (39-515-5971)	36,388
Capital (39-518-5971)	145,564
Capital (39-519-5971)	510,000
Capital (39-520-5971)	18,000
Capital (39-521-5971)	20,216
Capital (39-561-5971)	346,955
Capital (39-572-5971)	117,000

Capital (39-575-5971)	133,000
Total Expenditures:	$ 1,387,382

This is to certify that the above and foregoing Resolution was dully **ADOPTED** and **APPROVED** by the Mayor and City Council this **1st** day of **September 2026**.

_____

Mayor

ATTEST:

_____

City Clerk

Agenda Item No: F.1

Mustang City Council Agenda Item Report

Meeting Date: September 1, 2026
Submitted by: Tammi Noblitt
Submitting Department: Managerial Department
Item Type: Approval
Agenda Section: INFORMATION/REPORTS

Subject Title:
A proclamation presentation acknowledging the 100th Birthday of Ms. Alma Fredman.

Recommendation:
Approve

Initiator:
Mayor Michael Ray

Background:
A proclamation will be presented acknowledging the 100th Birthday of Ms. Alma Fredman.

Financial Impact:
None.

Staff Comments:
Staff recommends City Council approval of the proclamation.

Attachments:
Proclamation Alma Fredman 100th B-day.pdf

Proclamation

WHEREAS, Alma Fredman has been a cherished resident of our community since moving to Sand Sage Memory Care Center on September 18, 2025; and

WHEREAS, Alma is a woman of extraordinary grace, resilience, and wisdom who will celebrate her 100th birthday on September 10, 2026. Her family and friends will honor this remarkable milestone on Saturday, September 12, 2026 at her current home, Sand Sage of the Highlands; and

WHEREAS, Alma's life has been a beautiful testament to God's love and faithfulness. Born in Okemah, Oklahoma, she has built a beautiful and lasting legacy as a devoted wife, loving mother, grandmother, and great-grandmothers; and

WHEREAS, Alma has lived a remarkable life dedicated to serving God and others. Throughout her life, she has been an example of faith, compassion, service, and generosity. She was a homemaker and also served as an Avon representative for 25 years, receiving numerous awards for her accomplishments. During her 61 year marriage, she lovingly cared for her husband as he faced three separate life-threatening illnesses, each of which he survived. Later in life, Alma handmade more than 1,000 walker baskets, generously donating them to a home health agency and to individuals in need; and

WHEREAS, Alma continues to live a full and blessed life, establishing a beautiful and lasting legacy of love, faith and service. She has been a source of strength and encouragement to her family and loved ones, always striving to be content in every circumstance and continuing to serve as an inspiring example to those around her; and

NOW, THEREFORE, I, Michael S. Ray, Mayor of the City of Mustang, on behalf of this community, proudly recognize and honor

Alma Fredman's 100th Birthday

Celebrating her remarkable life, her invaluable contributions to her family and others, her unwavering faith in God, and the joy she continues to bring to all that know her.

GIVEN under my hand and seal of the City of Mustang, Oklahoma, this 1st day of September, 2026.

_____

Michael S. Ray, Mayor

ATTEST:

_____

Tammi Noblitt, City Clerk

Agenda Item No: G.1

Mustang City Council Agenda Item Report

Meeting Date: September 1, 2026
Submitted by: David Russell
Submitting Department: Managerial Department
Item Type: Approval
Agenda Section: DISCUSSION ITEMS

Subject Title:
Consideration of Acceptance of Bids for the Construction of The Mustang Marketplace at Town Center

Recommendation:
Acceptance of Bids

Initiator:
David Russell

Background:
Working in conjunction with the City's architect, Studio 45, the City of Mustang published a Request for Bids for the construction of The Mustang Marketplace at Town Center. In total 12 bids were received on the project.

Financial Impact:
0.

Staff Comments:
Staff recommends acceptance of the bids for The Mustang Marketplace at Town Center.

Attachments:
MustangMarketplaceAtTownCenter_Bid_Tab 8-17-26.pdf

STUDIO 45 ARCHITECTS

BID TABULATION

Mustang Marketplace

Bid Date:July 21st, 2026

1	CONTRACTOR	BID FORM		BID	
	Hoey Construction	Addenda Acknowledged	✓	Base Bid	**$3,098,000.00**
		Non Collusion Affidavit	✓	Days	**365**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305	✓		
2	CONTRACTOR	BID FORM	✓	BID	
	Calm Construction	Addenda Acknowledged	✓	Base Bid	**$3,395,777.00**
		Non Collusion Affidavit	✓	Days	**340**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305			
3	CONTRACTOR	BID FORM	✓	BID	
	Stronghold Construction	Addenda Acknowledged	✓	Base Bid	**$3,665,000.00**
		Non Collusion Affidavit	✓	Days	**300**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305			
4	CONTRACTOR	BID FORM		BID	
	Anderson & House Inc.	Addenda Acknowledged	✓	Base Bid	**$3,763,000.00**
		Non Collusion Affidavit	✓	Days	**330**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305	✓		

5	CONTRACTOR	BID FORM		BID	
	Shiloh Enterprises	Addenda Acknowledged	✓	Base Bid	**$3,750,000.00**
		Non Collusion Affidavit	✓	Days	**320**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305	✓		
6	CONTRACTOR	BID FORM		BID	
	Rick Scott Construction	Addenda Acknowledged	✓	Base Bid	**$3,831,000.00**
		Non Collusion Affidavit	✓	Days	**330**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305	✓		
7	CONTRACTOR	BID FORM		BID	
	WL McNatt & Co.	Addenda Acknowledged	✓	Base Bid	**$3,525,000.00**
		Non Collusion Affidavit	✓	Days	**365**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305	✓		
8	CONTRACTOR	BID FORM		BID	
	A&K Construction	Addenda Acknowledged	✓	Base Bid	**$3,413,000.00**
		Non Collusion Affidavit	✓	Days	**470**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305	✓		

9	CONTRACTOR	BID FORM		BID	
	Lambert Construction	Addenda Acknowledged	✓	Base Bid	**$3,595,000.00**
		Non Collusion Affidavit	✓	Days	**365**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305	✓		
10	CONTRACTOR	BID FORM		BID	
	Midtown Construction	Addenda Acknowledged	✓	Base Bid	**$3,514,565.00**
		Non Collusion Affidavit	✓	Days	**365**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305	✓		
11	CONTRACTOR	BID FORM		BID	
	Pillar Construction	Addenda Acknowledged	✓	Base Bid	**$3,745,000.00**
		Non Collusion Affidavit	✓	Days	**310**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305	✓		
12	CONTRACTOR	BID FORM		BID	
	Cade Construction	Addenda Acknowledged	✓	Base Bid	**$4,130,000.00**
		Non Collusion Affidavit	✓	Days	**333**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305	✓		

13	CONTRACTOR	BID FORM		BID	
		Addenda Acknowledged		Base Bid	
		Non Collusion Affidavit		Days	
		Business Relationship Affidavit			
		Performance Bond			
		Statutory Bond			
		Defect Bond			
		5% Bid Bond or Check			
		A305			
14	CONTRACTOR	BID FORM		BID	
		Addenda Acknowledged		Base Bid	
		Non Collusion Affidavit		Days	
		Business Relationship Affidavit			
		Performance Bond			
		Statutory Bond			
		Defect Bond			
		5% Bid Bond or Check			
		A305			
15	CONTRACTOR	BID FORM		BID	
		Addenda Acknowledged		Base Bid	
		Non Collusion Affidavit		Days	
		Business Relationship Affidavit			
		Performance Bond			
		Statutory Bond			
		Defect Bond			
		5% Bid Bond or Check			
		A305			
16	CONTRACTOR	BID FORM		BID	
		Addenda Acknowledged		Base Bid	
		Non Collusion Affidavit		Days	
		Business Relationship Affidavit			
		Performance Bond			
		Statutory Bond			
		Defect Bond			
		5% Bid Bond or Check			
		A305			

Agenda Item No: G.2

Mustang City Council Agenda Item Report

Meeting Date: September 1, 2026
Submitted by: David Russell
Submitting Department: Managerial Department
Item Type: Approval
Agenda Section: DISCUSSION ITEMS

Subject Title:
Consideration of Bid Award for the Construction of The Mustang Marketplace at Town Center

Recommendation:
Recommend Award

Initiator:
David Russell

Background:
In response to the City's Request for Proposals for the construction of the Mustang Marketplace at Town Center the City received 12 bids. Staff and the City's architect have reviewed the submitted bids and recommend the project be awarded to Hoey Construction, the lowest bidder.

Funding for this project will include existing allocations within the FY 2026-27 budget (Fund 64 and Fund 68) for the Mustang Marketplace at Town Center project totaling $2,140,000, and an additional line item transfer from within Fund 64 of $1,000,000.

Financial Impact:
$3,098,000.

Staff Comments:
Staff recommends award of the construction contract to Hoey Construction.

Attachments:
S45_Mustang_Marketplace_Bid_Recommendation 8-17-26.pdf

August 17, 2026

BID RECOMMENDATION

Mustang Marketplace

To Whom It May Concern:

Studio 45 Architects has reviewed the bids received for the Mustang Marketplace project.

Based on our review of the submitted bid documents, Hoey Construction submitted the low responsive and responsible bid in the amount of $3,098,000.00, with a proposed construction duration of 365 calendar days.

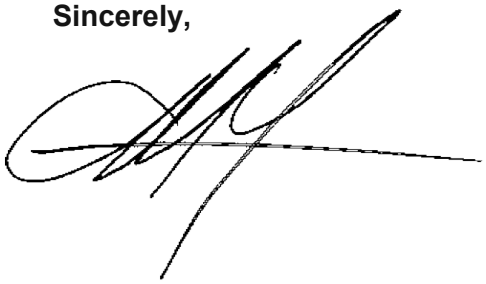
All required bid documentation, bonds, insurance, and contractual requirements have been reviewed and verified.

Based on the competitive bidding process and our review of the submitted information, Studio 45 Architects recommends that the City of Mustang award the construction contract to Hoey Construction in the amount of $3,098,000.00.

Please see the attached bid tabulation for a summary of the bids received.

Please contact our office if any additional information or clarification is required.

Sincerely,



STUDIO 45 ARCHITECTS, PLLC
Marcus Fairless, AIA
Principal Architect

STUDIO 45 ARCHITECTS

BID TABULATION

Mustang Marketplace

Bid Date:July 21st, 2026

1	CONTRACTOR	BID FORM		BID	
	Hoey Construction	Addenda Acknowledged	✓	Base Bid	**$3,098,000.00**
		Non Collusion Affidavit	✓	Days	**365**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305	✓		
2	CONTRACTOR	BID FORM	✓	BID	
	Calm Construction	Addenda Acknowledged	✓	Base Bid	**$3,395,777.00**
		Non Collusion Affidavit	✓	Days	**340**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305			
3	CONTRACTOR	BID FORM	✓	BID	
	Stronghold Construction	Addenda Acknowledged	✓	Base Bid	**$3,665,000.00**
		Non Collusion Affidavit	✓	Days	**300**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305			
4	CONTRACTOR	BID FORM		BID	
	Anderson & House Inc.	Addenda Acknowledged	✓	Base Bid	**$3,763,000.00**
		Non Collusion Affidavit	✓	Days	**330**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305	✓		

5	CONTRACTOR	BID FORM		BID	
	Shiloh Enterprises	Addenda Acknowledged	✓	Base Bid	**$3,750,000.00**
		Non Collusion Affidavit	✓	Days	**320**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305	✓		
6	CONTRACTOR	BID FORM		BID	
	Rick Scott Construction	Addenda Acknowledged	✓	Base Bid	**$3,831,000.00**
		Non Collusion Affidavit	✓	Days	**330**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305	✓		
7	CONTRACTOR	BID FORM		BID	
	WL McNatt & Co.	Addenda Acknowledged	✓	Base Bid	**$3,525,000.00**
		Non Collusion Affidavit	✓	Days	**365**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305	✓		
8	CONTRACTOR	BID FORM		BID	
	A&K Construction	Addenda Acknowledged	✓	Base Bid	**$3,413,000.00**
		Non Collusion Affidavit	✓	Days	**470**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305	✓		

9	CONTRACTOR	BID FORM		BID	
	Lambert Construction	Addenda Acknowledged	✓	Base Bid	**$3,595,000.00**
		Non Collusion Affidavit	✓	Days	**365**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305	✓		
10	CONTRACTOR	BID FORM		BID	
	Midtown Construction	Addenda Acknowledged	✓	Base Bid	**$3,514,565.00**
		Non Collusion Affidavit	✓	Days	**365**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305	✓		
11	CONTRACTOR	BID FORM		BID	
	Pillar Construction	Addenda Acknowledged	✓	Base Bid	**$3,745,000.00**
		Non Collusion Affidavit	✓	Days	**310**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305	✓		
12	CONTRACTOR	BID FORM		BID	
	Cade Construction	Addenda Acknowledged	✓	Base Bid	**$4,130,000.00**
		Non Collusion Affidavit	✓	Days	**333**
		Business Relationship Affidavit	✓		
		Performance Bond	✓		
		Statutory Bond	✓		
		Defect Bond	✓		
		5% Bid Bond or Check	✓		
		A305	✓		

13	CONTRACTOR	BID FORM		BID	
		Addenda Acknowledged		Base Bid	
		Non Collusion Affidavit		Days	
		Business Relationship Affidavit			
		Performance Bond			
		Statutory Bond			
		Defect Bond			
		5% Bid Bond or Check			
		A305			
14	CONTRACTOR	BID FORM		BID	
		Addenda Acknowledged		Base Bid	
		Non Collusion Affidavit		Days	
		Business Relationship Affidavit			
		Performance Bond			
		Statutory Bond			
		Defect Bond			
		5% Bid Bond or Check			
		A305			
15	CONTRACTOR	BID FORM		BID	
		Addenda Acknowledged		Base Bid	
		Non Collusion Affidavit		Days	
		Business Relationship Affidavit			
		Performance Bond			
		Statutory Bond			
		Defect Bond			
		5% Bid Bond or Check			
		A305			
16	CONTRACTOR	BID FORM		BID	
		Addenda Acknowledged		Base Bid	
		Non Collusion Affidavit		Days	
		Business Relationship Affidavit			
		Performance Bond			
		Statutory Bond			
		Defect Bond			
		5% Bid Bond or Check			
		A305			

Agenda Item No: G.3

Mustang City Council Agenda Item Report

Meeting Date: September 1, 2026
Submitted by: David Russell
Submitting Department: Managerial Department
Item Type: Approval
Agenda Section: DISCUSSION ITEMS

Subject Title:
Consideration for Approval of Contract with Hoey Construction for the Construction of the Mustang Marketplace at Town Center, contingent upon City Attorney review.

Recommendation:
Recommend Approval

Initiator:
David Russell

Background:
Hoey Construction has submitted their Draft contract for the construction of the Mustang Marketplace at Town Center.

Financial Impact:
3,098,000.00

Staff Comments:
Staff recommends approval of the contract.

Attachments:

Agenda Item No: G.4

Mustang City Council Agenda Item Report

Meeting Date: September 1, 2026
Submitted by: Ryan Connor
Submitting Department: Community Development
Item Type: Ordinance
Agenda Section: DISCUSSION ITEMS

Subject Title:

Public Hearing and Consideration of Ordinance No. 1357, 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 and Oil & Gas District to R-E, Rural Estates District, Declaring Repealer, and Providing for Severability.

Recommendation:
Approve or Deny Ordinance

Initiator:
Ryan Conner, Community Development Director

Background:
Planning Commission met at the August 11th 2026 regular Planning Commission meeting and voted 6-0 to recommend approval of the request to rezone this property from the A-1, Agricultural and Oil & Gas District to R-E, Rural Estates District.

Location: 9.8 acres in the 2300 Block on the North side of E. SW 89th St (near County Line Rd.)

Project Description: The applicant and owner, Villanueva Properties LLC, has submitted an application to rezone a tract of land located along E. SW 89th St., in the 2300 Block on the North side of the road. This property contains approximately 9.882 acres of A-1 Agricultural land and is currently vacant. The applicant has submitted a subsequent request of a Lot Split along with this application to split this tract into two separate tracts. One tract from the Lot Split would be 5.010 acres and the other 4.872 acres in size. This potential Lot Split is the purpose of requesting the zoning change from A-1 to R-E, as one of the tracts (4.872 acres) would be less than the required 5.00 acres needed for the A-1 District.

The subject property is accessed off of E. SW 89th St. near County Line Road. The Lake Pointe Estates

addition is located just to the north of the property which contains R-E zoning. The surrounding tracts to the East and West are A-1 zoning. The property on the South side of SW 89th St in OKC city limits is built to more of an R-E style development and contiguous neighborhood.

There is no municipal sewer or water to serve the property and would require well and septic.

The Planning Commission recommended approval of the rezoning request and approved the Lot Split request with the contingency that the Rezoning would need to be approved by the City Council to take effect.

Character of Neighborhood & Future Land Use Plan: The future land use of the property is designated by the Comprehensive Plan as Residential Medium, which is further defined as medium sized residential lots. The character of the area includes a mix of agriculture to the west and R-E to the north.

Utilities and Services: The property in question does not have access to public sewer or water and would require well and septic. This follows the trend of similar tracts to the west of said property.

Financial Impact:
0

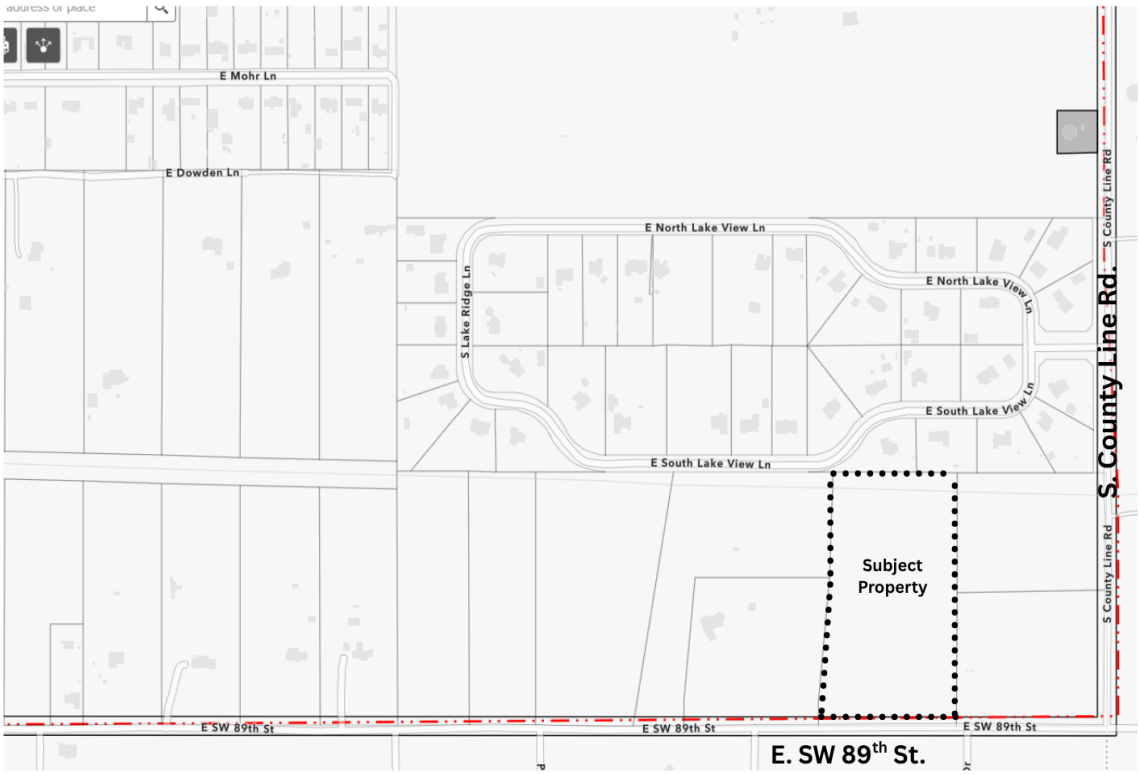
Staff Comments:
The Comprehensive Planâ€™s Future Land Use designation for this property would support the existing A-1 Zoning and larger lot R-E Zoning. Staff believes this Rezoning and potential Lot Split into two smaller tracts following an R-E style of development would still be in character with the surrounding area. Staff recommends approval.

Attachments:
(1) RZ Notice - SW 89th St - A-1 to R-E - 8-11-2026 -WITH MAP.pdf
(2) Item 1 - (SW 89th St A-1 to R-E) - DRAFT - PC Minutes 8-11-2026.pdf
(3) Ord ____ - Rezoning A-1 to R-E - 9.8 Acres in the 2300 Block on the North side of E. SW 89th St..pdf

2300 Block of E. SW 89th St.

Rezoning Request - A-1 to R-E

8/11/2026 Planning Commission - 7:00pm - 1501 N. Mustang Rd.



N

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.

1. Rezoning – RZ – 06-02-26-1-36

Applicant:	Villanueva Properties LLC
Owner:	Same as applicant
Location:	2300 Block of E. SW 89th St
Current Zoning:	A-1, Agricultural District
Proposed Zoning:	R-1, Residential Estate
Tract Info:	9.882 acres MOL

City Planner Logan Ford stated the first item to present is a rezoning application from the owner, Villanueva Properties, LLC. The land is located along E SW 89th Street in the 2300 block near the north west corner of 89th and County Line Road. The property consists of 9.882 acres of vacant land and is currently zoned A-1. The applicant is requesting the rezoning for R-E. One of the reasons for the request is the applicant has also submitted a subsequent request for a lot split of said property. The lot split would divide the property into two tracts. One would be 5.01 acres and the other would be 4.872 acres.

If granted, the lot split would have one of the tracts less than the 5-acre minimum requirement for it to be classified as A-1 zoning. The subject property is accessed off of E SW 89th street. Directly to the north of the property is the Lake Point Estates addition which is zoned R-E. The property directly to the south is in Oklahoma City limits and is built to a more R-E style zoning in a contiguous neighborhood.

The future land use of the property is designated by the Comprehensive Plan as "Residential Medium" which fits the same characteristics as R-E zoning. The character of the area includes a mix of agriculture to the west and R-E to the north. The property does not have access to water or sewer and would require well and septic. It is the staff's opinion that the potential lot split into two smaller tracts following an R-E style development would still be in character with the surrounding area.

Chairman McDaniel asked if there were any other questions and asked if there was a motion to close the public hearing. **Commissioner Adams** motioned and **Commissioner Jerry Brown** seconded the motion. All members voted "yay". The public hearing closed and discussions amongst commissioners commenced.

Commissioner Adams made a motion to recommend approval of the rezoning and **Commissioner Brown** seconded the motion.

A roll call vote was taken:

Mr. Adams	Yay
Mr. Brown	Yay
Mr. Spiegel	Yay
Mr. McDaniel	Yay
Ms. Dobbins	Yay
Mr. Weihermueller	Yay

Motion passed 6-0. **Chairman McDaniel** announced the item passed and will be presented at the next City Council Meeting on September 1st.

DRAFT

ORDINANCE NO._____

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 AND OIL & GAS DISTRICT TO R-E, RURAL ESTATES 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-1, Agricultural and Oil & Gas District to R-E, Rural Estates District.

LEGAL DESCRIPTION OF COMPLETE PROPERTY FOR REZONING:

A part of the Southeast Quarter (SE/4) of Section Thirty-Six (36), Township Eleven (11) North, Range Five (5) West of Indian Meridian, Canadian County, Oklahoma, Being more particularly described as follows: Commencing at the Southwest corner of said Southeast Quarter (SE/4) of Section Thirty-Six (36), Township Eleven (11) North, Range Five (5); Thence North 89°51'26" East along the South line of said SE/4 a distance of 1,564.11 feet, to the Point of Beginning; Thence North 00°16'46" West, a distance of 90.00 feet; Thence North 05°16'54" East, a distance of 439.10 feet; Thence North 01°40'52" East, a distance of 376.41 feet; Thence North 89°51'26" East, a distance of 453.05 feet; Thence South 00°07'53" East, a distance of 427.14 feet; Thence South 89°51'26" West, a distance along the South line of said SE/4 a distance of 506.18 feet to the Point of Beginning.

Section 2. REPEALER

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

Section 3. SEVERABILITY

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

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED as to form this _____ day of _____, 2026.

_____
City Attorney

Agenda Item No: G.5

Mustang City Council Agenda Item Report

Meeting Date: September 1, 2026
Submitted by: Ryan Connor
Submitting Department: Community Development
Item Type: Ordinance
Agenda Section: DISCUSSION ITEMS

Subject Title:

Public Hearing and Consideration of Ordinance No. 1358, an Ordinance of The City of Mustang, Oklahoma, Amending the Zoning Ordinance of The City of Mustang, Oklahoma, as Amended, to Change Certain Property Located in Canadian County, Oklahoma, from C-5, Commercial Intensive District to an R-2, Two-Family District Planned Unit Development, Declaring Repealer, and Providing for Severability.

Recommendation:
Approve or Deny Ordinance

Initiator:
Ryan Conner, Community Development Director

Background:
Planning Commission met at the August 11th 2026 regular Planning Commission meeting and voted 6-0 to recommend approval of the request to rezone this property as indicated.

Location: NE & SE Corner of S. Old Sara Rd & E. Jackrabbit Ln (South of Atwoods area).

Project Description: The applicant, Grubbs Consulting LLC, on behalf of the owner has submitted an application to rezone property that is currently zoned C-5, Commercial Intensive to a Planned Unit Development (PUD) with R-2, Two Family District zoning for duplexes called Wild Horse Villas. The property is located South of the Atwoods area along S. Old Sara Rd and E Jackrabbit Ln. There are some commercial flex units in between the Atwoods and the subject property. The original intention of the subject property was zoned C-5, Commercial for mini-storage units under the Wild Horse Canyon Commercial Plat, but the plan never materialized.

The Planning Commission made a recommendation at their meeting unanimously to recommend approval of the PUD, which includes the ability for the property to be developed into 28 duplexes with a

neighborhood park amenity.

The subject property was previously requested for a PUD in January 2024 under the same duplex community concept and name, Wild Horse Villas. This submission is nearly identical to that previous submission and includes the recommended changes that Planning Commission had in their recommendation from that January 2024 meeting. Planning Commission recommended approval with those changes at that meeting, but the City Council ultimately denied the PUD request in February 2024 citing a few factors but most importantly the potential loss of future sales tax due to rezoning the already commercial property to residential.

The PUD titled â€œWild Horse Villasâ€ would feature 28 duplexes (56 units) on two tracts within the development. The North Tract (Tract 1), which is currently platted as Wild Horse Canyon Commercial 2nd Plat, would have to be vacated prior to any future platting. Tract 1 will feature a road (E Roadrunner Ct. Ln) with a cul-de-sac bisecting it with twenty (20) duplex lots fronting along it. The South Tract (Tract 2), would actually be on the South side of E Jackrabbit Ln. There would be eight (8) duplex lots on Tract 2.

The applicant provided the PUD Design Statement and PUD Master Plan with the submission that outlines aspects of their request. The applicant is requesting the following variances from the standard R-2 Two Family District standards:

â€¢ Requesting lot areas of not less than 3,000 SqFt per unit on Tract 1 and 2,500 SqFt per unit on Tract 2. R-2 Standards require 4,200 SqFt per unit.
â€¢ Requesting minimum lot widths of 25 ft for each unit. R-2 Standards require lot widths of 30 ft for each unit.
â€¢ Requesting Front Yard Setbacks of 25 ft for Tract 2 only (Tract 1 has standard setbacks). R-2 Standards require 30 ft Front Yard Setbacks.
â€¢ Requesting Side Yard Setbacks on corner lots to be 15 ft. R-2 requires 25 ft Side Yard Setbacks on corner lots when the lots are not back-to-back.
â€¢ Requesting a Maximum Lot Coverage of 50% for lots on Tract 1 & 60% on Tract 2. R-2 allows for a Maximum Lot Coverage of 30%.

The above variances match the recommended for approval version that the Planning Commission had for the application in January 2024.
Other sections of the PUD Design Statement state that sight-proof fencing will be constructed along the perimeter of the North tract and along the South boundary of the South Tract. There is another section that discusses Common Area Amenities. It states that playground equipment and park benches will be provided within the common area shown on the Master Development Plan Map that is on the Southeast corner of Tract 2 and will be of standard materials used in residential neighborhood playgrounds. The developer states that the sidewalk connections will be made on both the North and South sides of E. Jackrabbit Ln.

As also mentioned previously in the January 2024 Planning Commission, Staff believes that careful consideration should be given to rezoning requests that ask for existing commercially zoned property to be rezoned to non-commercially zoned districts. The potential loss of future economic and retail-based businesses could have repercussions on the Cityâ€™s ability to maintain infrastructure and services that it provides to the community. As sales tax is the major providing fund to the Cityâ€™s budget, any loss of land for future commercial growth could have lasting impacts. The specific property in this request,

being South of the flex space offices that are South of Atwoods, there is a question as to the viability of this property actually being developed into a sales tax producing property. Planning Commission understood this potential when making their recommendation of approval to rezone it to the PUD at that time.

Character of Neighborhood: This is an area with commercial uses that abut Old Sara Rd, with single-family residential uses behind to the East that comprise the Wild Horse Canyon neighborhood. If approved, duplex units along the frontage of Old Sara Rd would deviate from how this area has been developed.

Zoning and Uses of Property Nearby: The properties to the North are C-5, Commercial Intensive zoned properties with R-1 Single Family Zoning to the East.

Conformance with Long-Range Plan: The long-range plan calls for this area to be Urban Residential. The idea for this area prior to being developed with the Commercial frontage was for the urban village overlay that was discussed in other areas of the City as well.

Utilities and Services: Public utilities and streets would be used in this development.

Financial Impact:
0

Staff Comments:
As mentioned in the report above, this request is identical to the version of the PUD that Planning Commission recommended for approval in January 2024 but was denied by the City Council at that time. Staff believes that caution should still be given to requests that change existing commercial property to residential uses. However, given the specific location of this property and the surrounding character of the adjoining uses, Staff believes that this PUD concept could be a harmonious development to the neighborhood, especially with the added playground amenity.

Attachments:
(1) RZ Notice - Wild Horse Villas - C-5 to R-2 PUD - 8-11-2026 WITH MAP.pdf
(2) PUD_Wild Horse Villas_6-25-2026_Clean.pdf
(3) EXHIBIT B_Master Development Plan Map for Wild Horse Villas.pdf
(4) Item 3 - (Wild Horse Villas C-5 to R-2 PUD) - DRAFT - PC Minutes 8-11-2026.pdf
(5) Ord ____ - Rezoning C-5 to an R-2 PUD - Wild Horse Villas.pdf

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

Please feel free to call the Community Development Department at 405-376-9873 between 8:00 a.m. and 5:30 p.m. Monday-Thursday and between 8:00 a.m. and 11:30 a.m. on Friday to make inquiries about the application.

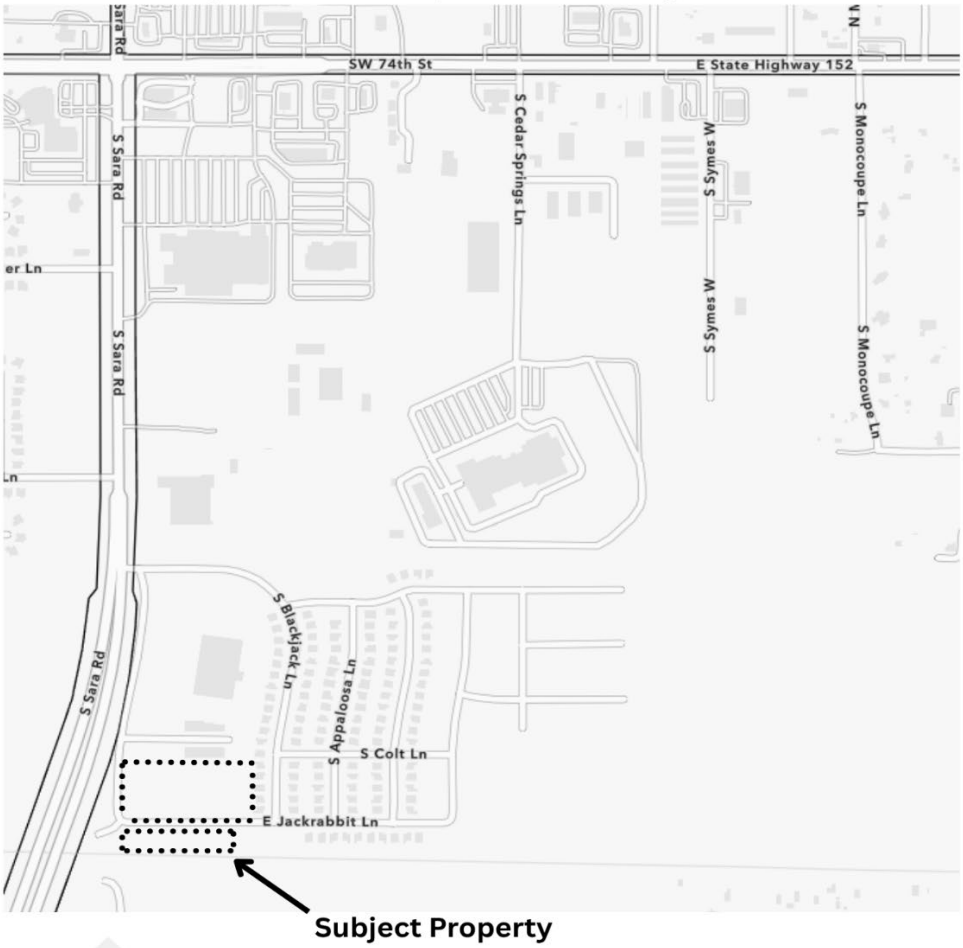
Respectfully,

Logan Ford
City Planner

Corner of S. Sara Rd. and E. Jack Rabbit Ln.

Rezoning Request - C-5 to R-2, PUD

8/11/2026 Planning Commission - 7:00pm - 1501 N. Mustang Rd.



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PLANNED UNIT DEVELOPMENT

DESIGN STATEMENT

FOR

WILD HORSE VILLAS

~~**May 21, 2026**~~
June 24, 2026

PREPARED FOR:

Sayo LLC & Best Choice Homes LLC
P. O. Box 720162
Norman, OK 73070

PREPARED BY:

Grubbs Consulting LLC
1800 South Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
mark.grubbs@gc-okc.com

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EXHIBIT A – Legal Description (attached hereto and made a part hereof)

EXHIBIT B – Master Development Plan & Topographic Map (attached hereto and made a part hereof)

SECTION 1.0 INTRODUCTION

The Planned Unit Development of Wild Horse Villas consists of 5.15 acres and is proposed for duplex residential development. The property is located in the Southwest Quarter of Section 35, Township 11 North, Range 5 West, of the Indian Meridian in Canadian County, more particularly east of State Hwy 4 and north of SW 89th Street.

SECTION 2.0 LEGAL DESCRIPTION

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

SECTION 3.0 OWNER/DEVELOPER

The owners and developers of this property are Sayo LLC and Best Choice Homes, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is zoned C-5, Commercial Intensive and is currently vacant. Surrounding properties are zoned and used for:

North: C-5/retail
East: R-1/residential
South: C-5/railroad right of way & vacant
West: State Highway 4

SECTION 5.0 PHYSICAL CHARACTERISTICS

The subject property drains from the west to the east across the site, with an elevation of 1380 feet along the west boundary sloping to an elevation of 1375 feet along the east boundary. There is limited tree cover on the property.

SECTION 6.0 CONCEPT

The concept for this PUD is to provide for duplex residential development.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The property is bordered by Sara Road along the west and is bisected by East Jackrabbit Lane right of way which connects to the existing local street located in the Wild Horse Canyon single family residential development to the east. State Highway 4 is the primary access for the Wild Horse Canyon commercial and residential development.

7.2 SANITARY SEWER

Sanitary sewer will be provided from the existing public sanitary sewer located along the east boundary and will be extended throughout the development.

7.3 WATER

Public water will be provided for the development from the adjacent existing water main along Jackrabbit Lane to the east and will be extended throughout the development.

7.4 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development. All gas, electric and telecommunication services will be privately owned and maintained by the various utility companies.

7.5 DRAINAGE

No portion of the property is located within the FEMA 100-year floodplain and therefore flood levels are not applicable to this property. Development of the property shall comply with Chapter 50 of the Municipal Code.

SECTION 8.0 SPECIAL USE AND 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 which are in effect at the time of development of this PUD. Development is when a permit is issued for any construction or addition to any structure on a development tract. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of stated zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Mustang's Municipal 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 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 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, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 USE REGULATIONS

The PUD consists of two tracts, Tracts 1 and 2. Both tracts will be developed in accordance with the use regulations of the R-2 Two Family District, except as otherwise noted herein.

8.2 DEVELOPMENT REGULATIONS

The development regulations of the R-2 Two Family District shall apply to both tracts except as otherwise noted below.

1) For each two-family dwelling in Tract 1 there shall be a lot area of not less than 3000 square feet per unit. For each two-family dwelling in Tract 2 there shall be a lot area of not less than 2500 square feet per unit.

2) For two-family dwellings in both tracts there shall be a minimum lot width of 25 feet for each dwelling unit and the lot shall abut on a street for a distance of not less than 20 feet for each dwelling unit.

3) In Tract 2 the minimum depth of the front yard shall be 25 feet.

4) For dwellings located on corner lots, there shall be a side yard setback from the intersecting street of not less than 15 feet.

5) In Tract 1 main and accessory buildings shall not cover more than 50 percent of the lot area on interior and corner lots.

6) In Tract 2 main and accessory buildings shall not cover more than 60 percent of the lot area on interior and corner lots.

8.3 ARCHITECTURAL REGULATIONS

1) Building façade shall comply with ordinance requirements.

8.4 LANDSCAPE AND SCREENING REGULATIONS

1) Landscaping shall comply with Article IX of Chapter 122 of the Municipal Code.

2) In Tract 1, a sight proof fence, six feet in height, shall be provided along the perimeter of the tract, with masonry columns constructed a maximum of 60 feet apart within the fence along the west and south tract boundary.

3) In Tract 2, a sight proof fence, six feet in height, shall be provided along the south boundary of the tract.

8.5 DRAINAGE REGULATIONS

1) Drainage improvements, if required, will be in accordance with applicable sections of the Mustang Code of Ordinances.

8.6 ACCESS AND PARKING REGULATIONS

1) Access shall be provided from Old Sara Road and East Jackrabbit Lane.

8.7 SIGN REGULATIONS

1) Signs shall conform to current ordinance requirements.

8.8 COMMON AREA AMENITIES

1) Playground equipment and park benches will be provided within the common area shown on the Master Development Plan map. The playground equipment shall include a pre-fabricated plastic playground set commonly used in residential subdivision parks.

2) A sidewalk shall be provided along the north side of East Jackrabbit Lane, and along the south side of East Jackrabbit Lane outside the boundary of the PUD, extending east from the PUD boundary and connecting with the existing sidewalk, in order to provide pedestrian access to the common area amenities.

8.9 PLATTING

1) The underlying plat of Wild Horse Canyon Commercial shall be vacated prior to a filing of a preliminary plat on the subject PUD property.

SECTION 9.0 EXHIBITS

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

EXHIBIT A: LEGAL DESCRIPTION OF SUBJECT PROPERTY

EXHIBIT B: MASTER DEVELOPMENT PLAN & TOPOGRAPHIC MAP

Exhibit “A”

LEGAL DESCRIPTION

Wild Horse Canyon Duplexes
Mustang, OK

October 9, 2023

Tract 1

All of Lot 1, Block 2, WILD HORSE CANYON COMMERCIAL, 2ND PLAT, an addition to the City of Mustang, according to the plat recorded at Book 9 Plats, Page 936, filed in the offices of the County Clerk of Canadian County, Oklahoma, more particularly described as follows:

A tract of land in part of the Southwest Quarter of Section 35, Township 11 North, Range 5 West, Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

COMMENCING at the Southwest Corner of said Southwest Quarter;

THENCE North 00°27’13” West, along the West line of said Southwest Quarter, a distance of 1145.89 feet;

THENCE South 88°44’55” East, a distance of 49.23 feet;

THENCE North 00°27’13” West, a distance of 144.61 feet to the **POINT OF BEGINNING**;

THENCE continuing North 00°27’13” West, a distance of 290.68 feet;

THENCE Northwesterly along a curve to the right with a chord bearing of North 00°13’02” West, a chord distance of 10.42, a radius of 1263.12 feet, and an arc length of 10.42 feet;

THENCE North 89°52’58” East, a distance of 586.88 feet;

THENCE South 00°07’02” East, a distance of 301.10 feet,

THENCE South 89°52’58” West, a distance of 585.16 feet to the **POINT OF BEGINNING**, containing 4.051 acres, more or less.

AND

Tract 2

A tract of land in part of the Southwest Quarter of Section 35, Township 11 North, Range 5 West, Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

COMMENCING at the Southwest Corner of said Southwest Quarter;

THENCE North 00°27'13" West, along the West line of said Southwest Quarter, a distance of 1,145.89 feet;

THENCE South 88°44'55" East, a distance of 49.23 feet to the **POINT OF BEGINNING**;

THENCE North 00°27'13" West, parallel with said West line, a distance of 94.61 feet;

THENCE North 89°52'58" East, a distance of 479.28 feet to the Northwest corner of Common Area B, WILD HORSE CANYON, SECTION 1, an addition to the City of Mustang, according to the plat recorded at Book 9 Plats, Page 812, filed in the offices of the County Clerk of Canadian County, Oklahoma;

THENCE South 00°07'02" East, along the West line of said WILD HORSE CANYON, SECTION 1, a distance of 106.05 feet to the Southwest corner of said Common Area B;

THENCE North 88°44'53" West, a distance of 478.86 feet to the **POINT OF BEGINNING**.

Prepared by Durham Surveying, Inc.
Jon Glazier, PLS No. 1720

T:\2023\23-123\Docs\23-123_20231009_Legal Description_WHC Duplexes.docx

Said tract of land containing 48,056 square feet or 1.1032 acres, more or less.

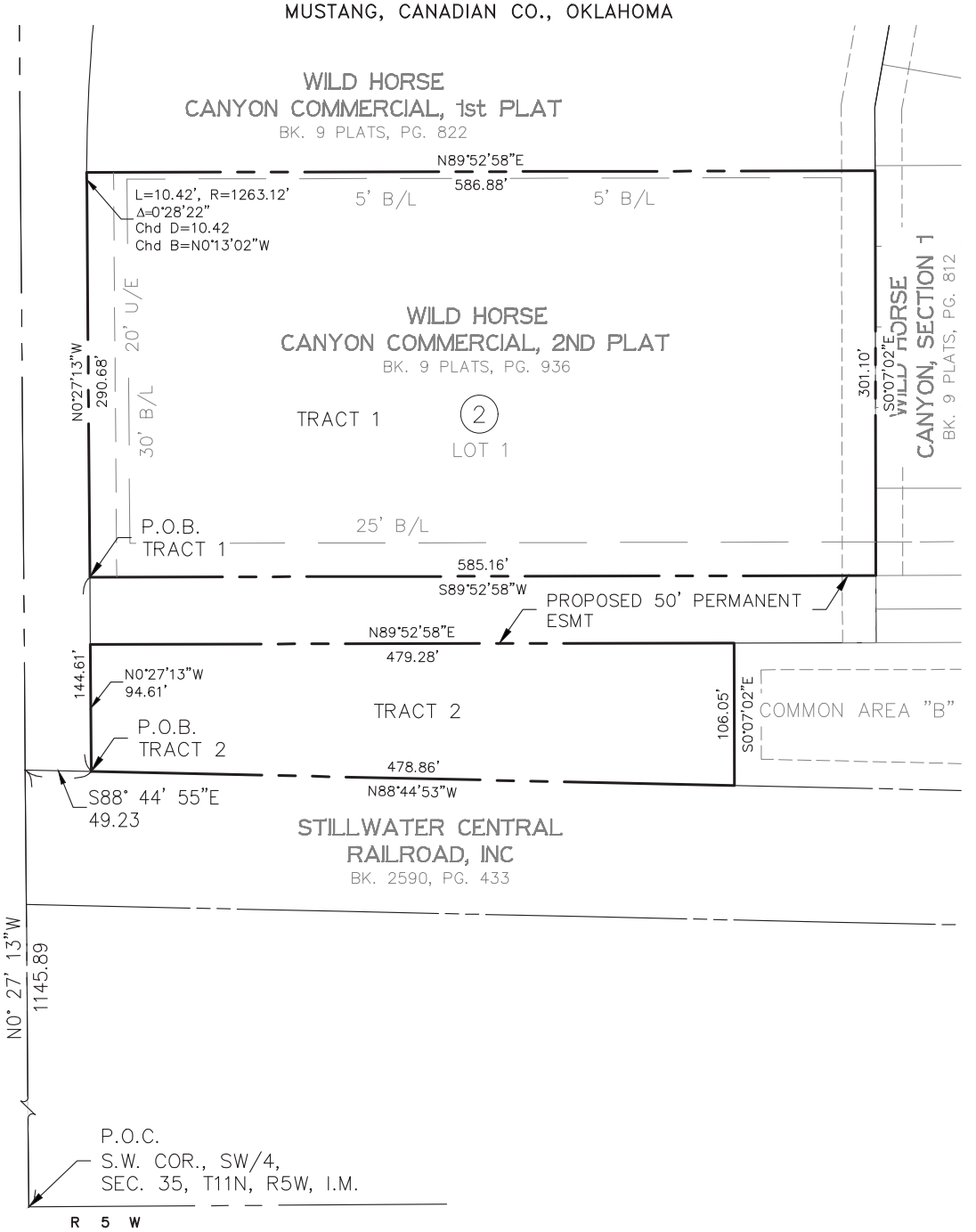
The basis of bearing for the above-described tracts of land is the recorded plat of said WILD HORSE CANYON, SECTION 1.

Prepared by Durham Surveying, Inc.
Jon Glazier, PLS No. 1720

T:\2023\23-123\Docs\23-123_20231009_Legal Description_WHC Duplexes.docx

WILD HORSE CANYON DUPLEXES
BOUNDARY EXHIBIT

PART OF THE SW/4, SECTION 35, T11N, R5W, I.M.
MUSTANG, CANADIAN CO., OKLAHOMA



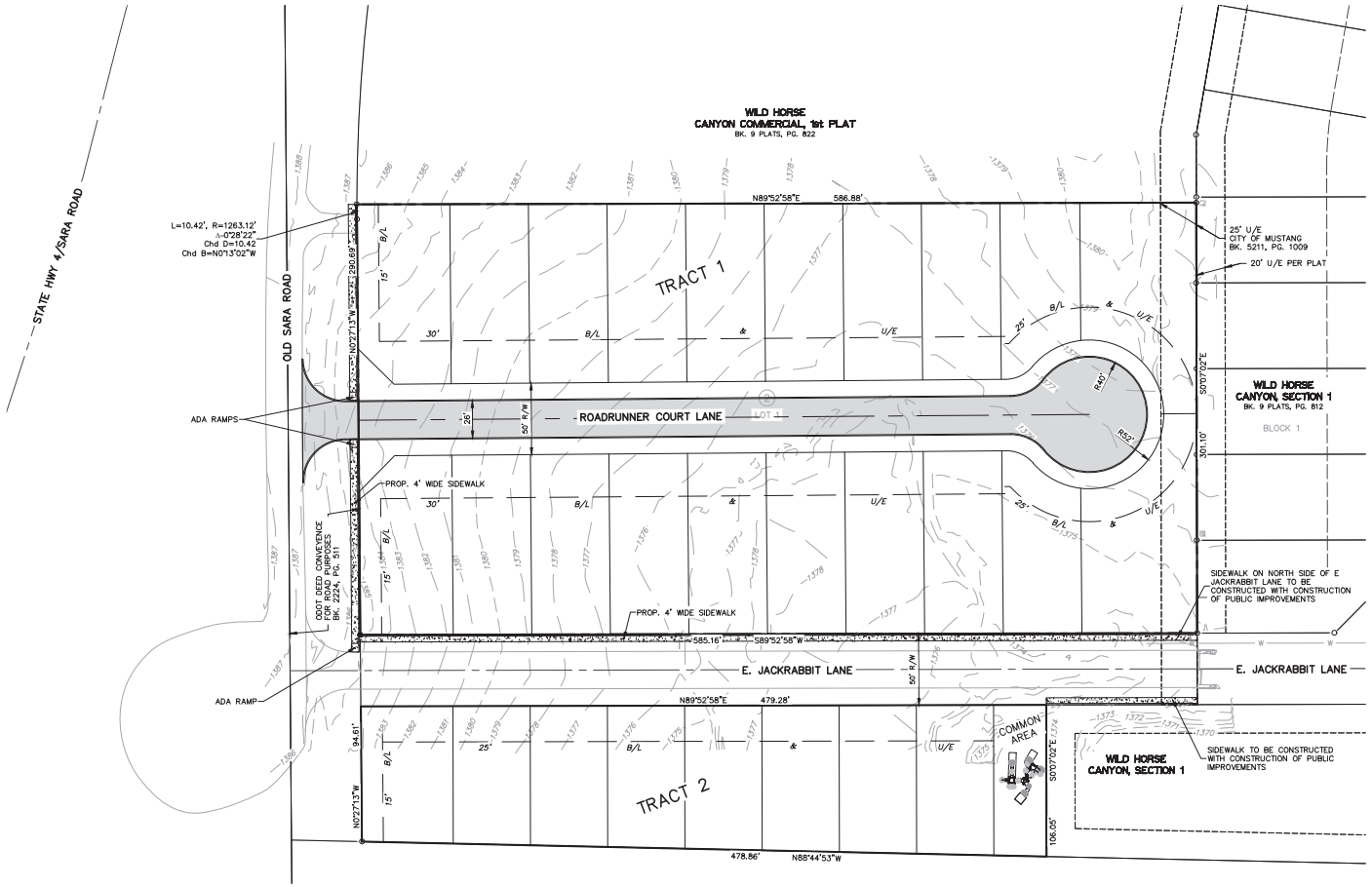


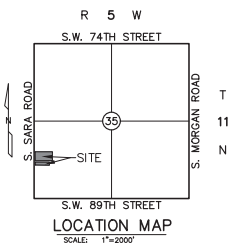
Location Map
SCALE: 1"=4000'

10/9/2023

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 100 ft.

DURHAM SURVEYING, INC.
1800 SOUTH SARA ROAD, YUKON, OK 73099
Phone (405) 265-3404 Fax (405) 265-0649
CERTIFICATE OF AUTHORIZATION NO. 5313
EXPIRATION DATE: JUNE 30, 2024





NOTE:
1. LOTS, BLOCKS AND STREETS ARE CONCEPTUAL ONLY. FINAL DESIGN TO BE DETERMINED AT FINAL PLAT STAGE.
2. SIDEWALKS SHALL BE REQUIRED IN EACH LOT WHERE IT ABUTS A PUBLIC STREET, WITH CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE AFFECTED LOT, EXCEPT AS OTHERWISE NOTED HEREON.

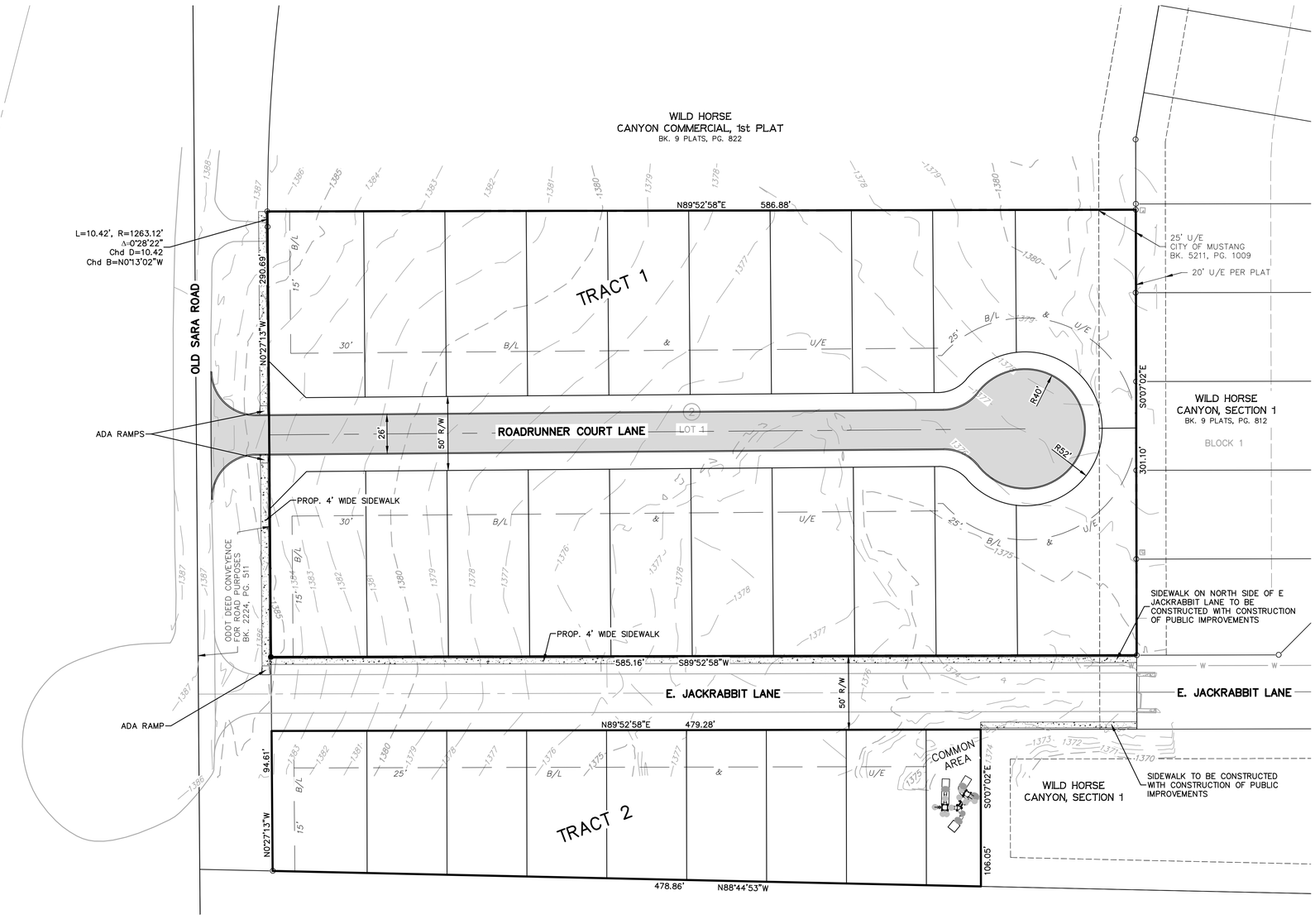
RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0841
Fax: (405) 265-0849
CERTIFICATE OF AUTHORIZATION NO. CA 1115 EXP. 06/30/26

WILD HORSE VILLAS
SW 89TH STREET & SARA ROAD
MUSTANG, OKLAHOMA
MASTER DEVELOPMENT PLAN MAP

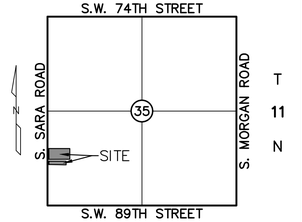
REVISIONS		
NO.	DESCRIPTION	DATE

Proj. No.: 21-058
Date: 6/25/2026
Scale: (Horiz.) 1"=40'
(Vert.) N/A
Drawn By: MCG
Checked By: MCG
Approved By: MCG

SHEET NUMBER
EXH-B



R 5 W



T 11 N

LOCATION MAP

SCALE: 1"=2000'

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 inch = 40 ft.

NOTE:

1. LOTS, BLOCKS AND STREETS ARE CONCEPTUAL ONLY. FINAL DESIGN TO BE DETERMINED AT FINAL PLAT STAGE.
2. SIDEWALKS SHALL BE REQUIRED IN EACH LOT WHERE IT ABUTS A PUBLIC STREET, WITH CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE AFFECTED LOT, EXCEPT AS OTHERWISE NOTED HEREON.

GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-6841
Fax: (405) 265-6849
GRUBBS CONSULTING, LLC, CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP: 06/30/26

WILD HORSE VILLAS

SW 89TH STREET & SARA ROAD
MUSTANG, OKLAHOMA

MASTER DEVELOPMENT PLAN MAP

REVISIONS

NO.	DESCRIPTION	DATE

Proj. No.: 21-058
Date: 6/25/2026
Scale: (Horiz.) 1"=40'
(Vert.) N/A
Drawn By: KLTP
Checked By: MCG
Approved By: MCG

SHEET NUMBER

EXH-B

3. Rezoning – RZ-06-29-26-1-35

Applicant:	Grubbs Consulting LLC
Owner(s):	Sayo LLC
Location:	Corner of S. Sara Rd & E. Jackrabbit Ln.
Current Zoning:	C-5, Commercial Intensive District
Proposed Zoning:	R-2, Two Family District Planned Unit Development Wild Horse Villas
Tract Info:	5.1 acres MOL

Community Development Director Ryan Conner presented the information for item 3. **Conner** stated the applicant, Grubbs Consulting LLC, on behalf of the owner has submitted an application to rezone property that is currently zoned C-5, Commercial Intensive to a Planned Unit Development (PUD) with R-2, Two Family District zoning for duplexes called Wild Horse Villas. The property is on Old South Sara Road and E. Jackrabbit Ln. south of Atwoods. The property was requested for a PUD in January 2024 under the same duplex community concept and name, Wild Horse Villas. There would be two tracts. The North Tract (Tract 1) which is platted as Wild Horse Canyon Commercial 2nd plat, would have to be vacated prior to any future platting. Tract 1 will feature a road (E Roadrunner Ct. Ln.) with a cul-de-sac bisecting it with 20 duplex Lots fronting alongside. The South Tract (Tract 2), would be on the South side of E. Jackrabbit Ln. There would be 8 duplex lots on tract 2.

Conner stated there are 5 variances for this PUD: Requesting lot areas of not less than 3,000 sq ft per unit on Tract 1 and 2,500 sq ft per unit on Tract 2. Requesting minimum lot widths of 25 ft for each unit. Requesting front yard setbacks of 25 ft for Tract 2 only. Requesting side yard setbacks on corner lots to be 15 ft. Requesting a maximum lot coverage of 50% for lots on Tract 1 and 60% on Tract 2.

Conner stated there would be amenities added to the development including sidewalk connections Along the north side of Jackrabbit Ln, perimeter fencing, and a playground.

Conner went in to the history of this project and stated that it was passed by the Planning Commission in January 2024 but was denied by the City Council. The denial ultimately came from losing Commercial zoning for Residential and losing out on potential sales tax. **Conner** stated the residential two-family homes would be harmonious to the area between R-1 and the commercial on the other side.

Chairman McDaniel asked if there were any questions for staff and opened the floor for public hearing.

Mark Grubbs of Grubbs Consulting stood to discuss the reason for the application. He stated the reason it failed originally was the loss of potential tax revenue by losing the Commercial zoning. He went on to state there have been no commercial interests in the area since. He stated there might have been a storage company interested originally which would not generate any sales tax for the city and it did not go through. He stated it would be better to change the zoning to residential. **Chairman McDaniel** asked for verification that there wasn't any commercial interest. **Grubbs** said there wasn't. **McDaniel** said there is frontage to the property but there really isn't great frontage since it's on a cul-de-sac and not actual Sara Road but Old Sara Road. He asked the commission if they had any questions and asked for a motion to close the public hearing. Motion by **Adams**, seconded by **Brown** and the public hearing was closed.

DRAFT

Commissioner Brown said the initial denial was the losing on potential commercial sales tax revenue. He said it shouldn't have been up to the commission or council. He said he believes the commercial or housing potential should be up to the owner. **Chairman McDaniel** asked for a motion. **Brown** motioned to recommend approval of the application; **Adams** seconded.

A roll call vote was taken:

Mr. Adams	Yay
Mr. Brown	Yay
Mr. Spiegel	Yay
Mr. McDaniel	Yay
Ms. Dobbins	Yay
Mr. Weihermueller	Yay

Motion passed 6-0. **Chairman McDaniel** announced the item passed and will be presented at the next City Council Meeting on September 1, 2026.

DRAFT

ORDINANCE NO._____

AN ORDINANCE OF THE CITY OF MUSTANG, OKLAHOMA AMENDING THE ZONING ORDINANCE OF THE CITY OF MUSTANG, OKLAHOMA, AS AMENDED, TO CHANGE CERTAIN PROPERTY LOCATED IN CANADIAN COUNTY, OKLAHOMA, FROM C-5, COMMERCIAL INTENSIVE DISTRICT TO AN R-2, TWO-FAMILY DISTRICT PLANNED UNITED DEVELOPMENT; 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 C-5, Commercial Intensive District to an R-2, Two-Family District Planned Unit Development.

LEGAL DESCRIPTION OF COMPLETE PROPERTY FOR REZONING:

TRACT ONE: All of Lot 1, Block 2, Wild Horse Canyon Commercial, 2nd Plat, an addition to the City of Mustang, according to the plat recorded at Book 9 Plats, Page 936, filed in the offices of the County Clerk of Canadian County, Oklahoma, more particularly described as follows: A tract of land in part of the Southwest Quarter of Section 35, Township 11 North, Range 5 West, Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Southwest Corner of said Southwest Quarter, Thence North 00°27'13" West, along the West line of said Southwest Quarter a distance of 1145.89 feet; Thence South 88°44'55" East, a distance of 49.23 feet; Thence North 00°27'13" West, a distance of 144.61 feet to the POINT OF BEGINNING; Thence continuing North 00°27'13" West, a distance of 290.68 feet; Thence Northwesterly along a curve to the right with a chord bearing of North 00°13'02" West; a chord distance of 10.42, a radius of 1263.12 feet, and an arc length of 10.42 feet; Thence North 89°52'58" East, a distance of 586.88 feet; Thence South 00°07'02" East, a distance of 301.10 feet; Thence South 89°52'58" West, a distance of 585.16 feet to the POINT OF BEGINNING, containing 4.051 acres, more or less.

AND

TRACT TWO: A tract of land in part of the Southwest Quarter of Section 35, Township 11 North, Range 5 West, Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Southwest Corner of said Southwest Quarter; Thence North 00°27'13" West, along the West line of said Southwest Quarter, a distance of 1,145.89 feet; Thence South 88°44'55" East, a distance of 49.23 feet to the POINT OF BEGINNING; Thence North 00°27'13" West, parallel with said West line, a distance of 94.61 feet; Thence North 89°52'58" East, a distance of 479.28 feet to the Northwest corner of Common Area B, WILD HORSE CANYON, SECTION 1, and addition to the City of Mustang, according to the plat recorded at Book 9 Plats, Page 812, filed in the offices of the County Clerk of Canadian County, Oklahoma; Thence South 00°07'02" East, along the West line of said WILD HORSE CANYON, SECTION 1, a distance of 106.05 feet to the Southwest Corner of said Common Area B; Thence North 88°44'53" West, a distance of 478.86 feet to the POINT OF BEGINNING. Said tract of land containing 48,056 square feet or 1.01032 acres,

more or less. The basis of bearing for the above-described tracts of land is the recorded plat of said WILD HORSE CANYON, SECTION 1.

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 _____, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED as to form this _____ day of _____, 2026.

_____
City Attorney

Agenda Item No: G.6

Mustang City Council Agenda Item Report

Meeting Date: September 1, 2026
Submitted by: Ryan Connor
Submitting Department: Community Development
Item Type: Ordinance
Agenda Section: DISCUSSION ITEMS

Subject Title:

Public Hearing and Consideration of Ordinance No. 1359, 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 and Oil & Gas District to R-1, Single-Family District, Declaring Repealer, and Providing for Severability.

Recommendation:
Approve or Deny Ordinance

Initiator:
Ryan Conner, Community Development Director

Background:
Planning Commission met at the August 11th 2026 regular Planning Commission meeting and voted 5-1 to recommend approval of the request to rezone this property (144 acres) from the A-1, Agricultural and Oil & Gas District to R-1, Single-Family District. The Planning Commission voted 4-2 to Deny the subsequent request from the same applicant and same general property for a 16-acre portion of the property that was requesting rezoning from A-1 to C-3. Both rezoning requests were separate items.

Location: 144 acres of the 160-acre tract at the SE Corner of E. SW 59th St & N. Morgan Rd.

Project Description: The applicant, Box Law Group, PLLC, on behalf of the owner has submitted and application to rezone a 143.73-acre tract of land located generally on the SE corner of E. SW 59th St & N. Morgan Rd. The land is currently vacant and zoned A-1, Agricultural District. The application is to rezone this property from A-1 to the R-1, Single-Family District through a straight rezoning request. R-1 zoning allows for single-family homes on tracts of land 7,200 SqFt in size or larger.

The request was recommended for approval by the Planning Commission at their August 11th meeting

with a 5-1 vote.

The 143.73 acres of this tract does not include the far NW corner of the property which contains approximately 15.88 acres, as that tract had been submitted on a separate rezoning application before the Planning Commission for straight rezoning from A-1 to C-3, Commercial General District. That request was ultimately denied by the Planning Commission at the August 11th meeting with a 4-2 vote in favor of the denial for the request for commercial property at the corner. Both requests were and are separate items and therefore do not affect each other directly.

The entire quarter section of property that each rezoning application covered was previously zoned as a Planned Unit Development (PUD) with C-3, R-2, and R-1 zoning known as the â€œVineyardâ€ when it was approved in July 2022. This PUD was reverted to its original zoning district â€“ A-1, Agricultural â€“ by the City Council in October 2025 following the procedures of Section 122-804 of the municipal code for PUD reversions due to development inactivity.

As a straight rezoning request, the 143.73 acres of the total 160-acre tract of land would be zoned R-1, Single-Family and be developed in a pattern consistent with current zoning and subdivision regulations with no variances, which could be 7,200 SqFt lots with single-family homes.

The property has frontage on both N. Morgan Rd and E. SW 59th St. The property to the South is zoned R-1, Single Family (Canadian Estates Neighborhood), the property to the East is zoned A-1, and the property to the West across Morgan Rd is zoned R-E, R-1, and A-1. The property to the North is located within OKC jurisdiction.

The property has access to both municipal water and sewer with a 12â€ water line running along SW 59th St that serves the Prairie Hills Addition to the East and a sanitary sewer line that runs directly through the subject property following the creek line that serves sewer to the Canadian Estates neighborhood. The property does have some Zone A floodplain designations along the creek. If the zoning is approved, engineering calculations would need to be extensively studied and approved before any development occurs. Staff received a letter from a citizen on 8/3/2026. Letter is attached.

Character of Neighborhood & Future Land Use Plan: The future land use of the property is designated by the Comprehensive Plan as â€œResidential Smallâ€, which is further defined as Single-Family Residential on smaller lots. The character of the area generally is defined by similar R-1 style developments like Canadian Estates to the South and rural residential residences along Morgan Rd. The property to the SW on the West side of Morgan Rd was rezoned to an R-1 PUD called Arbor Creek in January of this year.

Utilities and Services: Municipal water and sewer is available to serve the property.

Financial Impact:
0

Staff Comments:
The Comprehensive Planâ€™s Future Land Use designation for this property would support the rezoning of the property to the R-1, Single-Family District. There are existing R-1 neighborhoods adjacent to the property and sanitary sewer is readily available. Staff recommends approval of the application.

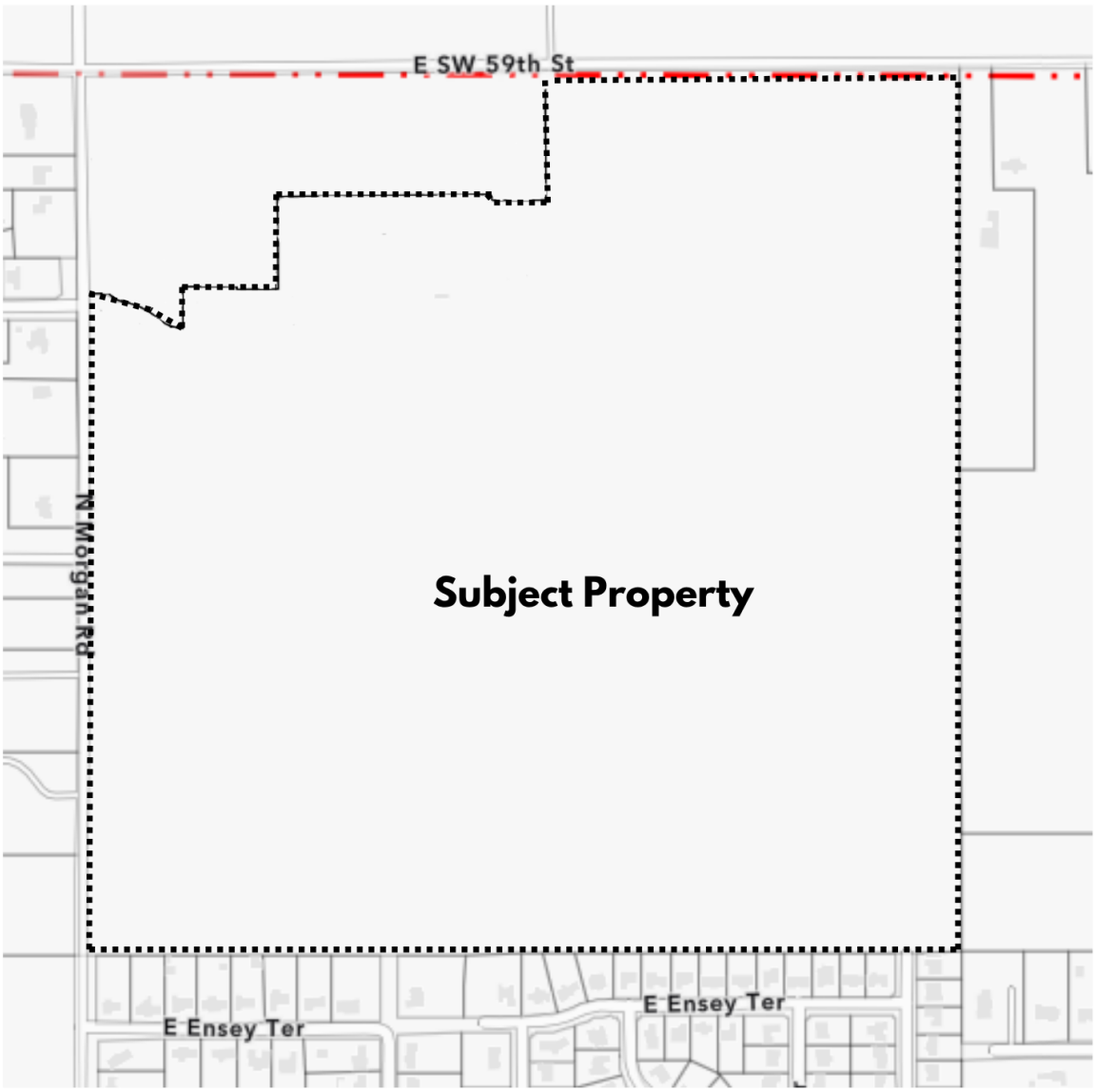
Attachments:

(1) RZ Notice - A-1 to R-1 - 8-11-2026 Meeting - WITH MAP.pdf
(2) Item 4 - (SW 59th St A-1 to R-1) - DRAFT - PC Minutes 8-11-2026.pdf
(3) Letter 8-3-2026.pdf
(4) Ord ____ - Rezoning A-1 to R-1 - SE Corner of E SW 59th St & N Morgan Rd.pdf

SE Corner of N. Morgan Rd & E. SW 59th St

Rezoning Request - A-1 to R-1

8/11/2026 Planning Commission - 7:00pm - 1501 N. Mustang Rd.



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4. Rezoning – RZ – 05-26-26-1-25

Applicant:	Box Law Group, PLCC
Owner(s):	Shaz Investment Group, LLC
Location:	SE Corner of N. Morgan Rd & E. SW 59th St.
Current Zoning:	A-1, Agricultural District
Proposed Zoning:	R-1, Single-Family District
Tract Info:	143.73 acres MOL

Community Development Director Ryan Conner presented the information for item 4. This is a straight zoning request from A-1 to R-1 for 143.73 acres at the SE corner of Morgan and 59th St. The property was at one point an approved PUD project called the Vineyard when it was approved in 2022. If given the R-1 zoning request it would be straight R-1 single family zoning with no variances. The property to the south is R-1 Canadian Estates, to the west is R-E and R-1, to the east is A-1, and to the north is Oklahoma City limits. There is water and sewer available to the property. There was one letter received from a citizen that is included in the packet with concerns of the traffic and street entrances.
Chairman McDaniel said to be clear, this is strictly a rezoning request with no plat maps or any showings of possible structures and streets. **Conner** stated that is correct. **Conner** said the comprehensive plan does call for "Residential Small" which reflects this rezoning request of R-1. **McDaniel** asked if there were any questions and wanted to re-iterate this was strictly a rezoning request and any questions about streets and the number of units can be talked about by the applicant but this will just be rezoning.

Chairman McDaniel opened the discussion to public hearing at 7:54 PM.

David Box approached the podium representing the applicant and said they do not have plat maps, stating this is just a rezoning request. He wanted to point out that this proposal follows the comprehensive plan of "Residential Small". He said the reason there is no need for a PUD since they aren't wanting to ask for any variances, just strictly R-1. He went on to say, A-1 is not reflective of the comprehensive plan. **Box** further stated there are plans to widen 59th street as the staff has stated in the packet.

Chairman McDaniel mentioned the previous request was a PUD with multi-family and this one is just single-family. **Box** said that is accurate and it will be limited to single-family residential per the rules of Mustang.

Commissioner Adams said he's familiar with OKC's road plans and hasn't seen anything on their 20-year plan that extends the widening of 59th street to four lanes from SH 152 to Morgan Road. He has seen plans to get it widened but not that far. **Box** said he was just recounting what he saw in the staff report.

Commissioner Brown asked if this was hypothetical rezoning if the land in question gets purchased. **Box** said the client is the owner, that the sale has already closed.

Chairman McDaniel opened the floor to the public.

Jane Jones – 1515 N. Locust Terr. introduced herself and said she is the one that wrote the letter included in the packet. She comes from an established neighborhood and they want to be safe. She wants to come back when there's discussion of streets. She came to both of the last meetings that

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showed streets and exits. She thanks **Conner** and the members of the committee for listening. She said 59th street is a raceway in the mornings and afternoons. **McDaniel** said to keep an eye on when the next meeting is. **Conner** said the website is the best way to keep track of agendas and there are no notices that get sent out for these meetings. **Jane Jones** said she wanted to extend a thanks again to **Conner** for listening to her.

Bryan Wolf 506 N Morgan Rd. approached the podium. He thanked the staff and committee members. He asked that they vote "No". He said the surrounding neighbors do not want a bunch of smaller homes next to them. He said despite what the comprehensive plan says, they don't want them. He said the citizens had no say in the comprehensive plans. He said half acre lots are to the south and west. He said to the north is agriculture and a big open space. He said there have been many meetings with the neighborhoods and in all of them, the neighbors have said they don't want a lot of small homes in every meeting. He said since the applicant and owners don't have anything to show for plans, that they might try and get the R-1 passed and then sell it and change the zoning to something different to trick the committee. He said the previous developer suggested 750 homes. He said based on the current request, there could be up to 800 homes. He said water is an issue. Adding 800 homes would make the rationing problem worse. He said another issue is the sewer as the lines in Canadian Estates are old and can't handle new homes, especially 800. **Wolf** said the traffic will be very bad adding these new homes especially on 59th. He said please do the right thing and vote "no" and ask for no less than half acre lots.

Sara Montes 1919 E Ensey Terr. approached the podium. She said she is a concerned property owner. She said this will not comply with the comprehensive plan. She brought up concerns on traffic on 59th that is already too busy and in rough shape. Commercial use will bring loud noises to the neighbors. She said there have been ongoing maintenance issues with the current owner. She asked the committee to carefully think about this decision and the costs that will be affected and recommended the denial of the request.

Arlene Randall 1631 E Twin Brook Terr. approached the podium. She said she has voiced her concerns on the infrastructure numerous times. She said she is concerned with the number of kids in the schools. She said her granddaughter's class has over 900 kids. She said we can't control what OKC does but the Planning Commission can control what Mustang does. She said an R-E zoning would mean less houses and less students. She is also concerned with the number of houses and there being flooding in that neighborhood and the neighbors.

Twana Ellis 1733 E Ensey Terr. approached the podium. She said she did the research on the 59th widening. She said the 25-year plan doesn't show the widening of 59th street. She said it takes her 30 minutes to get from Highway 152 to 59th. She suggested bigger lots with less houses would be better. She said everyone knows it will get developed no matter what but that doesn't mean it has to be so many smaller lots. She said the sewer can't handle that many more new homes.

Jennifer Bengar 1919 E. Ensey Terr. approached the podium. She said she's lived in Canadian Estates for 8 years. She said the previous owner of the property was 80 years old and took care of the land all the time by mowing with a tractor himself. She said the current owners are not taking care of it. She said they went to be zoned agriculture so they didn't have to take care of it. She said to keep that in mind.

Randy McCarthy 921 N. Bitter Creek Terr. approached the podium. He suggested the Commission vote no. He said the original PUD was the correct way to go. He said he knows now is not the time to talk about C-3. He said we shouldn't allow the R-1. He said it needs a PUD. He said this does not align with the comprehensive plan. He said by zoning R-1 it doesn't allow

control over the long-term plan and the gateways to the City. He said the Commission needs to think of the amenities.

David Box (applicant) approached the podium to address questions from the audience. He said the streets and other infrastructure take up a lot of space for the amount of homes that can be in the neighborhood. He said the engineers will make sure the sewer is in place to accommodate the homes. He said the comprehensive plan matches this application and requests the Commissioners to rely on the staff's opinion.

Chairman McDaniel said this is the last chance to approach the podium to discuss.

Mary Miller 1100 N. Bitter Creek Terr. approached the podium. She said she opposes the plan. She said her neighbors did the research and it will create a disaster. She said there are many that couldn't be here but they feel the same way.

Brad Kincaid 1301 N. Bitter Creek Terr. approached the podium. He said he hopes the Commission votes "no". He said that's too many houses in a small space. He said his sister just retired as a school teacher and there will be too many kids in an already crowded school. He also said the traffic is terrible as it is. He said it will be worse by adding this many houses. He also talked about the infrastructure. He said there hasn't been any building in that property for 30 years that he's lived nearby.

Chris Brierly 1358 N. Eagle Nest Terr. approached the podium. He said there has been a lot of testimony. He said there are a lot of people that didn't show up but that doesn't mean they don't feel the same way as the people that did show up to oppose.

Chairman McDaniel asked if anyone else would like to speak. He asked for a motion to close the public hearing. **Commissioner Adams** motioned to close. **Commissioner Brown** seconded the motion to close. The Public Hearing closed at 7:54 PM.

Chairman McDaniel opened the discussion amongst Commissioners. **Commissioner Brown** said he would like to hear what **Commissioner Adams** has to say. **Commissioner Adams** said he lives close to this property. He said they've talked about the property many times. He said the comprehensive plan does call for R-1 style because Canadian Estates was also zoned R-1 but ended up being built in a more R-E style. He said there were two different comprehensive plans. One in 2002 and one in late teens and both called for this property to be small residential. He said since Canadian Estates was zoned R-1, it made since for this property to be R-1. He said he understands the concern but twice, the plans call for R-1 style. He said he's seen plans for the north side of 89th street and it's all R-1 on the Oklahoma City side which is compatible. He said it's easy to assume there will be 800 homes but once you look at the streets, drainage, and everything you're looking at around 400 homes. But this isn't about how many homes and streets, it's about rezoning to R-1. He said unfortunately we have two comprehensive plans that say yes.

Commissioner Dobbins said yes, we do have comprehensive plans that say R-1. But that's not binding on us and we've heard from Mustang residents and they're not opposed to homes just, R-1. She said we need to listen to the citizens now and not the comprehensive plan.

Commissioner Speigel asked for some clarification on R-1.

David Box said state law title 11 says zoning shall be in conformance with the comprehensive plan. According to state statute, it does. **Chairman McDaniel** told **Commissioner Spiegel** that to answer his question, the smallest lot size for R-1 is 7,200 square feet.

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Commissioner Adams brought up Canadian Estates was zoned R-1, but the lots are much bigger. **Chairman McDaniel** said Bitter Creek is the same way, it's zoned R-1 but the developer decided to do much bigger. It just depends on what the developer wants to do.

Commissioner Dobbins asked if we can just do a PUD that called for larger lots. **Chairman McDaniel** referred to **Ryan Conner** and asked about R-1 and if the next step up is R-E at ¾ acre. **Conner** confirmed. **Chairman McDaniel** said there were several different lot sizes on the last PUD.

Commissioner Brown said he had a comment as a developer himself. He said he always had to consider the cost to develop this to be the long-range comprehensive plan. And as a commission the public has a concern. But we have to look from the other perspective that the attorneys can appeal this. They are abiding by the rules and are asking for no variances. They are playing by the game we are asking them to play. We know as a neighbor or community member that we don't like change.

Commissioner Speigel said he lives in the area and very much understands the wants and concerns. He said he doesn't agree with the comprehensive plan and he didn't make it. He doesn't think it reflects what's in the area but we're here to determine R-1 or not. Not the lot size.

Chairman McDaniel asked if there were any more questions then asked if there was a motion. **Commissioner Brown** motioned to approve. **Commissioner Adams** seconded the motion.

A roll call vote was taken:

Mr. Adams	Yay
Mr. Brown	Yay
Mr. Spiegel	Yay
Mr. McDaniel	Yay
Ms. Dobbins	Nay
Mr. Weihermueller	Yay

Motion passed 5-1. **Chairman McDaniel** announced the item passed and will be presented at the next City Council Meeting on September 1, 2026.

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Attention:

Mustang Planning Commission

August 3, 2026

Commission members, I am Jane R. Jones, a resident for over 12 years in the Twin Brook neighborhood, in Mustang.

As you know, Home Creations Company is in the process of developing the large land area on Morgan Rd, between 152 and S. W. 59th St. It is called the Vineyard.

At public meetings some months ago, Home Creation executives met with residents who will be directly affected by this enormous housing project. I attended two such public meetings.

What I want to address with you, members of this important City Commission, is a specific issue tied to the Vineyard project.

At the last public meeting where the Home Creations team met with about 30 residents, a project member outlined some basics of the Vineyard plan and presented two

illustrated charts. One detail presented that evening is what I wish to bring to your attention.

Home Creations, while building some 400 homes on that stretch of land on Morgan Rd, plans to have two, only two exits from those homes onto Morgan Rd. (I am not addressing any exits from Vineyard onto 59th St.) One exit onto Morgan is to the south of the Vineyard project, closer to Hwy 152. The other exit is on the northside of the project, very near S.W. 59th St. The chart they presented that evening showed this exit, very close to 59th St., leading vehicles exiting the Vineyard directly across and onto Twin Brook Terr. This exit sends the exiting vehicles directly into the Twin Brook and Bittercreek neiborhoods. Directly. On any given day, with this arrangement, Twin Brook Terr. becomes a straight shot through two neighborhoods. Twin Brook Terr. and Bittercreek Terr. become a reacetrack through an area where hundreds of residents live, many of whom are children. I spoke about this issue that evening at the public gathering, expxressing the dangers of this Vineyard exit plan. I must say, any Vineyard exit so very close to 59th St. is a disaster waiting to happen. Imagine the traffic congestion that will happen at the intersection of Morgan and 59th. A nightmare! In speaking that evening, I asked Home Creation executives

to conside making that northern (59th St.) exit a divergent diamond. Right now in Mustang, divergent diamonds work very well. Vineyard vehicles at that exit could only make right turn exits. The use of such a diamond would safeguard two neighborhoods from racing vehicles and the total disruption of peaceful, safe living.

After I spoke, the President of Home Creations stood and addressed my ideas, my suggestion. He said he understood the dilemma surrounding this Vineyard exit, near 59th St. and directly across from two established neighborhoods. He said Home Creations was entirely flexible in their planning. He said I should stay in touch with his team about this issue, that his Company would be open to considering solutions to what I called a dilemma.

Since that evening, I have stayed in touch with Ryan Conner, Mustang City Planner, regarding the Vineyard. Ryan knows my, in fact our concerns, as residents of Twin Brook and Bittercrreek neighborhoods. Ryan suggested I put these concerns in writing to you, Commission members.

Bottom line: that Vineyard exit so very close to 59th St, as it is now proposed, is a dangerous and very problematic plan. I am writing to you as a resident primarily interested

in protecting the people of Twin Brook and Bittercreek neighborhoods. We want to remain safe. A flood of vehicles racing through our streets would destroy the peace and safety we now have. Come by Twin Brook Terr any lovely afternoon; you will see children in yards, on drive ways happily playing. I am bringing to your attention a dilemma that can and must be addressed by our City Commission and the builder.

Let me thank you for reading this letter, digesting the information, the deep concerns. Please continue to work to solve problems that appear in the plannning stages. Please work very diligently to keep Mustang citizens safe.

Thank you,

Jane R Jones

Ms. Jane R. Jones

1315 N. Locust Terr. Mustang.

ORDINANCE NO._____

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 AND OIL & GAS DISTRICT TO R-1, SINGLE-FAMILY 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-1, Agricultural and Oil & Gas District to R-1, Single-Family District.

LEGAL DESCRIPTION OF COMPLETE PROPERTY FOR REZONING:

COMMENCING at the Northwest corner of said NW/4; THENCE North 89°22'52" East along the North line of said NW/4 a distance of 1424.90 feet to the POINT OF BEGINNING; THENCE continuing North 89°22'52" East along said North line a distance of 1215.02 feet; THENCE South 00°18'54" East a distance of 2639.65 feet; THENCE South 89°32'28" West a distance of 2635.57 feet; THENCE North 00°24'32" West a distance of 1979.39 feet; THENCE North 89°35'28" East a distance of 50.00 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 63.00 feet (said curve subtended by a chord which bears South 58°32'47" East, a distance of 47.58 feet) and an arc length of 48.79 feet to a point of reverse curvature; THENCE around a curve to the right having a radius of 225.00 feet (said curve subtended by a chord which bears South 64°39'44" East, a distance of 124.57 feet) and an arc length of 126.22 feet to a point of reverse curvature; THENCE around a curve to the left having a radius of 125.00 feet (said curve subtended by a chord which bears South 68°36'51" East, a distance of 85.60 feet) and an arc length of 87.37 feet; THENCE North 00°37'08" West a distance of 130.57 feet; THENCE North 89°41'06" East a distance of 170.00 feet; THENCE South 00°37'08" East a distance of 9.75 feet; THENCE North 89°22'52" East a distance of 130.00 feet; THENCE North 00°37'08" West a distance of 290.00 feet; THENCE North 89°22'52" East a distance of 673.71 feet; THENCE South 00°18'54" East a distance of 18.64 feet; THENCE North 89°41'06" East a distance of 170.00 feet; THENCE North 00°18'54" West a distance of 374.55 feet to the POINT OF BEGINNING. Said tract contains 143.73 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 _____, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED as to form this _____ day of _____, 2026.

_____
City Attorney

Agenda Item No: G.7

Mustang City Council Agenda Item Report

Meeting Date: September 1, 2026
Submitted by: Chance Deaton
Submitting Department: Law
Item Type: Ordinance
Agenda Section: DISCUSSION ITEMS

Subject Title:
Public Hearing and Consideration of Ordinance No. 1360, an Ordinance of The City of Mustang, Oklahoma, granting to ONE Gas, Inc., acting by and through its Oklahoma Natural Gas Company division, and its successors and assigns, for a period of twenty-five (25) years from approval and acceptance of said Ordinance, a non-exclusive franchise and right to enter the public ways to install, operate, and maintain a distribution system within, along, across, over, and under the public ways of the City of Mustang, Oklahoma, for the transportation, distribution, and/or sale of gas to consumers and the public generally in the City; defining the words and phrases therein; providing for assignment, sale, or lease of the franchise; providing for use and repair of the public ways; providing for regulation of service; establishing depth of pipelines; establishing rights and duties in the movement and alteration of pipelines; providing for indemnification of the City of Mustang; providing for Grantee's rules and regulations; providing for inspection of Grantee's records; requiring Grantee to pay a franchise fee; providing for conditions of the franchise; providing for construction of said Ordinance upon the invalidity of any part thereof; providing for the submission of said Ordinance to an election of the qualified voters of the City; providing for acceptance of this franchise by Grantee and both an effective and an operative date thereof; repealing all other ordinances directly in conflict herewith; and providing for severability.

Recommendation:
1. **Consider voting to approve ordinance as drafted.** Ordinance has completed legal review and completed revisions from both sides, and is ready to be adopted should Council vote to do so.
2. **Schedule the election.** Passage of the ordinance starts a 90-day clock to call a special election. Staff should coordinate with the Canadian County Election Board on the next available date and confirm statutory notice deadlines.

Initiator:
Chance Deaton

Background:
Ordinance No. 1360 grants ONE Gas, Inc. (d/b/a Oklahoma Natural Gas) a non-exclusive, 25-year franchise to use City rights-of-way to install, operate, and maintain its natural gas distribution system within Mustang. The document appears to follow ONG's standard statewide franchise form, with Mustang-specific references inserted â€" notably a cross-reference to Mustang Code of Ordinances, Chapter 102, Article VI for excavation permitting and licensing.
Under Okla. Const. art. XVIII, Â§ 5(a), a municipal franchise cannot run longer than 25 years and must be approved by a majority of voters at a general or special election, which must be held within 90-days after the Ordinance is approved by City Council. This ordinance is written to that framework.

Financial Impact:

Staff Comments:
This document appears to follow ONG's standard statewide franchise form with Mustang-specific references inserted to cross-reference certain Mustang Ordinances. Key Terms:
-Length: 25 years from voter approval and ONG's written acceptance (maximum length allowed for municipal franchise under Oklahoma's Constitution)
-Exclusivity: Non-exclusive. City retains full control and regulation of the public ways.
-Franchise Fee: 3% of gross receipts from gas distributed within City limits (subject to rate-adjustment described below)

Other points to consider:
- the 3% fee is "in lieu of" other charges. Sections 11.A(1) and 11.D make the franchise fee a substitute for all other franchise, license, and occupation taxes, and for permit fees, lane-closure fees, and similar right-of-way construction charges. ONG does not pay those separately.
-Two automatic rate adjustment clauses that run in opposite directions: (1) Section 11.G (favorable to City): if ONG later accepts a higher franchise fee rate from any other Oklahoma municipality, Mustang's rate automatically increases to match, without further action needed from City; (2) Section 11.I (favorable to ONG, but subject to City control): If Mustang ever charges any other gas or electric right-of-way user a lower revenue-based rate, ONG's rate automatically drops to match without further City approval.
-Standard protections are present: Indemnification of the City for ONG's negligence (Sec. 8); City audit rights over ONG's books and maps (Sec. 10); compliance with Mustang's excavation permitting code (Sec. 4.B); City authority to do the work and bill ONG if ONG fails to restore public ways (Sec. 4.C); and pipeline depth standards tied to state and federal safety rules (Sec. 6).

Recommendation: 1. Consider voting to approve ordinance as drafted. Ordinance has completed legal review and accepted revisions from both sides, and is ready to be adopted should Council vote to do so. 2. Schedule the election. Passage of the ordinance starts a 90-day clock to call a special election. Staff should coordinate with the Canadian County Election Board on the next available date and confirm statutory notice deadlines.

Attachments:
Ord 1360 Mustang_OK_Franchise_Ordinance__ONG_7-16-26___1_.pdf

ORDINANCE NO. 1360

AN ORDINANCE GRANTING TO ONE GAS, INC., ACTING BY AND THROUGH ITS OKLAHOMA NATURAL GAS COMPANY DIVISION, AND ITS SUCCESSORS AND ASSIGNS, FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM APPROVAL AND ACCEPTANCE OF THIS ORDINANCE, A NON-EXCLUSIVE FRANCHISE AND RIGHT TO ENTER THE PUBLIC WAYS TO INSTALL, OPERATE AND MAINTAIN A DISTRIBUTION SYSTEM WITHIN, ALONG, ACROSS, OVER AND UNDER THE PUBLIC WAYS OF THE CITY OF MUSTANG, OKLAHOMA FOR THE TRANSPORTATION, DISTRIBUTION AND/OR SALE OF GAS TO CONSUMERS AND THE PUBLIC GENERALLY IN THE CITY; DEFINING THE WORDS AND PHRASES THEREIN; PROVIDING FOR ASSIGNMENT, SALE OR LEASE OF THE FRANCHISE; PROVIDING THAT THE CITY MAY ENACT AN ORDINANCE CHARGING PERSONS TRANSPORTING GAS THROUGH GRANTEE'S DISTRIBUTION SYSTEM A FEE ON THE CALCULATED VALUE OF SUCH TRANSPORTED GAS; PROVIDING FOR USE AND REPAIR OF THE PUBLIC WAYS; PROVIDING FOR REGULATION OF SERVICE; ESTABLISHING DEPTH OF PIPELINES; ESTABLISHING RIGHTS AND DUTIES IN THE MOVEMENT AND ALTERATION OF PIPELINES; PROVIDING FOR INDEMNIFICATION OF THE CITY OF MUSTANG; PROVIDING FOR GRANTEE'S RULES AND REGULATIONS; PROVIDING FOR INSPECTION OF GRANTEE'S RECORDS; REQUIRING GRANTEE TO PAY A FRANCHISE FEE; PROVIDING FOR CONDITIONS OF THE FRANCHISE; PROVIDING FOR CONSTRUCTION OF THIS ORDINANCE UPON THE INVALIDITY OF ANY PART THEREOF; PROVIDING FOR THE SUBMISSION OF THIS ORDINANCE TO AN ELECTION OF THE QUALIFIED VOTERS OF THE CITY; PROVIDING FOR ACCEPTANCE OF THIS FRANCHISE BY GRANTEE AND BOTH AN EFFECTIVE AND AN OPERATIVE DATE THEREOF; REPEALING ALL OTHER ORDINANCES DIRECTLY IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

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

SECTION 1. DEFINITIONS

As used in this Ordinance, the following words and phrases shall have the following meanings:

A. "Calculated Value" shall mean the total Transport Gas measured in Dekatherms (Dth), delivered to a Transport Gas Consumer for a billing period, multiplied by the Settlement Price to arrive at the value of the Transport Gas transported by Grantee for that Transport Gas Consumer.

B. "Consumer" shall mean any individual person, corporation, company, partnership, firm, unincorporated association, trust, municipality, or public or private entity located within the municipal corporate limits of the City and serviced by the Grantee through any use of the Public Ways.

C. "Dekatherm" or "Dth" shall mean a measurement of natural gas equal to 1,000,000 British Thermal Units ("Btu"), or 1 MMBtu, on a dry basis. Btu shall be computed on a temperature base of 60 degrees Fahrenheit and a pressure base of 14.73 PSIA.

D. "Distributed" or "Distribution" shall mean all sales, distribution, or transportation of natural gas to any Consumer or user located within the municipal corporate limits of the City by the Grantee or by others through Grantee's Distribution System.

E. "Distribution System" shall mean a system of works, pipes, pipelines, apparatus, machinery, structures, appliances and appurtenances as are reasonably necessary for the transportation, distribution or sale of gas to Consumers.

F. "Franchise" shall mean the rights and privileges granted by Grantor to Grantee under Subsection A of Section 2 of this Ordinance.

G. "Franchise Fee" or "Franchise Fees" shall mean the sum of fees to be paid to the City by Grantee under Section 11 of this Ordinance, at Paragraph A(1), as consideration for the use of the Public Ways and shall be inclusive or in lieu of any permit fees, lane closure fees and similar fees or charges for construction, installation, maintenance or restoration work on the Distribution System within the Public Ways.

H. "Grantee" shall mean ONE Gas, Inc., a corporation, acting by and through Oklahoma Natural Gas Company, a division of ONE Gas, Inc., and its successors and assigns.

I. "Grantor" shall mean the City of Mustang, Oklahoma, a municipal corporation, hereinafter also referred to as the "City".

J. "Gross Receipts" shall mean any and all compensation derived by Grantee directly from the Distribution of natural gas to a Consumer for any use, including residential, industrial and commercial purposes, and shall include without limitation revenues from any operation or use of any or all of the Distribution System by Grantee or others. Gross Receipts shall not include revenues received by Grantee from Consumers as franchise fee reimbursement, nor Volumetric Rate Fees collected by Grantee and remitted to Grantor in accordance with Paragraph 11.A(2) pursuant to an ordinance enacted by Grantor according to Paragraph 3.B(1) hereof, nor shall Gross Receipts include revenues from incidental charges or miscellaneous fees not directly generated by the Distribution of natural gas to Consumers, such as, by way of example, connection and disconnection fees, reconnection fees, customer project contributions, returned check charges, delayed or late payment charges, temporary service charges, and other such charges.

K. "Install, operate and maintain" shall mean to acquire, erect, construct, install, extend, repair, remove, relocate, replace, or otherwise operate and maintain.

L. "Public Ways" shall mean any street, alley, avenue, boulevard, lane, park, parkway, sidewalk, driveway, utility easement, public right of way, and any other public ways, places, areas, or grounds within the municipal corporate limits of the City as now constituted or as may be added or extended hereafter.

M. "Settlement Price" shall mean the settlement prices for natural gas futures contracts traded on the New York Mercantile Exchange (NYMEX), or any successor exchange or index, on the 15th day of each month as published daily in *The Wall Street Journal* (WSJ) on the following business day (or the next day in which a Settlement Price is published) for each month of the twelve-month period immediately following.

N. "Transportation Tariff Arrangement" shall mean any arrangement between Grantee and a Consumer pursuant to which natural gas owned by any party other than the Grantee shall be transported, distributed or sold through any portion of Grantee's Distribution System and under one of Grantee's tariffs or special contract for delivery to the Consumer.

O. "Transport Gas" shall mean all natural gas transported by Grantee pursuant to a Transportation Tariff Arrangement or by other agreement, but not sold by Grantee though Grantee's Distribution System to any Consumer or user located within the municipal corporate limits of the City.

P. "Transport Gas Consumer" shall mean a Consumer which uses Transport Gas.

Q. "Volumetric Rate" shall mean Three Percent (3%) of the Calculated Value of Transport Gas as determined by Grantee in accordance with the provisions of this definition. The Volumetric Rate Calculation Form incorporated herein as Exhibit "A" shall be used for the calculation of the Volumetric Rate; provided, that the Grantor enacts an ordinance as described in Paragraph 3.B(1) below, the three percent (3%) multiplier labeled "3% Bundled Franchise Fee Rate" set forth on "Exhibit A" shall be completed by Grantee and filed with the City Clerk of the City upon Grantee's acceptance of this franchise and annually by each July following acceptance. The calculation filed upon Grantee's acceptance of this franchise shall be effective from the date of such filing through and including December 31 of the next succeeding calendar year. The calculation filed by Grantee on July 31 in years following the year of acceptance of this franchise shall be effective on January 1 of the next succeeding calendar year through and including December 31 of such calendar year. The calculation shall be subject to review by the City for mathematical correctness and the City shall notify Grantee in writing within forty-five (45) calendar days after submission if the City deems such calculation to be incorrect. The volumetric rate calculation shall be based on the average of the average Settlement Prices for the twelve-month period beginning in July of the immediately preceding year and ending in June immediately preceding the July 31 calculation. The average Settlement Prices for each month during said twelve-month period shall be calculated by adding the Settlement Prices for such month and the previous eleven (11) months as

published and dividing by twelve. The average Settlement Prices for each of the twelve months shall then be summed and divided by twelve to determine the average of the average Settlement Prices and then multiplied by three percent (3%) to obtain the Volumetric Rate; provided, in the event the then-current average of the average Settlement Prices as calculated above and entered on the Volumetric Rate Calculation Form, attached as Exhibit "A" (see line designated on Exhibit "A" as "settlement price average"), exceeds the Index price for ONEOK Gas Transportation, L.L.C., that is listed in the issue of Platt's "Inside FERC's Gas Market Report" published on the first business day of the respective month ("Platt's Index price"), then the Platt's Index price shall be used to calculate the Volumetric Rate for that delivery month in lieu of the average of the average Settlement Prices entered on the Volumetric Rate Calculation Form (Exhibit "A") (*i.e.*, for that respective delivery month, the Volumetric Rate shall be determined by taking the Platt's Index price and multiplying that price by 3% or the then applicable increased percentage determined in the same manner set out in Paragraph 11.A(2) of this franchise).

R. "Volumetric Rate Fee" or "Volumetric Rate Fees" shall mean the fee or fees based on the Volumetric Rate to be collected and remitted to the City by Grantee as required by Paragraph 11.A(2) of this franchise upon the enactment of an ordinance as described in Paragraph 3.B(1).

SECTION 2. GRANT OF FRANCHISE

A. The Grantor hereby grants to Grantee for the term of twenty-five (25) years from the passage and voter approval of this Ordinance and the filing of a written acceptance by the Grantee, the right to enter upon the Public Ways to install, operate and maintain a Distribution System along, across, over and under the Public Ways for the privilege of transporting, distributing and/or selling gas to consumers and the public generally within the municipal corporate limits of the City.

B. The Ordinance shall have the effect of and shall be a contract between Grantor and Grantee and shall be the measure of the rights and liabilities of Grantor as well as Grantee.

C. The franchise granted by this Ordinance is not exclusive and nothing herein shall be construed to divest the Grantor of its control and regulation of the Public Ways.

SECTION 3. FRANCHISE ASSIGNMENT, SALE OR LEASE

A. Grantee shall not have the right to assign, sell, lease, or otherwise transfer in any manner whatsoever to any third party not affiliated with Grantee the rights and privileges granted under this Ordinance except as hereinafter provided. Any assignment, sale, lease, or other transfer by the Grantee of the franchise granted

herein to any third party not affiliated with Grantee shall be ineffective and void unless:

(1) The proposed assignment, sale, lease or transfer shall be in writing;

(2) The prospective assignee, buyer, lessee or other transferee shall agree in writing to accept and become responsible for full performance of all conditions, covenants, obligations, and liabilities contained in this Ordinance; and

(3) Such writing shall be submitted to the City Clerk of the City.

This Subsection shall not apply to any arrangement which is in compliance with the provisions of Subsection B of this Section. This Section shall not apply to the use of any portion of Grantee's distribution system for the transportation, distribution or sale to any Consumer purchasing, receiving and using natural gas outside the municipal corporate limits of the City.

B. After the operative date of this Ordinance, Grantee shall have the right to enter into or continue to operate pursuant to any "Transportation Tariff Arrangement" or to enter into or continue any arrangement by which natural gas owned by any party other than Grantee shall be transported, distributed or sold through any portion of Grantee's Distribution System for delivery to any Consumer located within the municipal corporate limits of the City, subject to the following:

(1) Should Grantor, by separate ordinance, require persons transporting gas pursuant to a Transportation Tariff Arrangement to pay compensation to Grantor for use of the Public Ways in connection with the sale of Transport Gas, said compensation shall be calculated as a Volumetric Rate Fee and collected and remitted by Grantee as provided in Paragraph 11.A(2) of this Ordinance;

(2) The Transport Gas Consumer shall have obtained a license from the Grantor, if the Grantor shall have a licensing ordinance in effect, for the use of the Public Ways in connection with such transport of natural gas, and the Grantor shall have notified the Grantee in writing of such license.

SECTION 4. USE AND REPAIR OF THE PUBLIC WAYS

A. Grantee's Distribution System shall be erected, placed, and laid or otherwise installed, operated and maintained in such a manner as will, consistent with reasonable necessity, least interfere with other public uses of the Public Ways.

B. Before Grantee shall excavate or disturb the surface of any Public Way, Grantee shall comply with Mustang Code of Ordinances, Chapter 102, Article VI. If the work will be performed by an agent or contractor on behalf of Grantee, Grantee shall provide Grantor written notice with (1) the full legal name of the agent or contractor, (2) the nature of the work to be performed, (3) the dimensions and

exact location where the work will be performed, and (4) the period of time when the work will be performed. In case of an emergency when necessary for preservation of life or property, excavation may be started prior to issuance of a permit in compliance with Sec. 102-341(e) of the Mustang Code of Ordinances. This provision shall not exempt any party from Grantor's licensing requirement as set forth in Mustang Code of Ordinances, Chapter 102, Article VI, Division 2.

C. Upon Grantee's failure to commence or complete any construction, maintenance or restoration work required by this Ordinance with due diligence and dispatch, the Grantor may cause such work to be done after written notice to Grantee, given so as to afford Grantee an opportunity to commence and complete such work within a reasonable time. The cost of such construction, maintenance or restoration incurred by Grantor upon Grantee's failure shall then be charged and collected from the Grantee.

D. Grantor reserves the right to make and enforce reasonable regulations concerning the construction of Grantee's Distribution System located within, along, across, over, or under the Public Ways and to reasonably designate where the Distribution System's works and pipelines shall be placed, so long as such regulations are not unreasonable nor in conflict with this Ordinance, the laws of the State of Oklahoma and the United States or the orders, rules or regulations of the Oklahoma Corporation Commission or other regulatory authority having jurisdiction over Grantee.

SECTION 5. REGULATION OF SERVICE

A. The Distribution System of the Grantee shall at all times be installed, operated and maintained in accordance with accepted good practice and in such condition as will enable the Grantee to furnish adequate and continuous service as required by the orders, rules and regulations of the Oklahoma Corporation Commission or other regulatory authority having jurisdiction. The requirements set forth in this Section shall not relieve Grantee of any other obligations set forth herein.

B. In the event that the Oklahoma Corporation Commission or other state regulatory authority shall be deprived of the authority to regulate Grantee, then Grantor shall have the authority to set rates, terms and conditions of service for transportation, distribution or sale of natural gas by Grantee within the municipal corporate limits of the City.

SECTION 6. DEPTH OF PIPELINES

After the operative date of this franchise, Grantee's main or lateral lines installed or replaced in Public Ways shall be installed or replaced at depths which comply with all applicable state and federal rules and regulations establishing minimum safety standards for the design, construction, maintenance and operation of pipelines, and with Grantor's ordinances. Depth shall be measured from the lower of existing grade or proposed future grade as set forth on plans or other specifications existing at the time such lines are installed or replaced.

SECTION 7. DUTY TO MOVE OR ALTER LINES

A. Grantor reserves the right to lay or permit to be laid cables, electric conduits, water, sewer, gas or other pipelines and to do or permit to be done any underground work deemed necessary and proper by the Grantor, along, across, over or under the Public Ways. In permitting such work to be done, the Grantor shall not be liable to the Grantee for any damage to Grantee's pipeline and unnecessarily occasioned, but this limitation shall not apply if Grantor or its agents or contractors are grossly negligent in causing said damage.

B. Whenever by reason of establishing a grade or changes in the grade of any street or in the location or manner of construction of any public way, cables, electric conduits, water, sewer, gas or other underground structures, it shall be deemed necessary by the Grantor to alter, change, adapt or conform any portion of Grantee's Distribution System located in the Public Ways, such alterations or changes shall be made within a reasonable time by the Grantee, as ordered in writing by the Grantor, without claim for reimbursement or compensation for damages against Grantor; provided, however, that this Section is not intended to require Grantee to alter, change, adapt or conform any portion of its Distribution System without reimbursement or compensation where the right to locate the same, whether by private right-of-way grant, utility easement or otherwise, was acquired prior to its location in the public way.

C. If Grantor shall require the Grantee to adapt or conform its Distribution System or in any way to alter, relocate or change its property to enable any other person, firm, corporation or entity (whether public or private), other than the Grantor, to use the Public Ways, the Grantee shall be reimbursed by the person, firm corporation or entity desiring or occasioning such change for any and all loss, cost or expense occasioned thereby.

D. "Person," "firm," "corporation," and "entity" as used in Subsection C of this Section shall not include regular departments of the Grantor, or any trust or authority formed by or for the benefit of Grantor for public utility purposes, but shall include any other agency or authority of the City, whether acting in a governmental or non-governmental capacity, including, but not limited to, any urban renewal authority, or any other agency or authority, which as a part of its program clears whole tracts of land within the municipal corporate limits and relocates citizens for the purpose of urban development or similar aims.

SECTION 8. INDEMNIFICATION OF GRANTOR

The Grantee shall indemnify, become responsible for and forever save harmless the Grantor from any and all damages, judgments, reasonable costs and expenses, including attorney fees, which the Grantor may suffer or incur, or which may be legally obtained against the Grantor, for or by reason of the negligent use, repair or occupation of any public way within the municipal corporate limits of the City by the Grantee or its agent or contractors pursuant to the terms of this Ordinance or resulting from the negligent exercise by the Grantee of any of its

privileges or by reason of its carrying on its business in the City (except where such damages, judgments, reasonable costs and expenses, including attorney fees, result from the negligence of Grantor or its agents or contractors); provided, however, that in the event of such claim or claims being prosecuted against the Grantor, the Grantee shall have the right to defend against the same, and to settle or discharge same in such manner as it may see fit, and the Grantor shall give prompt written notice to the Grantee of the presentation or prosecution of such claims.

SECTION 9. GRANTEE'S RULES AND REGULATIONS

The Grantee shall have the right to make and enforce such reasonable rules and regulations as it may deem necessary for the extension of its facilities, the sale of its gas and the prudent conduct of its business, provided that such rules and regulations shall neither be in conflict with the laws of the State of Oklahoma, with the orders, rules or regulations of the Oklahoma Corporation Commission or other regulatory authority having jurisdiction, nor with the ordinances and regulations of the Grantor insofar as they are consistent with the jurisdiction of the Oklahoma Corporation Commission or such other regulatory authority.

SECTION 10. INSPECTION OF RECORDS

Grantee shall permit Grantor or its agents to inspect, during regular business hours, the books, papers and records kept by Grantee in the ordinary course of business and pertaining to the natural gas business carried on by it in the City, such as plats, maps and atlases identifying Grantee's pipelines in the City, and the books and records necessary to verify the franchise fee payment provided for in Section 11 hereof. Notwithstanding the obligation herein, Grantee shall have the right to request the reasonable protection of proprietary information and to provide redacted documents or require Grantor or its agents to enter into such agreements pertaining to confidentiality as may reasonably protect the proprietary information of Grantee but which do not unreasonably frustrate the purposes of this Section. Grantor shall promptly notify Grantee in writing of areas newly annexed into or de-annexed from the corporate limits of Grantor, and Grantee shall update its records for the purpose of payment of franchise fees as soon as reasonably practicable after receiving such notice.

SECTION 11. CONSIDERATION FOR FRANCHISE: FRANCHISE FEE

A. In consideration for the rights and privileges enjoyed under this franchise, Grantee agrees to pay Grantor as follows:

(1) Grantee shall pay Grantor a franchise fee the sum of which is equal to Three Percent (3%) of the Gross Receipts received by Grantee, per billing period, from the transportation, distribution, and sale of natural gas for domestic, commercial or industrial consumption within the municipal corporate limits of the City. All sums due from Grantee shall be in lieu of all other franchise, license, or occupational taxes or fees, which may be levied or attempted to be levied on Grantee by the City.

(2) In the event that Grantor, pursuant to Paragraph 3.B(1) of this Ordinance, requires persons transporting gas pursuant to a Transportation Tariff Arrangement to pay compensation to Grantor for use of the Public Ways

in connection the sale of Transport Gas, said compensation shall be calculated as a Volumetric Rate fee for such Transport Gas, which shall be the sum equal to the then current Volumetric Rate multiplied by the number of Dth of Transport Gas reported or distributed through Grantee's facilities within the municipal corporate limits of the City by Grantee or by any third-party to transport customers for consumption within the City. Grantee will in that event collect such Volumetric Rate Fees from persons transporting gas pursuant to a Transportation Tariff Arrangement and remit the same to Grantor.

B. In the event a customer of Grantee does not pay a monthly bill from Grantee in full, Grantee shall prorate its payments of remissions to the City for sums due on that particular bill so that the amount actually paid by the customer to Grantee on the bill is distributed to Grantee for the natural gas commodity and transportation or distribution service and to the City for sums due on the bill in proportion to the percentage of the total bill actually paid by the customer. In the event Grantee actually collects any outstanding amounts due on a past due, unpaid or partially paid monthly bill to a customer, then Grantee shall pay Grantor its proportionate share of sums due to the City on such bill.

C. Grantee's franchise fee based upon a percentage of gross cash receipts or a volumetric rate shall be payable monthly on or before the 25th day of each month, on its gross cash receipts for the preceding calendar month.

D. All sums due from Grantee under this Section shall be in lieu of all other franchise, license, or occupation taxes or fees, which may be levied or attempted to be levied on Grantee by the City including, but not limited to, any permit fees, lane closure fees and similar fees or charges for construction, installation, maintenance or restoration work on the Distribution System within the Public Ways.

E. The City's chief administrative officer or his designee may waive the Volumetric Rate Fee or any part thereof due from a Transport Gas Consumer, but such waiver shall only be granted if:

(1) The Transport Gas Consumer could otherwise obtain its energy needs from another source that would not be subject to the fees imposed in Subparagraph 2 of Subsection 11.A above and sufficient evidence is produced by the Transport Gas Consumer so as to substantiate such alternative source; and

(2) Such alternative source, including all other fees, would be less than the cost of utilizing Grantee to furnish and transport the gas or transport alone, as the case may be.

F. Grantee shall update its records for the purpose of franchise fee payments as soon as reasonably practicable after receiving notice of such waiver.

G. Should Grantee accept any franchise from any other municipality in Oklahoma in which Grantee provides consumers with natural gas service, and should such other franchise provide for a franchise fee greater than the applicable rate specified above in Subparagraph ll(A)(l) of this ordinance for a specified class of service, whether domestic, commercial or industrial, then the franchise fee rate provided for herein for the same class of service in the City shall be automatically increased as of the date of Grantee's acceptance of the other franchise to such higher rate. Grantee will promptly notify the City of the acceptance of such franchise by such other municipality and the effective date thereof.

H. In the event the accounting rendered to Grantor by Grantee is found to be incorrect, then payment shall be made on the corrected amount, it being agreed that Grantor may accept an amount offered by Grantee, but the acceptance thereof by Grantor shall not be deemed a settlement of such item if the amount is in dispute or later found to be incorrect. Grantee shall have no obligation, however, to make payment upon Transport Gas for which Grantee has not been paid. Grantee shall provide notice to Grantor of such delinquent accounts within ninety (90) days and Grantor shall hold Grantee harmless from the cost or liability for the collection of franchise fees on such delinquent accounts.

I. Grantor agrees that the franchise fee percentage rate set forth in Subsection 11.A, at Paragraphs (1) and (2), of this Ordinance shall in no event exceed the percentage rate hereafter approved to calculate any fee paid to Grantor by any other person or entity for use of the Public Ways if such fee or volumetric rate is based in any way on the amount of revenues or gross receipts from the transportation, distribution, or sale of natural gas or electric energy, excluding any municipally-owned electric utility, by such other person or entity to ultimate Consumers within the City. If at any time after the effective date of this Ordinance the fee or rate required to be paid by another is less than the percentage rate set forth in Paragraphs A(1) or (2) of Section 11, then the percentage rate set forth in Paragraphs A(1) or (2) of Section 11 of this Ordinance shall be reduced to equal such lesser percentage rate on the date such lesser percentage rate becomes effective and without any further action by the City or the qualified electors residing therein.

SECTION 12. CONDITIONS OF FRANCHISE

This contract, franchise, grant and privilege is granted and accepted under and subject to all applicable laws and under and subject to all of the orders, rules, and regulations now or hereafter adopted by governmental bodies now or hereafter having jurisdiction.

SECTION 13. INVALIDITY OF ORDINANCE

If any clause, sentence, or section of this Ordinance shall be held to be invalid, it shall not affect the remaining portions of this Ordinance, which shall remain valid and effective as if such invalid provision did not exist, although the parties shall be entitled to a judicial interpretation or construction of this Ordinance to address the validation of such provision by minimal

amendment thereof. Further, should any governmental body now or hereafter having jurisdiction determine that Grantee shall not be permitted to collect in whole or in part the compensation due Grantor by others for Transport Gas as set forth in Paragraph (2) of Subsection B of Section 3 and Paragraph (2) of Subsection A of Section 11 of this Ordinance, Grantee shall thereafter have no obligation to make such payment to Grantor and Paragraph (2) of Subsection B of Section 3 and Paragraph (2) of Subsection A of Section 11 shall be of no force and effect.

SECTION 14. ELECTION REQUIRED

This Ordinance shall not become operative until it shall be approved by a majority of the qualified electors voting thereon residing within the municipal corporate limits of the City at an election called for that purpose, and a special election is hereby called for the purpose of submitting to the qualified electors residing in said City, the question of approval or disapproval of this Ordinance, which election shall be set by Grantor within ninety (90) days after the effective date of this Ordinance by issuing a resolution calling the election and providing due and lawful notice of such election and submission of said question to the electors of said City as prescribed by law and the Charter and ordinances of the City.

SECTION 15. ACCEPTANCE, OPERATIVE AND EFFECTIVE DATE; EMERGENCY

In the event this Ordinance is approved by a majority vote of said electors voting thereon at said election, the Grantee shall file with the City Clerk, within thirty days after the official canvass of the votes and declaration by the City Council of the results thereof, a written acceptance. This Ordinance shall become *operative* on the date of filing of such acceptance.

An emergency is hereby declared to exist by reason of the fact that no other person, firm or corporation has a franchise to furnish natural gas to residents and inhabitants of the City, and for the preservation of the public peace, health and safety, and by reason whereof this Ordinance shall be *effective* immediately from and after its passage, approval and publication.

SECTION 16. REPEALER

Each and every other ordinance or part thereof which is directly in conflict with any provision herein as to the grant of a franchise for natural gas services and the regulation thereof is hereby repealed.

SECTION 17. SEVERABILITY

The provisions of this Ordinance are severable, and if any part or provision hereof shall be adjudged invalid by any court of competent jurisdiction, such adjudication shall not affect or impair any of the remaining parts or provisions hereof.

PASSED and the emergency clause ruled upon separately and passed and approved by the City Council of the City of Mustang, Oklahoma, this ____ day of _____, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED:

_____
City Attorney

Exhibit "A"

The City of Mustang, Oklahoma
Volumetric Rate Calculation Form
For the Transportation of Natural Gas in Pipelines Located in the City of Mustang, Oklahoma

Based on the NYMEX settlement prices for each month of the twelve forward months as occurred on the 15th of each month, published the following business day.

Source: *Wall Street Journal*
Deadline: Form must be filed each year with the City Clerk by July 31 and notice sent to the Natural Gas Companies.

Month	Last Year **Jul 15**	Last Year **Aug 15**	Last Year **Sep 15**	Last Year **Oct 15**	Last Year **Nov 15**	Last Year **Dec 15**	This Year **Jan 15**	This Year **Feb 15**	This Year **Mar 15**	This Year **Apr 15**	This Year **May 15**	This Year **Jun 15**
Aug Last Year												
Sep Last Year												
Oct Last Year												
Nov Last Year												
Dec Last Year												
Jan Current Year												
Feb Current Year												
Mar Current Year												
Apr Current Year												
May Current Year												
Jun Current Year												
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Oct Current Year												
Nov Current Year												
Dec Current Year												
Jan Next Year												
Feb Next Year												
Mar Next Year												
Apr Next Year												
May Next Year												
Jun Next Year												
Avg Settlement Price												

July ____ through June ____ settlement price average	
X. Bundled Franchise Fee Rate	%
= Volumetric Rate/MCF	

Note: If the 15th of the month falls on a week-end or holiday, then use the next business day settlement price.

Agenda Item No: G.8

Mustang City Council Agenda Item Report

Meeting Date: September 1, 2026
Submitted by: Chance Deaton
Submitting Department: Law
Item Type: Ordinance
Agenda Section: DISCUSSION ITEMS

Subject Title:

Consideration of and possible action on the emergency clause contained in Section 15 of Ordinance No. 1360, an emergency being declared to exist by reason of the fact that no other person, firm, or corporation has a franchise to furnish natural gas to the residents and inhabitants of the City of Mustang, and for the preservation of the public peace, health, and safety, by reason whereof said Ordinance shall be effective immediately from and after its passage, approval, and publication.

Recommendation:

Consideration of and possible action on the emergency clause contained in Section 15 of Ordinance No. 1360, an emergency being declared to exist by reason of the fact that no other person, firm, or corporation has a franchise to furnish natural gas to the residents and inhabitants of the City of Mustang, and for the preservation of the public peace, health, and safety, by reason whereof said Ordinance shall be effective immediately from and after its passage, approval, and publication.

Initiator:
Chance Deaton

Background:
Ordinance No. 1360 grants ONE Gas, Inc. (d/b/a Oklahoma Natural Gas) a non-exclusive, 25-year franchise to use City rights-of-way to install, operate, and maintain its natural gas distribution system within Mustang. The document appears to follow ONG's standard statewide franchise form, with Mustang-specific references inserted â€” notably a cross-reference to Mustang Code of Ordinances, Chapter 102, Article VI for excavation permitting and licensing.
Under Okla. Const. art. XVIII, Â§ 5(a), a municipal franchise cannot run longer than 25 years and must

be approved by a majority of voters at a general or special election, which must be held within 90-days after the Ordinance is approved by City Council. This ordinance is written to that framework.

Financial Impact:

Staff Comments:
This document appears to follow ONG's standard statewide franchise form with Mustang-specific references inserted to cross-reference certain Mustang Ordinances. Key Terms:
-Length: 25 years from voter approval and ONG's written acceptance (maximum length allowed for municipal franchise under Oklahoma's Constitution)
-Exclusivity: Non-exclusive. City retains full control and regulation of the public ways.
-Franchise Fee: 3% of gross receipts from gas distributed within City limits (subject to rate-adjustment described below)

Other points to consider:
- the 3% fee is "in lieu of" other charges. Sections 11.A(1) and 11.D make the franchise fee a substitute for all other franchise, license, and occupation taxes, and for permit fees, lane-closure fees, and similar right-of-way construction charges. ONG does not pay those separately.
-Two automatic rate adjustment clauses that run in opposite directions: (1) Section 11.G (favorable to City): if ONG later accepts a higher franchise fee rate from any other Oklahoma municipality, Mustang's rate automatically increases to match, without further action needed from City; (2) Section 11.I (favorable to ONG, but subject to City control): If Mustang ever charges any other gas or electric right-of-way user a lower revenue-based rate, ONG's rate automatically drops to match without further City approval.
-Standard protections are present: Indemnification of the City for ONG's negligence (Sec. 8); City audit rights over ONG's books and maps (Sec. 10); compliance with Mustang's excavation permitting code (Sec. 4.B); City authority to do the work and bill ONG if ONG fails to restore public ways (Sec. 4.C); and pipeline depth standards tied to state and federal safety rules (Sec. 6).

Recommendation: 1. Consider voting to approve ordinance as drafted. Ordinance has completed legal review and accepted revisions from both sides, and is ready to be adopted should Council vote to do so. 2. Schedule the election. Passage of the ordinance starts a 90-day clock to call a special election. Staff should coordinate with the Canadian County Election Board on the next available date and confirm statutory notice deadlines.

Attachments: