Minutes of the Claremore City Council Regular Meeting
Claremore, Oklahoma May 18, 2026
City Hall Council Chambers, 104 S. Muskogee Ave., Claremore, OK

CALL TO ORDER

Meeting called to order by Mayor Debbie Long at 6:02 P.M.

Mayor Long asked Deputy City Clerk Lisa Rogers to call the role and note that members are present/absent as indicated below:

Present: Melissa Cottom, Josh Fellman, Justin Michael, Brian Callender, Debbie Long, Jonathan Bruckerhoff, Holly Bowlby, Herb McSpadden, Lindsey Erwin
Absent:
Staff Present: John Feary, Stan Brown, Adam Heavin, Lisa Rogers, Tim White, Meggie Froman-Knight, Sean Douglas, Andrew Knife Chief, Brent Bruner, Greg Stone, Matt Hart

Invocation by Scott Mitchell, Redbud Church

CALL TO THE PUBLIC

None.

ACCEPTANCE OF THE AGENDA

Motion by Michael, second by Fellman that the agenda for the Regular Claremore City Council meeting of May 18, 2026 be approved as written. Roll call vote: Cottom, yes; Fellman, yes; Michael, yes; Callender, yes; Long, yes; Bruckerhoff, yes; Bowlby, yes; McSpadden, yes and Erwin, yes. Motion carried.

MAYOR'S REPORT & APPOINTMENTS

The Mayor thanked everyone for being here.

AWARDS/PRESENTATIONS/COMMUNICATIONS

None.

STAFF REPORTS

None.

CURRENT BUSINESS

(1) Approve/Reject the following consent items:

- **(a) Minutes of the Regular Council Meeting on May 4, 2026.**
- **(b) All claims as printed.**
- **(c) Actual salary claims for pay periods ending April 25, 2026 in the amount of $684,986.52 and estimated salary claims to include contractual agreements for Fire**

Union Dues, Flexible Spending Accounts, Life Insurance, Fire Pension, Police Pension, Oklahoma Municipal Retirement Fund, Supplemental Vision, and Short/Long Term disability plans, and United Way Contributions for the next pay period in the amount of $700,000. Payroll at $700,000 amount to include payables.

(d) Approval of the May Power Cost Adjustment (PCA) of 0.019951.

(e) Approval to release the Right to Use Agreement between the City of Claremore and Grand River Dam Authority (GRDA) of a utility easement on property located in Section 33, Township 22 North, Range 16 East of the I.B.&M., Rogers County, State of Oklahoma.

Motion by Fellman, second by Bowlby to approve the consent items as listed. Roll call vote: Cottom, yes; Fellman, yes; Michael, yes; Callender, yes; Long, yes; Bruckerhoff, yes; Bowlby, yes; McSpadden, yes and Erwin, yes. Motion carried.

(2) Discussion and possible action on Resolution No. 2026-4, authorizing the Mayor to execute the CDBG release of funds documents and all related paperwork necessary to accept and administer the grant award for 19749 CDBG SC 22 and 19767 CDBG SC 21 (Andrew Knife Chief).

They are preparing to go out for bid on this project with an anticipated start date this summer. It is a sanitary sewer replacement project.

Motion by McSpadden, second by Fellman to approve Resolution No. 2026-4, authorizing the Mayor to execute the CDBG release of funds documents and all related paperwork necessary to accept and administer the grant award for 19749 CDBG SC 22 and 19767 CDBG SC 21. Roll call vote: Cottom, yes; Fellman, yes; Michael, yes; Callender, yes; Long, yes; Bruckerhoff, yes; Bowlby, yes; McSpadden, yes and Erwin, yes. Motion carried.

(3) Discussion and possible action on Resolution No. 2026-5, authorizing the Mayor or designee to execute the Federal Railroad Association (FRA) Grant agreement and any related documents necessary to accept and administer the Railroad Crossing Elimination Program grant award for the Claremore Rail Corridor Revitalization project (Andrew Knife Chief).

This will allow signing of the required agreements for the grant. For the revitalization of railroad areas, they will be doing studies on over and/or under bridges for areas. This has a 3 year planning phase and is a shared match grant.

Motion by Fellman, second by Bruckerhoff to approve Resolution No. 2026-5, authorizing the Mayor or designee to execute the Federal Railroad Association (FRA) Grant agreement and any related documents necessary to accept and administer the Railroad Crossing Elimination Program grant award for the Claremore Rail Corridor Revitalization project. Roll call vote: Cottom, yes; Fellman, yes; Michael, yes; Callender, yes; Long, yes; Bruckerhoff, yes; Bowlby, yes; McSpadden, yes and Erwin, yes. Motion carried.

(4) Discussion and possible action on Ordinance No. 2026-10, amending the Master Project Plan relating to the Claremore Industrial Park; removing property from the boundaries of the Master District; and redefining the Master District (Meggie Froman-Knight).

This is limited to specific parcels within the Industrial Park.

Motion by Fellman, second by Erwin to approve Ordinance No. 2026-10, amending the Master Project Plan relating to the Claremore Industrial Park; removing property from the boundaries of the Master District; and redefining the Master District. Roll call vote: Cottom, yes; Fellman, yes; Michael, yes; Callender, yes; Long, yes; Bruckerhoff, yes; Bowlby, yes; McSpadden, yes and Erwin, yes. Motion carried.

(5) Presentation on Project Mustang by Beale Infrastructure.

Lauren with Beale presented. She showed the location of the project within the industrial park, site layout, project benefits summary, all of the taxing entities that approved the project agreement, and addressed community concerns that they have seen discussed.

(6) Public hearing for the purpose of giving the public an opportunity to be heard prior to any City Council vote on the proposed Mustang Data Center Economic Development Project Plan.

Motion by Fellman, second by Bruckerhoff to open the public hearing. Roll call vote: Cottom, yes; Fellman, yes; Michael, yes; Callender, yes; Long, yes; Bruckerhoff, yes; Bowlby, yes; McSpadden, yes and Erwin, yes. Motion carried. Time opened: 6:22 p.m.

The following people spoke during the public hearing: David Bowlby, James Gilles, Dean Sharp, Tony Sullivan, Christabel Thomas, Susan O'Neal, Debby Casida, Alexander Miller, Tyler Hundley, Rick Reimer, Kris Gillham, Linda Palmer, Sarah Gray, Devon Schonholtz, Eduardo Gutierrez, Kristen Carroll, Dustin Phelan, Isaac Erwin, Amber Robinson Rodriguez, Amber Ellis, Keith M, Lane Brown, Robert McDonald, Nancy Bethea, Sam Bethea, Darren Blanchard, William Sweet, Teresa Luce, Laci Sweet, Allyson Bockman, Glenna Steidley, Jeff Arnette, Lica Lees, Eldon Williamson, Charlotte Hrdlicka, Bill Hooker, and Ashley Bradshaw.

Cottom left the meeting from 7:59 pm to 8:02 pm.

Motion by Fellman, second by Bruckerhoff to close the public hearing. Roll call vote: Cottom, yes; Fellman, yes; Michael, yes; Callender, yes; Long, yes; Bruckerhoff, yes; Bowlby, yes; McSpadden, yes and Erwin, yes. Motion carried. Time opened: 6:22 p.m.

(7) Discussion and possible action on Ordinance No. 2026-11, for the Mustang Data Center Economic Development Project Plan and supporting Incentive Districts, City of Claremore, pursuant to the Oklahoma Local Development Act; identifying and establishing three incentive districts temporarily identified in the project plan as incentive districts "A," "B," and "C"; designating and adopting project area and incentive district boundaries; deferring

numerical designations and effective dates for the incentive districts; adopting certain findings; authorizing the City of Claremore and the Claremore Industrial and Economic Development Authority as the entities to carry out and administer the Project Plan; ratifying and confirming the actions, recommendations and findings of the review committee and the Claremore–Rogers County Metropolitan Area Planning Commission; approving and adopting a tax incentive agreement; and providing for repealer; providing for severability (John Feary).

Motion by Erwin, second by McSpadden to approve Ordinance No. 2026-11, for the Mustang Data Center Economic Development Project Plan and supporting Incentive Districts, City of Claremore, pursuant to the Oklahoma Local Development Act; identifying and establishing three incentive districts temporarily identified in the project plan as incentive districts “A,” “B,” and “C”; designating and adopting project area and incentive district boundaries; deferring numerical designations and effective dates for the incentive districts; adopting certain findings; authorizing the City of Claremore and the Claremore Industrial and Economic Development Authority as the entities to carry out and administer the Project Plan; ratifying and confirming the actions, recommendations and findings of the review committee and the Claremore–Rogers County Metropolitan Area Planning Commission; approving and adopting a tax incentive agreement; and providing for repealer; providing for severability. Roll call vote: Cottom, no; Fellman, yes; Michael, yes; Callender, yes; Long, yes; Bruckerhoff, yes; Bowlby, no; McSpadden, yes and Erwin, yes. Motion carried.

(8) Discussion and possible action on a Development Agreement with Mustang Tulsa Holdings, LLC (John Feary).

The Development Agreement includes all of the specifics for infrastructure and development of the site, establishes community betterment payments and infrastructure payments for any needed upgrades or improvements.

Motion by McSpadden, second by Fellman to approve the Development Agreement with Mustang Tulsa Holdings, LLC. Roll call vote: Cottom, no; Fellman, yes; Michael, yes; Callender, yes; Long, no; Bruckerhoff, yes; Bowlby, no; McSpadden, yes and Erwin, yes. Motion carried.

(9) Discussion and possible action on Ordinance No. 2026-12, relating to Electric Service amending Section 50.03 of the Code of Ordinances, adding definitions for Mega Load Users (John Feary).

Adds specific definitions for mega load users to our Electric Service ordinance. It also specifies that mega load users will bear all costs.

Motion by Fellman, second by Michael to approve Ordinance No. 2026-12, relating to Electric Service amending Section 50.03 of the Code of Ordinances, adding definitions for Mega Load Users. Roll call vote: Cottom, yes; Fellman, yes; Michael, yes; Callender, yes; Long, yes; Bruckerhoff, yes; Bowlby, yes; McSpadden, yes and Erwin, yes. Motion carried.

ADJOURNMENT

Motion by Callender, second by Fellman to adjourn. Roll call vote: Cottom, yes; Fellman, yes; Michael, yes; Callender, yes; Long, yes; Bruckerhoff, yes; Bowlby, yes; McSpadden, yes and Erwin, yes. Motion carried.

Meeting adjourned at 9:23 P.M.

Lisa M. Rogers

Lisa M. Rogers, CMC
Deputy City Clerk

Minutes of the Claremore Cultural Development Authority Regular Meeting
Claremore, Oklahoma May 18, 2026
City Hall Council Chambers, 104 S. Muskogee Ave., Claremore, OK

CALL TO ORDER

Meeting called to order by Mayor Debbie Long at 9:23 P.M.

Mayor Long asked Deputy City Clerk Lisa Rogers to call the role and note that members are present/absent as indicated below:

Present: Melissa Cottom, Josh Fellman, Justin Michael, Brian Callender, Debbie Long, Jonathan Bruckerhoff, Holly Bowlby, Herb McSpadden, Lindsey Erwin

Absent:

Staff Present: John Feary, Stan Brown, Adam Heavin, Lisa Rogers, Tim White, Meggie Froman-Knight, Sean Douglas, Andrew Knife Chief, Brent Bruner, Greg Stone, Matt Hart

Councilor Cottom left the meeting at 9:24 P.M.

ACCEPTANCE OF THE AGENDA

Motion by Bruckerhoff, second by Michael that the agenda for the Regular CCDA meeting of May 18, 2026 be approved as written. Roll call vote: Fellman, yes; Michael, yes; Callender, yes; Long, yes; Bruckerhoff, yes; Bowlby, yes; McSpadden, yes and Erwin, yes. Motion carried.

CURRENT BUSINESS

(1) Approve/Reject the following consent items:

(a) Minutes of the Regular Claremore Cultural Development Authority Meeting on May 4, 2026.

(b) All claims as printed.

Motion by Bruckerhoff, second by Michael to approve the consent items as listed. Roll call vote: Fellman, yes; Michael, yes; Callender, yes; Long, yes; Bruckerhoff, yes; Bowlby, yes; McSpadden, yes and Erwin, yes. Motion carried.

ADJOURNMENT

Motion by Michael, second by Callender to adjourn. Roll call vote: Fellman, yes; Michael, yes; Callender, yes; Long, yes; Bruckerhoff, yes; Bowlby, yes; McSpadden, yes and Erwin, yes. Motion carried.

Meeting adjourned at 9:25 P.M.

Lisa M. Rogers

Lisa M. Rogers, CMC
Deputy City Clerk

Minutes of the Claremore Public Works Authority Regular Meeting
Claremore, Oklahoma May 18, 2026
City Hall Council Chambers, 104 S. Muskogee Ave., Claremore, OK
CALL TO ORDER

Meeting called to order by Mayor Debbie Long at 6:05 P.M.

Mayor Long asked Deputy City Clerk Lisa Rogers to call the role and note that members are present/absent as indicated below:

Present: Josh Fellman, Justin Michael, Brian Callender, Debbie Long, Jonathan Bruckerhoff, Holly Bowlby, Herb McSpadden, Lindsey Erwin
Absent: Melissa Cottom
Staff Present: John Feary, Stan Brown, Adam Heavin, Lisa Rogers, Tim White, Meggie Froman-Knight, Sean Douglas, Andrew Knife Chief, Brent Bruner, Greg Stone, Matt Hart

ACCEPTANCE OF THE AGENDA

Motion by Fellman, second by Bruckerhoff that the agenda for the Regular CPWA meeting of May 18, 2026 be approved as written. Roll call vote: Fellman, yes; Michael, yes; Callender, yes; Long, yes; Bruckerhoff, yes; Bowlby, yes; McSpadden, yes and Erwin, yes. Motion carried.

CURRENT BUSINESS

(1) Approve/Reject the following consent items:

- **(a) Minutes of the Regular Claremore Public Works Authority Meeting on May 4, 2026.**
- **(b) All claims as printed.**
- **(c) Approval of Burns & McDonnell Pay App #24 in the amount of $857,207.41 for the Water Treatment Plant Improvement project (Garrett Ball).**
- **(d) Approval of City of Claremore invoice #5-11-26 in the amount of $2,338.36 for reimbursement of credit card purchases related to the Water Treatment Plant Improvement project (Garrett Ball).**

Motion by Michael, second by Bruckerhoff to approve the consent items as listed. Roll call vote: Fellman, yes; Michael, yes; Callender, yes; Long, yes; Bruckerhoff, yes; Bowlby, yes; McSpadden, yes and Erwin, yes. Motion carried.

(2) Discussion and possible action on the Claremore Retail Electric Agreement (RESA) with Mustang Power, LLC (John Feary).

Motion by Fellman, second by Bruckerhoff to approve the Claremore Retail Electric Service Agreement (RESA). Roll call vote: Fellman, yes; Michael, yes; Callender, yes; Long, yes; Bruckerhoff, yes; Bowlby, yes; McSpadden, yes and Erwin, yes. Motion carried.

(3) Discussion and possible action on the Claremore Electric Tariff Rate Schedule RXL-Extra Large Load (John Feary).

Applies to firm power; up to 250 megawatts.

Motion by McSpadden, second by Fellman to approve the Claremore Electric Tariff Rate Schedule RXL-Extra Large Load. Roll call vote: Fellman, yes; Michael, yes; Callender, yes; Long, yes; Bruckerhoff, yes; Bowlby, yes; McSpadden, yes and Erwin, yes. Motion carried.

(4) Discussion and possible action on the Claremore Electric Tariff Rate Schedule SSXL-Supplemental Supply Extra Large Load (John Feary).

Applies to extra power a mega load user might have to get from the market beyond GRDA.

Motion by Michael, second by Bruckerhoff to approve the Claremore Electric Tariff Rate Schedule SSXL-Supplemental Supply Extra Large Load. Roll call vote: Fellman, yes; Michael, yes; Callender, yes; Long, yes; Bruckerhoff, yes; Bowlby, yes; McSpadden, yes and Erwin, yes. Motion carried.

(5) Discussion and possible action on Exhibit H, Large Load Agreement with Grand River Dam Authority (GRDA (John Feary).

Exhibit that is part of the City's Power Purchase Agreement with GRDA with details for the Large Load Users.

Motion by Michael, second by Bruckerhoff to approve Exhibit H, Large Load Agreement with Grand River Dam Authority (GRDA). Roll call vote: Fellman, yes; Michael, yes; Callender, yes; Long, yes; Bruckerhoff, yes; Bowlby, yes; McSpadden, yes and Erwin, yes. Motion carried.

ADJOURNMENT

Motion by Michael, second by Fellman to adjourn**.** Roll call vote: Fellman, yes; Michael, yes; Callender, yes; Long, yes; Bruckerhoff, yes; Bowlby, yes; McSpadden, yes and Erwin, yes. Motion carried.

Meeting adjourned at 9:31 P.M.

Lisa M. Rogers

Lisa M. Rogers, CMC
Deputy City Clerk