

MINUTES
Sand Springs City Council
February 3, 2026 – 6:00 p.m.
Charles Page High School Cafeteria
500 North Adams Road
Sand Springs, Oklahoma 74063
www.sandspringsok.gov

MEMBERS PRESENT: Mayor James O. Spoon
Vice Mayor Cody Worrell
Councilor Matt Barnett
Councilor Mike Burdge
Councilor Erik Stuckey
Councilor Beau Wilson
Councilor Brian Jackson

ALSO PRESENT: City Manager Michael S. Carter
Assistant City Manager Brad Bates
City Attorney David L. Weatherford
City Clerk Janice L. Almy

ABSENT: None

The Sand Springs City Council met in special session on February 3, 2026, in the Charles Page High School cafeteria, 500 North Adams Road, Sand Springs, Oklahoma, 74063, pursuant to the special meeting notice filed with the City Clerk's office and posted at 8:10 a.m. on January 16, 2026, and special meeting agenda filed with the City Clerk's office and posted at 3:15 p.m. on January 29, 2026, on the display board located at the front entrance of the Sand Springs Municipal Building (City Hall), 100 East Broadway Street, Sand Springs, Oklahoma 74063 and the City of Sand Springs website.

1. Call to Order

Mayor Spoon called the meeting to order at the noted time of 6:00 p.m.

2. Roll Call

Mayor Spoon called for an individual roll call with members replying in the following manner:

Councilor Stuckey, here; Councilor Jackson, here; Councilor Burdge, here; Mayor Spoon, here; Vice Mayor Worrell, here; Councilor Barnett, here; Councilor Wilson, here.

Mayor Spoon welcomed those in attendance and provided an overview of the rules and process for the meeting.

It was noted that Council held an information meeting on January 20, 2026, followed by the Planning Commission Public Hearing on January 27, 2026, where citizens and guests were given an opportunity to speak.

It was also noted that all presentations and comments would be directed to the Council and that the meeting would be concluded at approximately 8:00 p.m.

Mayor Spoon recognized Assistant City Manager/City Planner Brad Bates.

Assistant City Manager/City Planner Brad Bates indicated he would present both Item Nos. 3 and 4 during his presentation.

3. Ordinance No. 1442 – Pertaining to Zoning Case SSZ-517 and Planned Unit Development PUD-039 (A-B)

A) Ordinance No. 1442 – Pertaining to Zoning Case SSZ-517 and Planned Unit Development PUD-039

B) Emergency Clause

Assistant City Manager/City Planner Brad Bates requested Council's approval, denial, amendment, or revision of Ordinance No. 1442, an ordinance regarding SSZ-517, a request to rezone 826+ acres from AG (Agriculture) to IL (Industrial Light) with a PUD overlay (PUD-039), a request to allow a PUD overlay on 826+ acres; located on lands in Sections 2 and 3, Township 20 North, Range 11 East, and Sections 33, 34, and 35, Township 21 North, Range 11 East, commonly known as being at approximately 56th Street North and HWY 97 in Osage County, City of Sand Springs, Oklahoma; and approval, denial, amendment, or revision of the adoption of an Emergency Clause for the immediate preservation of peace, public health, safety, and welfare for Ordinance No. 1442.

Assistant City Manager/City Planner Brad Bates provided an overview of Ordinance No. 1142 with a PUD overlay and the emergency clause, as well as an overview and results of the January 27, 2026, Sand Springs Planning Commission meeting, recommending approval of said ordinance with a vote 6-1-0.

AND

4. Resolution No. 26-12 – Comprehensive Plan Amendment SSCPA-007

Assistant City Manager/City Planner Brad Bates requested Council's approval, denial, amendment, or revision of Resolution No. 26-12, a resolution to amend the Sand Springs Comprehensive Plan from a Residential Land Use Designation to an

Industrial/Regional Employment Land Use Designation of 826+ acres, all located on lands in Sections 2 and 3, Township 20 North, Range 11 East, and Sections 33, 34, and 35, Township 21 North, Range 11 East, commonly known as being at approximately 56th Street North and HWY 97 in Osage County, City of Sand Springs, Oklahoma.

Assistant City Manager/City Planner Brad Bates provided an overview of Resolution No. 26-12.

Following the overviews, Mayor Spoon requested questions from the City Council.

There being none, Mayor Spoon recognized the applicant Mr. Lou Reynolds, on behalf of the property owner Alan Ringle.

Mr. Reynolds provided a PowerPoint presentation for the proposed *Project Spring*, including conceptual drawings and photos, conceptual site plan, PUD-039 overlay including additional improvements to the current requirements.

Mr. Reynolds requested approval of Ordinance No. 1442 pertaining to Zoning Case SSZ-517 and Planned Unit Development PUD-039 with an emergency clause.

Following the PowerPoint presentation, Mayor Spoon requested questions from the City Council.

There being none, Mayor Spoon recognized Jeff Eigenbrood with White Rose Partners.

Mr. Eigenbrood introduced representatives from White Rose Partners, Google, Kimley Horn, and others from the design team for the proposed *Project Spring*.

J. T. Toliver, Data Center Facilities Lead, Oklahoma with Google, provided an overview of the economic development benefits a data center would bring to the city, including jobs and indirect benefits from construction materials and supplies, and sales from employees and construction teams making purchases (shopping/eating) in the city.

Mr. Eigenbrood provided additional information regarding the direct financial benefits, including tax agreements for both Sand Springs and Anderson schools, the city through the franchise agreement with Public Service Company of Oklahoma (PSO), and additional payments to the schools, as well as \$20m community development donation.

Mr. Brent Massey, Civil Engineer, Project Lead with Kimley-Horn, provided an overview of the conceptual site plan, buildings, and the various access (one main, and two emergency accesses) on HWY 97, with tentative construction to begin in 2027.

Casey Reimann, Mechanical, Plumbing, and Electrical Engineer with Kimley-Horn, provided an overview of the proposed cooling technology.

Mr. Brent Massey, Civil Engineer, Project Lead with Kimley-Horn, provided additional information regarding the water, wastewater, stormwater, light, and sound requirements at the local, state, and federal levels.

Mr. Tom Meshek, Independent Consultant Civil Traffic and Land Surveyor, provided an overview of various ODOT traffic information, including safety, traffic studies, and ingress/egress for the subject project.

Ms. Amanda Miller, Biologist/Environment Professional with Kimley-Horn, provided an overview of local, state, and federal requirements (EPA, DEQ, NWRB, USACE, etc.) relating to environmental items.

Mr. Brent Massey, Civil Engineer, Project Lead with Kimley-Horn, provided an overview of local, state, and federal requirements for permitting and monitoring of emissions.

Mr. Jeff Eigenbrood informed Council that PSO has conducted several studies and can provide the power needed and requested.

Following the additional overviews, Mayor Spoon requested questions from City Council.

There being none, Mayor Spoon recognized Sand Springs Schools Superintendent Sherry Durkee.

Ms. Sherry Durkee, Sand Springs Schools Superintendent, informed Council that she will always advocate for education and the school system and that on-going negotiations with White Rose Partners and Google will make things happen for our children, as well as provide job development and opportunities for our students.

At the noted time of 7:00 p.m., Mayor Spoon called on designated speakers and those that had not spoken before regarding the proposed land use and data center.

The following citizens/guests spoke in opposition to the proposed data center:

Michael Patton, representative of Land Legacy; Charley Pearson, Kyle Schmidt, Chandra Ingram, Herbert Neal Blevins, Mike Miller, Alex Darron, Mallory (unknown)

last name), Cathy Wood, Kennedy (unknown last name), Shelby Weaver, Mitch Rocker, Nicole Ross, and Krista Cambell Putnam.

The following citizens/guests spoke in support of the proposed data center:

Jason Charles, Troy Zickefoose, Mary Eubanks, and Dustin Lewis.

It was noted that Ron Durbin was given three minutes to speak, but due to a disruption by someone in attendance, police were called in to restore order. Mr. Durbin did not make any additional comments following the disruption.

Following comments, Mayor Spoon provided an overview of the items to consider relating to Agenda Items 3(A-B) and 4.

Mayor Spoon requested questions, or the need for clarification on information provided, from Council.

There being no questions or requests for clarification, Mayor Spoon called for a motion regarding Agenda Item 3(A) – Ordinance No. 1442 – Pertaining to Zoning Case SSZ-517 and Planned Unit Development PUD-039.

A motion was made by Councilor Stuckey and seconded by Councilor Jackson that Ordinance No. 1442, an ordinance regarding SSZ-517, a request to rezone 826+ acres from AG (Agriculture) to IL (Industrial Light) with a PUD overlay (PUD-039), a request to allow a PUD overlay on 826+ acres; located on lands in Section 2 and 3, Township 20 North, Range 11 East, and Sections 33, 34, and 35, Township 21 North, Range 11 East, commonly known as being at approximately 56th Street North and HWY 97 in Osage County, City of Sand Springs, Oklahoma, as presented, be approved.

Mayor Spoon called for the vote recorded as follows:

Councilor Stuckey, yes; Councilor Jackson, yes; Councilor Burdge, yes; Mayor Spoon, yes; Vice Mayor Worrell, yes; Councilor Barnett, yes; and Councilor Wilson, no.

The motion carried 6-1-0.

Mayor Spoon called for a motion regarding Agenda Item 3(B) – Emergency Clause.

A motion was made by Councilor Burdge and seconded by Vice Mayor Worrell that the adoption of an Emergency Clause for the immediate preservation of peace, public health, safety, and welfare for Ordinance No. 1442, as presented, be approved.

Mayor Spoon called for the vote recorded as follows:

Councilor Stuckey, yes; Councilor Jackson, yes; Councilor Burdge, yes; Mayor Spoon, yes; Vice Mayor Worrell, yes; Councilor Barnett, yes; and Councilor Wilson, no.

The motion carried 6-1-0.

Mayor Spoon called for a motion regarding Agenda Item 4 – Resolution No. 26-12 – Comprehensive Plan Amendment SSCPA-007.

A motion was made by Councilor Stuckey and seconded by Councilor Jackson that Resolution No. 26-12, a resolution to amend the Sand Springs Comprehensive Plan from a Residential Land Use Designation to an Industrial/Regional Employment Land Use Designation of 826+ acres, all located on lands in Sections 2 and 3, Township 20 North, Range 11 East, and Sections 33, 34, and 35, Township 21 North, Range 11 East, commonly known as being at approximately 56th Street North and HWY 97 in Osage County, City of Sand Springs, Oklahoma, as presented, be approved.

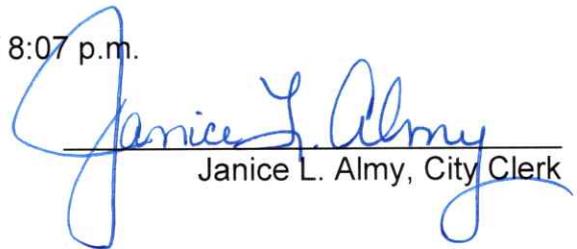
Mayor Spoon called for the vote recorded as follows:

Councilor Stuckey, yes; Councilor Jackson, yes; Councilor Burdge, yes; Mayor Spoon, yes; Vice Mayor Worrell, yes; Councilor Barnett, yes; and Councilor Wilson, no.

The motion carried 6-1-0.

5. Adjournment

The meeting adjourned at the noted time of 8:07 p.m.


Janice L. Almy, City Clerk