

**AGENDA SUMMARY – MEETING OF THE CITY COUNCIL  
GEORGE FINA MUNICIPAL BUILDING - 314 EDMOND ROAD NORTHWEST  
Monday, January 22, 2018 6:30pm**

**MEMBERS PRESENT:** Mayor Valerie Thomerson, Councilman John Brown, Councilman Albert Gliemann, Mayor Pro Tem Bobby Williamson, Councilwoman Melissa Ashford, and Councilman Kevan Blasdel.

**ABSENT:** None

**STAFF PRESENT:** City Clerk Jennifer Smith, Community Development Supervisor Kayla Cornett, City Manager Jason Orr, Police Chief Scott Singer, Fire Chief Andy Logan, and City Secretary Valorie Cumming.

1. **CALL TO ORDER** - Mayor Valerie Thomerson called the City Council meeting to order at 6:33 pm.
2. **ROLL CALL** - City Clerk Jennifer Smith called roll and a quorum was present.
3. **FLAG SALUTE** – Flag salute was led by City Manager Jason Orr.
4. **INVOCATION** – Invocation was led by Police Chief Scott Singer.
5. **CONSENT AGENDA** - All items on the consent agenda are non-controversial and may be approved by one motion for items.
  - a) Approval of Minutes for the City Council Meeting on December 18, 2017.
  - b) Approval of Minutes for the Special City Council Meeting on January 10, 2018.
  - c) Recognition/Approval of Purchase Order/Disbursements for the City (Claims List).
  - d) Recognition/Approval of December 2018 Financial Statements.
  - e) Approval of an updated non-profit fee waiver policy.
  - f) Approval of an Agreement for Municipal Code Management.

Councilman Kevan Blasdel made a motion to approve the consent agenda. Motion was **seconded** by Councilman John Brown.

**The Vote was:**

**AYE:** Councilman John Brown, Councilman Albert Gliemann, Mayor Pro Tem Bobby Williamson, Councilwoman Melissa Ashford, and Councilman Kevan Blasdel.

**NAY:** None

6. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

None

7. **HEARING OF CITIZENS** - Topics to include those items *not listed in the agenda*.

None

8. **BUSINESS ITEMS** –

a) Update from Rickey Hayes concerning economic development activity.

Rickey Hayes addressed the Council

- spoken with over 900 retailer and restaurants about all of my clients
- spoke with Gordon Puletz with Braum's about a Piedmont location
  - thought corner of Edmond and Piedmont would be a great location for the future
  - decided to move it down on Expressway near church
- have a great community with low to no crime and a high median income
- slow process due to problems with retail slowing down and everyone going to buy online
- suggest if you can't get it in Piedmont buy it online and get it shipped to you
- will take 3+ years to get anything built here
- a big box store will want to come one day
- if you have any questions or comments please let me know
- huge show in Las Vegas if you would like to join me to promote Piedmont
- increasing your rooftops will bring business
- Council must be open to business
- spoken with investor Mueller about purchase in downtown Piedmont for retail space
  - talking with Moe's

City Councilman John Brown addressed the Council

- have we looked at Cotton Patch
- what can we do to make us look more attractable to businesses
- get with City Manager Jason Orr to tell him what other cities are doing to promote themselves

Rickey Hayes addressed the Council

- Cotton Patch is looking for around 50,000 people in a 3-5-mile range
- Wagoner, OK has a Public Trust that bought up real estate
  - this land is used to help sweeten the deal for businesses
- would like to bring 3-4 City Managers and Community Development Directors from other cities to open a dialog for the City Council to learn and ask questions about what they do
- stay ahead of growth curve for water and sewer as it shows you are pro-growth
- process can take years but Piedmont's story is good

City Manager Jason Orr addressed the Council

- Manford is buying property at an acre and selling it at a foot
- creating a downtown master plan is a good idea

City Councilman Albert Gliedmann addressed the Council

- we will have resistance if we try to bring in large stores

Mayor Pro Tem Bobby Williamson addressed the Council

- deals for land and developers will possibly not happen without Rickey Hayes
- wants to look at extending UGB to include 164<sup>th</sup> and NW Expressway

b) Discussion and consideration on Piedmont Park Project finances examination.

Councilwoman Melissa Ashford addressed the Council

- nothing looked out of place when I reviewed it

City Manager Jason Orr addressed the Council

- spoke with PPP and they will have \$90,000 to hand over for future building

- City Attorney Mike Seagler said we can take ownership of it once liens have been lifted
- Eric Anderson is available if you have any questions at all

c) Presentation, discussion, consideration and possible action on Fire Protection Fee.

Fire Chief Andy Logan addressed the Council

- PMA residents in Okarche have asked why they are paying the \$1.50 fire fee as we are not the first responders for them
- have 300+- customers paying \$1.50 fee and not using us for their fire needs (\$5,400 a year)
- we have 3 options
  - make no changes
  - make an amendment to waive the fee
  - look at other cost associated with PMA and have them pay those

Councilman John Brown addressed the Council

- we respond as secondary emergency help in Okarche
- these residents are members of PMA and PMA has a debt to these loans
  - we can call it whatever we want but they need to pay it

City Clerk Jennifer Smith addressed the Council

- PMA has 3 loans
  - Fire Department pays one of those loans
  - the \$1.50 goes to two of the loans

City Manager Jason Orr addressed the Council

- we could change the wording in the resolution from fire fee to equipment debt fee or maintenance fee

Mayor Valerie Thomerson addressed the Council

- requested we clarify in resolution and change the name of the fee

- d) Conduct a public hearing on an Ordinance amending the City of Piedmont Code of Ordinances by amending Sections 1-4 and 1-4.a. of the subdivision regulations to increase jurisdiction from five (5) acres to ten (10) acres; providing for severability; repealing all conflicting ordinances or parts thereof; and declaring an emergency.

**\*\*A second public hearing is not mandated but has been requested by the City Council.\*\***

No public hearing was conducted.

- e) Discussion, consideration and possible action on an Ordinance amending the City of Piedmont Code of Ordinances by amending Sections 1-4 and 1-4.a. of the Subdivision Regulations to increase jurisdiction from five (5) acres to ten (10) acres; providing for severability; repealing all conflicting ordinances or parts thereof; and declaring an emergency.

Councilman John Brown addressed the Council

- requested Planning Commission look into this
- let's say you have 80 acres and divide it into 5-acre tracks that are zoned agricultural
  - right now, you don't have to do anything with the City and only have to file with the County
    - allows us to have some control on drainage, roads etc. and the City knows what is happening
  - wants a plat filed with the City and a drainage diagram that shows streets, utilities and size of lots

- once filed with the City the zoning would be changed to RE-5 which would put them under the subdivision regulations
- goal is City has a record and can change zoning from agricultural to something we can control
- wont burden builder they just have to show us and then change the zoning

Mayor Pro Tem Bobby Williamson addressed the Council

- has this been discussed with any landowners or developers
- not ready to vote on this item it needs more though

Councilman Kevan Blasdel addressed the Council

- what you are talking about is not what was brought to us this evening
- maybe Councilman John Brown needs to go during the day and explain to City what exactly he is requesting

Councilwoman Melissa Ashford addressed the Council

- this allows the City to regulate more

Mayor Valerie Thomerson requested we start from scratch on this item.

Councilman John Brown made a motion to continue item d to next month. Motion was **seconded** by Councilwoman Melissa Ashford.

**The Vote was:**

**AYE:** Councilman John Brown, Councilman Albert Gliechmann, Mayor Pro Tem Bobby Williamson, Councilwoman Melissa Ashford, and Councilman Kevan Blasdel.

**NAY:** None

- f) Conduct a public hearing on an Ordinance amending the City of Piedmont Code of Ordinances by amending Section 7-2(b) of the Zoning Ordinance by requiring an electronic copy of the layout or plot plan when an application for a building permit is submitted; providing for severability; repeal of conflicting ordinances; and declaring an emergency.

**\*\*A second public hearing is not mandated but has been requested by the City Council.\*\***

Councilman John Brown made a motion to open the public hearing at 7:36pm. Motion was **seconded** by Councilman Kevan Blasdel.

**The Vote was:**

**AYE:** Councilman John Brown, Councilman Albert Gliechmann, Mayor Pro Tem Bobby Williamson, Councilwoman Melissa Ashford, and Councilman Kevan Blasdel.

**NAY:** None

Councilman John Brown made a motion to close the public hearing as no one wished to speak at 7:36pm. Motion was **seconded** by Mayor Pro Tem Bobby Williamson.

**The Vote was:**

**AYE:** Councilman John Brown, Councilman Albert Gliechmann, Mayor Pro Tem Bobby Williamson, Councilwoman Melissa Ashford, and Councilman Kevan Blasdel.

**NAY:** None

- g) Discussion, consideration and possible action on an Ordinance amending the City of Piedmont Code of Ordinances by amending Section 7-2(b) of the Zoning Ordinance by requiring an electronic copy of the layout or plot plan when an application for a building permit is submitted; providing for severability; repeal of conflicting ordinances; and declaring an emergency.

Mayor Valerie Thomerson addressed the Council

- this is already in place and doesn't need a change
- look in subdivision regulations and you will see it
- suggest you also add as builds

Community Development Supervisor Kayla Cornett addressed the Council

- I have been unable to find in ordinances nor is it on our current checklist
- this will make it easier on the City to allow us to file digitally instead of keeping paper copies

City Manager Jason Orr addressed the Council

- other cities are moving to keeping things electronically instead of paper form
- get up to the 20<sup>th</sup> century

Councilman John Brown made a motion to approve item g. Motion was **seconded** by Councilman Kevan Blasdel.

**The Vote was:**

**AYE:** Councilman John Brown, Councilman Albert Gliechmann, Mayor Pro Tem Bobby Williamson, Councilwoman Melissa Ashford, and Councilman Kevan Blasdel.

**NAY:** None

Councilman John Brown made a motion to approve item g as an emergency. Motion was **seconded** by Councilman Kevan Blasdel.

**The Vote was:**

**AYE:** Councilman John Brown, Councilman Albert Gliechmann, Mayor Pro Tem Bobby Williamson, Councilwoman Melissa Ashford, and Councilman Kevan Blasdel.

**NAY:** None

- h) Conduct a public hearing on an Ordinance amending the City of Piedmont Code of Ordinances by adding Section ii-7 to the Subdivision Regulations requiring an electronic copy of the plat, plans, and checklist when an application for preliminary plat, final plat, or lot-split plat approval is submitted; providing for severability; repeal of conflicting ordinances; and declaring an emergency.

**\*\*A second public hearing is not mandated but has been requested by the City Council.\*\***

Mayor Valerie Thomerson requested item h be pulled as this has already been done.

Councilman John Brown believes that if we posted to have a hearing we need to have one for the public.

Councilman John Brown made a motion to open the public hearing at 7:45pm. Motion was **seconded** by Councilman Kevan Blasdel.

**The Vote was:**

**AYE:** Councilman John Brown, Councilman Albert Gliemann, Mayor Pro Tem Bobby Williamson, Councilwoman Melissa Ashford, and Councilman Kevan Blasdel.

**NAY:** None

Councilman John Brown made a motion to close the public hearing as no one wished to speak at 7:45pm. Motion was **seconded** by Councilwoman Melissa Ashford.

**The Vote was:**

**AYE:** Councilman John Brown, Councilman Albert Gliemann, Mayor Pro Tem Bobby Williamson, Councilwoman Melissa Ashford, and Councilman Kevan Blasdel.

**NAY:** None

- i) Discussion, consideration and possible action on an Ordinance amending the City of Piedmont Code of Ordinances by adding Section ii-7 to the Subdivision Regulations requiring an electronic copy of the plat, plans, and checklist when an application for preliminary plat, final plat, or lot-split plat approval is submitted; providing for severability; repeal of conflicting ordinances; and declaring an emergency.

Mayor Valerie Thomerson requested item i be pulled. She requested the City check to make sure the changes aren't already in our subdivision regulations. If they are not she asks this item be brought back to the next meeting.

Councilman John Brown made a motion to recess to the Piedmont Municipal Authority Meeting at 7:46pm. Motion was **seconded** by Mayor Pro Tem Bobby Williamson.

**The Vote was:**

**AYE:** Councilman John Brown, Councilman Albert Gliemann, Mayor Pro Tem Bobby Williamson, Councilwoman Melissa Ashford, and Councilman Kevan Blasdel.

**NAY:** None

**10. PIEDMONT MUNICIPAL AUTHORITY**

Trustee John Brown made a motion to adjourn to the regular City Council meeting at 7:48pm. Motion was **seconded** by Trustee Albert Gliemann.

**The Vote was:**

**AYE:** Trustee John Brown, Mayor Pro Tem Bobby Williamson, Trustee Albert Gliedemann, Trustee Melissa Ashford, and Trustee Kevan Blasdel.

**NAY:** None

**11. NEW BUSINESS –**

- a) “New business,” as used herein, shall mean any matter not known about or which could not have been reasonably foreseen prior to the time of posting. (25 O.S. 311a(9))

None

**12. ADMINISTRATION REPORT –**

City Manager Jason Orr addressed the Council

- City has a chlorine issue that Garver has been taking a look at
- \$50-80,000
- mandated by state but not noted in the consent order
- we need to figure out where we will want it to fit in the budget
- Garver can come back next meeting and do a presentation if you would like
- will email Garver report received

**13. COUNCILMEMBER COMMENTS-**

Councilwoman Melissa Ashford addressed the Council

- if the email Jim White sent out is illegal do we have anything to do with it?

Councilman Kevan Blasdel addressed the Council

- school district sent out a letter to everyone with one sentence only giving one candidates information
- believes it was a bad judgement call but more not really more than a statement of fact

Mayor Valerie Thomerson addressed the Council

- don't believe it is illegal but possibly not ethical

Mayor Pro Tem Bobby Williamson addressed the Council

- thanked City for fixing the roads
- congratulated Fire Department for receiving Pride Award of Excellence by the Chamber

Councilman John Brown addressed the Council

- did we receive any trash issues

Mayor Valerie Thomerson addressed the Council

- driver was sick and we had a new person running the route that wasn't as familiar
- requested Community Development Supervisor Kayla Cornett look into the subdivision regulations
- if unable to find I will publicly apologize

**14. ADJOURN –**

Councilman Melissa Ashford made a motion to adjourn the City Council meeting at 7:57pm. Motion was seconded by Mayor Pro Tem Bobby Williamson.

**The Vote was:**

**AYE:** Councilman John Brown, Mayor Pro Tem Bobby Williamson, Councilman Albert Gliemann, Councilwoman Melissa Ashford, and Councilman Kevan Blasdel.

**NAY:** None

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Mayor, Valerie Thomerson

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Secretary, Valorie Cumming



**AGENDA SUMMARY- MEETING OF THE PIEDMONT MUNICIPAL AUTHORITY (PMA)  
GEORGE FINA MUNICIPAL BUILDING - 314 Edmond Road NW  
Monday, January 22, 2018 6:30pm  
(Immediately following the City Council Meeting)**

**MEMBERS PRESENT:**

Trustee John Brown, Mayor Valerie Thomerson, Mayor Pro Tem Bobby Williamson, Trustee Albert Gliemann, Trustee Melissa Ashford, and Trustee Kevan Blasdel.

**ABSENT:**

None

**STAFF PRESENT:**

Community Development Supervisor Kayla Cornett, City Manager Jason Orr, Police Chief Scott Singer, Fire Chief Andy Logan, and City Secretary Valorie Cumming.

1. **CALL TO ORDER** – Mayor Valerie Thomerson called the PMA meeting to order at 7:46pm.
2. **ROLL CALL** – City Clerk Jennifer Smith called roll. A quorum was present.
3. **CONSENT AGENDA** - All items on the consent agenda are non-controversial and may be approved by one motion.
  - a) Approval of Minutes for the Piedmont Municipal Authority Meeting on December 18, 2017.
  - b) Recognition/Approval of Purchase Order/Disbursements for the City (Claims List).
  - c) Recognition/Approval of December 2017 Financial Statements.

Trustee Albert Gliemann made a motion to approve the consent agenda. Motion was **seconded** by Trustee Melissa Ashford.

**The Vote was:**

**AYE:**

Trustee John Brown, Mayor Pro Tem Bobby Williamson, Trustee Albert Gliemann, Trustee Melissa Ashford, and Trustee Kevan Blasdel.

**NAY:**

None

4. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA** –

None

5. **BUSINESS ITEMS** –

- a) Discussion, consideration and possible action on Fire Protection Fee.

Trustee Melissa Ashford made a motion to approve item a as discussed previously. Motion was **seconded** by Mayor Pro Tem Bobby Williamson.

**The Vote was:**

**AYE:** Trustee John Brown, Mayor Pro Tem Bobby Williamson, Trustee Albert Gliemann, Trustee Melissa Ashford, and Trustee Kevan Blasdel.

**NAY:** None

**6. NEW BUSINESS –**

- a) “New business,” as used herein, shall mean any matter not known about or which could not have been reasonably foreseen prior to the time of posting. (25 O.S. 311a(9))

None

**7. TRUSTEE COMMENTS-**

None

**8. AJOURN-**

Trustee John Brown made a motion to adjourn to the regular City Council meeting at 7:48pm. Motion was **seconded** by Trustee Albert Gliemann.

**The Vote was:**

**AYE:** Trustee John Brown, Mayor Pro Tem Bobby Williamson, Trustee Albert Gliemann, Trustee Melissa Ashford, and Trustee Kevan Blasdel.

**NAY:** None

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Mayor, Valerie Thomerson

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Secretary, Valorie Cumming