

**MEETING OF THE CITY COUNCIL  
GEORGE FINA MUNICIPAL BUILDING - 314 EDMOND ROAD NORTHWEST  
Monday, June 24, 2019 6:30pm**

**MEMBERS PRESENT:**

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

**ABSENT:**

None

**STAFF PRESENT:**

City Clerk Jennifer Smith, Public Works Superintendent Bud Stuber, City Secretary Valorie Cumming, Fire Chief Andy Logan, Deputy Chief Tim Heinrich, City Manager Jason Orr, City Engineer Mary Elizabeth Mock, Community Development Supervisor Kayla Cornett, Police Chief Scott Singer, and City Attorney Mike Segler.

1. **CALL TO ORDER** - Mayor Kurt Mayabb called the meeting to order at 6:30pm.
2. **ROLL CALL** - City Clerk Jennifer Smith called roll and a quorum was present.
3. **FLAG SALUTE** - Flag salute was led by Mayor Kurt Mayabb.
4. **INVOCATION** – Invocation was led by John Bickerstaff.
5. **PRESENTATIONS/PROCLAMATIONS/OATHS/APPOINTMENTS-**
  - a) Appointment of Adam Christensen to be City of Piedmont Associate Judge.

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

**The Vote was:**

**AYE:**

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

**NAY:**

None

6. **CONSENT AGENDA** - All items on the consent agenda are non-controversial and may be approved by one motion for items.
  - a) Recognition/Approval of Purchase Order/Disbursements for the City (Claims List).
  - b) Recognition/Approval of Financial Statements.
  - c) Approval to amend City Manager's Contract including, but not limited to an increase in additional compensation and severance pay.
  - d) Approval of contract for Audit Services with HBC for Fiscal year July 1, 2018 to June 30, 2019.
  - e) Approval of a Resolution No. 6-24-19 of the City of Piedmont establishing the Nine-One-One Emergency Telephone Fee Rate for the Calendar Year of 2017.
  - f) Approval of an interlocal agreement between Canadian County and City of Piedmont to provide

- mowing service on the right of ways in certain incorporated areas of the City.
- g) Approval of an interlocal agreement between Canadian County and City of Piedmont to provide grading services on specific listed roads within the City.
  - h) Approval of a high-powered outdoor warning siren for the Piedmont Emergency Management Services.
  - i) Approval of Fraternal Order of Police Union contract.
  - j) Approval of equipment lease agreement Resolution No. 9385600 (2016 Ford & 2015 Wild) with Farmers Merchants Bank.
  - k) Approval of concrete channel lines for drainage control at 410 Taylor Avenue NW with Kudron Concrete.
  - l) Approval of interceptor sewer line contract.
  - m) Approval of cemetery washout bid.
  - n) Approval for codification of City of Piedmont Zoning Ordinance Book.
  - o) Approval for codification of City of Piedmont Re-Zoning Ordinances.
  - p) Approval of Budget Amendment #1 needed to cover yearly general budget adjustments.
  - q) Approval of Budget Amendment #2 needed cover yearly street and alley adjustments.
  - r) Approval of Budget Amendment #3 needed cover yearly fire fund adjustments.
  - s) Approval of fee schedule memorandum.
  - t) Approval of an Inter-Local Agreement between the City of Yukon, Oklahoma and the City of Piedmont, Oklahoma for the city of Yukon to provide afterhours dispatch services for the City of Piedmont.

Councilman John Brown made a motion to approve items a-t of the consent agenda except c & l. Motion was **seconded** by Councilman Melissa Ashford.

**The Vote was:**

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

**NAY:** None

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

Mayor Kurt Mayabb pulled item c

- shouldn't be spending more money
- times are tuff and shouldn't be asking for a pay raise
- we can't talk about anything from executive session

Mayor Pro Tem Kevan Blasdel addressed the Council

- believes the City Manager and staff are doing great job
- fair contract and want to amend
- see progress in City next year

Councilman Melissa Ashford addressed the Council

- want to amend contract
- disturbed when Facebook had a post that was exactly what had been said in an executive session

Councilman Albert Gleichmann addressed the Council

- don't like that it was put on the consent

-can't vote on the item as when I pulled items in the past from the consent I had to release item for Council to vote on

City Attorney Mike Segler addressed the Council

- can't discuss anything that was talked about in an executive session
- you can vote on this item even if it has been pulled

Councilman John Brown made a motion to approve item c of the consent agenda. Motion was **seconded** by Councilman Melissa Ashford.

**The Vote was:**

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

**NAY:** Councilman Albert Gliedmann

Mayor Kurt Mayabb pulled item l

- don't agree with spending 1.02 million that only services ½ of the City
- what about the lift station option with junction box
- have to have finished by January 15<sup>th</sup>
  - in contract we have 240 days which is March

Councilman Melissa Ashford addressed the Council

- long term cost of lift station is high

Councilman John Brown addressed the Council

- lift station wont service all of the City
  - at my original urging we picked that option and realized how much more costly it would be and transferred to current option
- once had to go to water resources board and request \$50,000 emergency grant under consent

City Manager Jason Orr addressed the Council

- originally cheaper to do the lift station

City Engineer Mary Elizabeth Mock addressed the Council

- you have to move forward with an option
  - City has agreed to dates with DEQ
- original price estimates for the lift station was given in December 2017 before the price escalations
  - another cost is a line portion if the east lift station was replaced existing force main wouldn't be compatible
    - 1 mile replaced
- staff preferred gravity line due to operations and cost
- we are value engineering with contractor free of charge
  - lessen cost deferring parts of contract
  - using good local contractors with proven name
- confident DEQ will see progress made and they will work with the City on dates

Councilman John Brown made a motion to approve item l of the consent agenda. Motion was **seconded** by Councilman Melissa Ashford.

**The Vote was:**

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

**NAY:** Councilman Albert Gliemann

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

Johnathan Nation addressed the Council

- represent local rower hoping to create jobs and fees in town
  - 15 jobs
- medical marijuana passed by 57% voter support
- OMMA is the governing body
- 420A states that a municipality can't impose undue restrictions or prohibit people from doing business
- City has a chance for a huge boom
- invest in community and not lawyers

Diana Rippy addressed the Council

- parents built house in 70's
- roads are bad pot hole is 5x3 feet
  - how are they going to be fixed
  - rain adds to the problems
- want to see a written long-term plan

Mayor Kurt Mayabb addressed the Council

- Meadowlark is on agenda and we will discuss

Tammy Todd addressed the Council

- August Sara Road was fixed
  - drainage doesn't drain anywhere except to 2 yards
  - August 2018 a gentleman was supposed to come out and take a look and never heard from again
  - house flooded almost twice
    - not in flood zone but have to purchase flood insurance
  - had to replace septic tank and pump when house isn't even 5 years old
  - Thursday city employee came out and said need to talk to higher power
  - who signed the blue print for the drainage ditch
  - solutions for how to fix it
  - drainage ditch is on the East side of road

Councilman John Brown addressed the Council

- ditch was put in when road was put in
- I'm your Councilman and will look into it

Jason Ruth addressed the Council

- septic system has been pumped 3 times at my cost
- Sara Road is turning my yard into a swamp and has never dried out
  - kids can't play

City Manager Jason Orr addressed the Council

- can send someone out there this week
- Brently Engineering and Kudron worked on that road and it has the same size culvert as before

Eric Almond addressed the Council

- can we get an update on 234<sup>th</sup> wash out and replace culvert
  - west of road get asphalt or gravel
- need 10-year plan and how to maintain
- have highest per capita in state and can't sale home
- have we looked into Federal grants or programs
- disappointed in City Manager raise
  - should be based on performance
- have to take Waterloo to work and swerved and almost hit an oncoming car
- submitted work orders online and called in for the last 2-4 months due to trees overhanging the road on 234<sup>th</sup> and never see results

Steve Bottkol addressed the Council

- 164<sup>th</sup> double chip and seal September 2018
  - March 2019 the road is falling apart
  - did City get warranty on the road
- want to see long and short-term goals for roads
- State of Emergency from Governor will we get money
- meeting minutes on website aren't updated
  - need to stay informed on what is going on with Council
- don't like there is no option to opt out of EMS fee
  - where is the breakeven point
- no communication on raise for City Manager
  - rewarding bad behavior

Patrick Pellforno addressed the Council

- Mustang Road NE from 192<sup>nd</sup> to 178<sup>th</sup> needs to be repaired
- people don't want to come out to my house due to roads

## 9. BUSINESS ITEMS –

- Discussion, consideration and possible action on Ordinance No. 660A an Ordinance of the City of Piedmont, Oklahoma: (1) amending part 9 the Piedmont Code of Ordinances by amending the language in chapter 4, sections 9-421 and 9-441 by amending the location restrictions of medical marijuana retailer and grower permits; and (4) declaring repealer; providing for severability; and declaring an emergency.**

City Attorney Mike Segler addressed the Council

- 2<sup>nd</sup> reading
- lift type of building requirements to grow in AG
  - F1 building has to be in commercial and industrial

Mayor Kurt Mayabb addressed the Council

- restriction had to do in AG
  - amend ordinance to coincide with State

Mayor Pro Tem Kevan Blasdel made a motion to approve item a on second reading. Motion was **seconded** by Councilman Bobby Williamson.

**The Vote was:**

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

**NAY:** None

Councilman John Brown made a motion to approve emergency clause on item a. Motion was **seconded** by Mayor Pro Tem Kevan Blasdel.

**The Vote was:**

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

**NAY:** None

**b) Discussion on road projects.**

Mayor Kurt Mayabb addressed the Council

- would like to take Mustang Road between 164<sup>th</sup> and 178<sup>th</sup> and move 1-mile North
- need to look at what happened on Edmond and Piedmont with the school move
- don't like 150<sup>th</sup> street being done so lets take it off
  - take that \$150,000 and go North on Mustang Road further
- 150<sup>th</sup> and Piedmont Road is a bad spot for that school to put traffic on and will be a problem
  - possibly need a traffic light
  - currently gravel and less people will take it

Councilman John Brown addressed the Council

- oil well has torn up Mustang Road
  - drainage is an issue and base is gone
- don't want to do 150<sup>th</sup> street

City Manager Jason Orr addressed the Council

- oil well will donate \$20,000 to Mustang Road project
  - recommended 3" of asphalt to help with traffic
- problem is drainage with road and overlay is now gone
- we are doing \$600,000 in road projects this year which is a lot more then done in the past
  - \$10 road maintenance fee on your bill is \$300,000 annually
  - 1 mile of road done properly cost \$600,000
    - that is the reason why we can't get ahead
      - only way to be fixed properly is to have a road bond
- spending an extra \$300,000 this year doesn't go very far
- Sara is getting bad and \$250,000 chip and seal on high traffic areas isn't working we have to fix properly

-Duffey and Simpson requested 150<sup>th</sup> due to school traffic and economic development purposes

Mayor Pro Tem Kevan Blasdel addressed the Council

- on Mustang you have to drive down the middle of the road or fall off
- in fall will get traffic from primary and kindergarten

Councilman Albert Gleichmann addressed the Council

- we just spent \$60,000 on Mustang road

Councilman Boddy Williamson addressed the Council

- hate to see residential street pushed to the side again
- we have so many priorities

Councilman Melissa Ashford addressed the Council

- Mustang Road was done and the work wasn't bad
- oil wells tearing up our roads

-we are talking about Mustang north of 164<sup>th</sup>

-not willing to help school when they don't work with us

-is it OKC or Oklahoma County because whoever did County Line we don't want to work with them again

City Attorney Mike Segler addressed the Council

- this is a discussion item only

- c) **Discussion, consideration and possible action on Ordinance No. 663 an ordinance amending the city of piedmont code of ordinances by providing that zoning designation for a tract of land in Canadian county, Oklahoma, commencing at the southeast corner of the ne/4 of section 32, township 14 North, range 5 West of the Indian Meridian, thence North along the East line of said NE/4 a distance of 1207.s feet; thence North 89°55' West a distance of 243.2 feet to the point of beginning; thence North 89°55' West a distance of 101.6 feet; thence North 00°01' East a distance of 180.00 feet; thence South 89°55' East a distance of 101.6 feet, thence South 00°01' East a distance of 180.00 feet to the point of beginning, be changed from c-2 (commercial district) to rd-1 (two family residential district); providing for severability; repeal of conflicting ordinances; and declaring an emergency. (Also known as 1107 Piedmont Road N)**

Mayor Pro Tem Kevan Blasdel made a motion to approve item c on second reading. Motion was **seconded** by Councilman John Brown.

**The Vote was:**

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

**NAY:** Councilman Albert Gliechmann

Mayor Pro Tem Kevan Blasdel made a motion to approve emergency clause on item c. Motion was **seconded** by Councilman John Brown.

**The Vote was:**

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

**NAY:** Councilman Albert Gliemann

**10. 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

Councilman John Brown made a motion to recess to PMA at 7:21pm. Motion was **seconded** by Mayor Pro Tem Kevan Blasdel.

**The Vote was:**

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

**NAY:** None

**11. PIEDMONT MUNICIPAL AUTHORITY**

Trustee Bobby Williamson made a motion to recess to the City Council meeting at 7:22pm. Motion was **seconded** by Trustee Kevan Blasdel.

**The Vote was:**

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

**NAY:** None

**12. ADMINISTRATION REPORT –**

None

**13. COUNCILMEMBER COMMENTS-**

Mayor Pro Tem Kevan Blasdel addressed the Council

- marijuana ordinance hopefully will be in compliance with state and not making it hard for anyone
- trying our best with 80 square miles of roads and no property taxes allotted to them
- will take a look at Sara drainage and see what we can find
- ACOG delves out federal money
- we go to meetings



- they base projects on scoring system and cities must meet certain criteria
- we are competing against other cities and trying to get funds

Councilman John Brown addressed the Council

- not aware of drainage on Sara and will follow up
- every time we apply for grants our capita is to high and can't qualify
- we haven't had a road with ACOG in 25 years
  - Edmond Road was the last one
  - they already have their 2040 plan done and we aren't slated
- have we looked into a road maintenance contract on retainer

Councilman Bobby Williamson addressed the Council

- can we get an update on 234<sup>th</sup>
- Cemetery work order near 234<sup>th</sup>

City Manager Jason Orr addressed the Council

- 234<sup>th</sup> bid opening will take place July 12<sup>th</sup>
  - half road is washed out
- hopefully finished by month after next
- we have worked with Kudron on maintenance contract for per day bid
  - Morgan North of 178<sup>th</sup>

Mayor Kurt Mayabb addressed the Council

- can we send crews and fix potholes on alternate routes due to the wash out on 234<sup>th</sup>

Councilman Melissa Ashford addressed the Council

- we haven't met threshold for federal emergency money
- we are all aware of roads
  - need growth in this town to get more sales tax
  - property taxes go to school
- revolving road bond is an option to fix roads

City Attorney Mike Segler addressed the Council

- this is council member comments only and not an open discussion from audience

Councilman Albert Gleichmann addressed the Council

- we are engineering poor
  - pay through nose on projects that don't warrant it
  - need investigation into contracts
- anyone can look at Sara Road and notice we will have a drainage problem

#### **14. ADJOURN –**

Mayor Kurt Mayabb closed the City Council meeting at 7:32pm.

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Mayor, Kurt Mayabb

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Secretary, Valorie Cumming

**MEETING OF THE PIEDMONT MUNICIPAL AUTHORITY (PMA)  
GEORGE FINA MUNICIPAL BUILDING - 314 Edmond Road NW  
Monday, June 24, 2019 6:30pm  
(Immediately following the City Council Meeting)**

**MEMBERS PRESENT:**

Trustee Albert Gliemann, Trustee John Brown, Trustee Kevan Blasdel, Trustee Bobby Williamson, Mayor Kurt Mayabb, and Trustee Melissa Ashford.

**ABSENT:**

None

**STAFF PRESENT:**

City Clerk Jennifer Smith, Public Works Superintendent Bud Stuber, City Secretary Valorie Cumming, Fire Chief Andy Logan, Deputy Fire Chief Tim Heinrich, City Manager Jason Orr, City Engineer Mary Elizabeth Mock, Community Development Supervisor Kayla Cornett, Police Chief Scott Singer, and City Attorney Mike Segler.

1. **CALL TO ORDER** – Mayor Kurt Mayabb called the PMA meeting to order at 7:21pm.
2. **ROLL CALL** – City Clerk Jennifer Smith called roll and quorum was present.
3. **CONSENT AGENDA** - All items on the consent agenda are non-controversial and may be approved by one motion.
  - a) Recognition/Approval of Purchase Order/Disbursements for the City (Claims List).
  - b) Recognition/Approval of Financial Statements.

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

**The Vote was:**

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

**NAY:** None

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

None

5. **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

6. **TRUSTEE COMMENTS-**

None

7. **AJOURN-**

Trustee Bobby Williamson made a motion to recess to the City Council meeting at 7:22pm. Motion was **seconded** by Trustee Kevan Blasdel.

**The Vote was:**

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

**NAY:** None

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Mayor, Kurt Mayabb

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Secretary, Valorie Cumming