

**SPECIAL MEETING OF THE CITY COUNCIL  
GEORGE FINA MUNICIPAL BUILDING - 314 EDMOND ROAD NORTHWEST  
Tuesday, March 2, 2021 6:30pm**

**MEMBERS PRESENT:**

Councilman Jack Jackson, Mayor Kurt Mayabb, Councilman Melissa Ashford, Councilman Austin Redus, and Councilman Bobby Williams

**ABSENT:**

Mayor Pro Tem Kevan Blasdel

**STAFF PRESENT:**

City Clerk Jennifer Smith, City Secretary Arielle Garcia, Community Development Director Scott Garnand, and City Attorney Michael Seagler.

1. **CALL TO ORDER** - Mayor Kurt Mayabb called the meeting to order at 6:31p.m.
2. **ROLL CALL** - City Clerk called roll and was present
3. **DESIGNATE A MEETING LEADER-**
4. **FLAG SALUTE** - Mayor Kurt Mayabb led the Flag Salute
5. **INVOCATION** – Captain Travis Salkil led the invocation
6. **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 January 25, 2021.
  - b) Approval of Minutes for the Special City Council Meeting on February 5, 2021.
  - c) Recognition/Approval of Purchase Order/Disbursements for the City (Claims List).
  - d) Recognition/Approval of Financial Statements.
  - e) Confirm settlement agreement previously approved on January 27, 2020 and authorize payment from fiscal year 2020-21 budget.
  - f) Approval of (5) MSA G-1 SCBA's for the Fire Department.
  - g) Approval of Resolution No. 3/2/21A an administration rezoning for 118 & 120 Monroe Ave NW from A-1 to C3.
  - h) Approval of Resolution No. 3/2/21B an administration rezoning for 1713 Jefferson Ave NE from A-1 to RS-1.

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

Mayor Kurt Mayabb pulled consent item c.

Mayor Kurt Mayabb addressed the council

Who authorized the check for Schwartz? We have always voted on payouts. Why was I lied to in a meeting? I was told we had the equipment to move the machine; yet we cut a check for the machine to be brought here. We the council need to pay attention to these things.

Mayor Kurt Mayabb made a motion to approve item c of the consent agenda. Motion was seconded by Councilman Melissa Ashford.

**VOTE WAS:**

**AYE:** Councilman Bobby Williams, Councilman Jack Jackson,  
Councilman Melissa Ashford, Councilman Austin Redus.

**NAY:** None

Councilman Bobby Williams pulled item e of the consent agenda.

City Manager Jason Orr addressed the council

Nothing has changed with this item since we approved it in the executive session. We are reapproving for this fiscal year.

Councilman Bobby Williams made a motion to approve item e of the consent agenda. Motion was seconded by Councilman Jack Jackson

**VOTE WAS:**

**AYE:** Councilman Bobby Williams, Councilman Jack Jackson,  
Councilman Melissa Ashford, Councilman Austin Redus.

**NAY:** None

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

Ron Cardwell addressed the council

Piedmont Road, on the south side, has a bump. We paid \$33,000 for CDC. I would also like to address a problem with a roadway not on Shenandoah's Plate ---

Councilman Austin Redus address the council

I am sorry, Mr. Cardwell is not allowed to speak on a business item, correct City Attorney Michael Seagler?

City Attorney Michael Seagler addressed the council

No, he may not speak about anything regarding a business item. However, when the council gets to that item, the council may open up a public hearing.

Steve Bottkol addressed the council

The street lights need to become LED. The city has said, "do not touch the street fixtures." I as well as the rest of Emerald Point HOA would like to know, who is responsible for these lights? We, the HOA, pay the bill for the street light.

Susan Rodgers addressed the council

I want some transparency and accountability. I would love for these meetings to be streamed online or the city's website. I work a lot, which makes it hard to make it to these meetings. No city member or staff is posting on Facebook where all the talk is going on. The Cares Act Money is supposed to be used for COVID-19 related costs, I nor others see how public works equipment is COVID-19 related.

Mayor Kurt Mayabb made a motion to close the public hearing. Motion was seconded by Councilman Melissa

Ashford.

**VOTE WAS:**

**AYE:** Councilman Bobby Williams, Councilman Jack Jackson, Councilman Melissa Ashford, Councilman Austin Redus.

**NAY:** None

**9. BUSINESS ITEMS –**

**a) Conduct a public hearing on a preliminary plat for Chaparral Acres.**

Mayor Kurt Mayabb made a motion to open the public hearing. Motion was seconded by Councilman Melissa Ashford.

**VOTE WAS:**

**AYE:** Councilman Bobby Williamson, Councilman Jack Jackson, Councilman Melissa Ashford, Councilman Austin Redus.

**NAY:** None

Steve Altman addressed the council

My company and I operate a well in the plated area. Myself and my company have not been informed of this plat. We have a lease road that would go directly through this plat. I am not sur5e what was going to happen to my lease road. Someone is taking out our road and has not informed us of anything.

City Attorney Michael Seagler addressed the council

Steve Altman likely has a black letter law. The route is not in writing. It will be between the developer and Mr. Altman to determine if he will keep his lease road or given a new one from the developer.

Steve Rippy addressed the council

There is a creek on the back side of my property that goes. Town Central bordering our property floods our creek and property. Mustang road is getting really awful with floods. How will sewer be handled? Will the new homes coming in be septic or sewer? When a home does not have the septic kept up with, it floods our creek. We also have water coming from windmill park. How will we handle this if these housing additions flood us?

Ron Cardwell addressed the council

There is an extending road to the north of Shenandoah. There is so much land to the east. Will there be any development on the north side? It is rare to see a preliminary plat with drawings. Will we see that and the as built?

Councilman Melissa Ashford made a motion to close the public hearing. Motion was seconded by Councilman Austin Redus.

**VOTE WAS:**

**AYE:** Councilman Bobby Williamson, Councilman Jack Jackson,

Councilman Melissa Ashford, Councilman Austin Redus.

NAY:

None

**b) Discussion, consideration and possible action on a preliminary plat for Chaparral Acres.**

Mayor Kurt Mayabb addressed the council

DEQ is responsible for the lateral lines of the septic tanks. On the map it shows you turn on David Davidson run. where does solder creek start and end? City Attorney Michael Seagler, can we have street names after current employees? We need to send this plat back to the engineer and have them redraw. I would purchase some of this land and fence it all in. How would the Fire Department get through to an emergency if the fire access road is fenced off due to the road going through people's backyard? Do we have enough water to supply to these homes, currently?

Mary Elizabeth Moch addressed the council

DEQ has to approve the plan but they are not responsible for the upkeep. I can check into the regulatory office.

Public Works Director Doug Baustert addressed the council

DEQ will do a perk test.

Councilman Austin Redus made a motion to approve business item b. Motion was seconded by Councilman Melissa Ashford.

VOTE WAS:

AYE:

Councilman Bobby Williamson, Councilman Jack Jackson, Councilman Melissa Ashford, Councilman Austin Redus.

NAY:

None

**c) Discussion, consideration and possible action for purchase of Public Works equipment utilizing CARES ACT funding.**

City Manager Jason Orr address the council

Care's act, what it can and cannot be used for-

Norman City Manager explained- The state gave back to municipalities for money that has already been spent on covid related cost. For example, we have turned in expenses like payroll for our front-line workers. That means it has freed up money that was already budgeted to be spent on payroll. Our reserves are up to par. They are beyond the normal, we are at 30% currently. Our citizens want and need better roads, this will help that happen. We could hire more help, however that is not good practice to hire employees off a onetime payment received.

Councilman Melissa Ashford address the council

Could we hire more help in the public works department? The City Manager was trying to be more transparent, which the community has asked for, when we worded the business item this way.

Councilman Melissa Ashford made a motion to bring back next meeting. Motion was seconded by Councilman Austin Redus.

VOTE WAS:

**AYE:** Councilman Bobby Williamson, Councilman Jack Jackson, Councilman Melissa Ashford, Councilman Austin Redus.

**NAY:** None

- d) **Conduct a public hearing on proposed Ordinance No. 691 an ordinance amending the City of Piedmont code of ordinances by amending section iii- 5 of the subdivision regulations by adding section iii-5 a to reinstate lot line adjustment procedures retroactively; providing for severability; repeal of conflicting ordinances; and declaring an emergency.**

Councilman Melissa Ashford made a motion to open the public hearing. Motion was seconded by Councilman Bobby Williamson.

**VOTE WAS:**

**AYE:** Councilman Bobby Williamson, Councilman Jack Jackson, Councilman Melissa Ashford, Councilman Austin Redus.

**NAY:** None

City Manager Jason Orr addressed the council

This is a lot split. The lot line adjustment was cut out, we want to add it back in.

Councilman Bobby Williamson made a motion to close the public hearing. Motion was seconded by Councilman Melissa Ashford.

**VOTE WAS:**

**AYE:** Councilman Bobby Williamson, Councilman Jack Jackson, Councilman Melissa Ashford, Councilman Austin Redus.

**NAY:** None

- e) **Discussion, consideration and possible action on Ordinance No. 691 an ordinance amending the City of Piedmont code of ordinances by amending section iii- 5 of the subdivision regulations by adding section iii-5 a to reinstate lot line adjustment procedures retroactively; providing for severability; repeal of conflicting ordinances; and declaring an emergency.**

Councilman Melissa Ashford made a motion to approve business item e. Motion was seconded by Councilman Bobby Williamson.

**VOTE WAS:**

**AYE:** Councilman Bobby Williamson, Councilman Jack Jackson, Councilman Melissa Ashford, Councilman Austin Redus.

**NAY:** None

**f) Discussion, consideration and possible action on the final plat for Shenandoah Ridge Phase 1 and associated documents.**

Mayor Kurt Mayabb addressed the council

I would like to open a public hearing to allow citizens that wanted to speak on this item, the chance to do so.

Councilman Bobby Williamson addressed the council

we need to stick to the agenda.

Councilman Bobby Williamson made a motion to not have a public hearing. Motion was seconded by Councilman Jack Jackson.

**VOTE WAS:**

**AYE:** Councilman Bobby Williamson, Councilman Jack Jackson, Councilman Melissa Ashford, Councilman Austin Redus.

**NAY:** Councilman Melissa Ashford

Peacock addressed the council

The work is not completed. There is still work being done.

Mayor Kurt Mayabb addressed the council

the Planning Commission should not have approved this without the proper documents. Why do we not have as built? I would like to remind the council, before approval you need a letter of credit and as built.

Steve Bottkol addressed the council

We, the planning commission did not receive as built nor a letter of credit but a proposal for a letter of credit.

Councilman Melissa Ashford made a motion to approve business item f contingent on the letter of credit and as built acceptance. Motion was seconded by Councilman Austin Redus.

**VOTE WAS:**

**AYE:** Councilman Bobby Williamson, Councilman Jack Jackson, Councilman Melissa Ashford, Councilman Austin Redus.

**NAY:** None

**g) Acceptance of Piedmont Road project and approval of change order no. 1.**

Councilman Bobby Williamson addressed the council

Why do we have deductions?

City Engineer Jason Brinley addressed the council

we had estimated you at a price, we did not use the full estimated price so we are giving back a deduction.

I was the one who decided to use this more expensive stripping paint. I knew you were going to have a deduction and we needed to move forward with the projects. The weather was not permissible for the stripping that was originally chosen. I did not want to hold the project up another week for stripping. I did solid stripping because of the speed limit and there being driveways off this road. I did not want someone to slow down to go into their driveway and someone behind them to try and pass and run into them. This was a safer decision.

Mayor Kurt Mayabb addressed the council

Who has determined to spend more money on stripping? Do you not think you should speak with us, the council, before deciding to spend more of our money on something?

Councilman Melissa Ashford addressed the council

Why was solid stripping used rather than stripped?

Councilman Melissa Ashford made a motion to table business item g until the next city council meeting. Motion was seconded by Councilman Bobby Williamson.

**VOTE WAS:**

**AYE:**

Councilman Bobby Williams, Councilman Melissa Ashford, Councilman Austin Redus.

**NAY:**

Councilman Jack Jackson

MAYOR KURT MAYABB RECESSED FOR A FIVE-MINUTE BREAK

MAYOR KURT MAYABB RECONVENED MEETING AT 8:25PM.

**h) Discussion of water rights with Garver Engineering and Oklahoma Water Trust.**

Brett Weingart addressed the council

We are the biggest water resale in the nation. Our goals are; long term water supplies, increase system reliability and resiliency, and regulatory compliance. Key Product- 2<sup>nd</sup> raw water supply pipeline, and interconnection of draper and Heffner service area. We produce 80-60 million gallons in a day during the winter, 200 million in the summer. Even with the recent ice storm we were able to keep up. We had a few pipes burn out but nothing that stopped us from producing water.

**i) Discussion, consideration, and possible action on engagement letter from state auditor.**

SKIP UNTIL THE NEXT MEETING

**j) Discussion on proposed amendments to the City Finance ordinance.**

City Manager Jason Orr addressed the council

I would like to redo this ordinance. I have found one I liked a lot after looking through many cities' ordinances. The one I like is used in Enid, the city I worked for previously. We can change anything you, the council, would like changed. Most cities threshold is \$50,000, of course we can change that amount to something the council would like. This wording is much clearer.

Councilman Melissa Ashford addressed the council

I am not concerned with the wording of the ordinance update; however, I do think \$50,000 is too much.

We do not have the same income as Enid.

Councilman Jack Jackson addressed the council

I would like to table this and bring it back next month.

**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

**10. PIEDMONT MUNICIPAL AUTHORITY**

Councilman Melissa Ashford made a motion to recess to Piedmont Municipal Authority. Motion was seconded by Councilman Jack Jackson.

**VOTE WAS:**

**AYE:**

Councilman Bobby Williamson, Councilman Melissa Ashford, Councilman Jack Jackson and Councilman Austin Redus.

**NAY:**

None

Councilman Melissa Ashford made a motion to reconvene to Piedmont Municipal Authority. Motion was seconded by Councilman Jack Jackson.

**VOTE WAS:**

**AYE:**

Councilman Bobby Williamson, Councilman Melissa Ashford, Councilman Jack Jackson and Councilman Austin Redus.

**NAY:**

None

**13. COUNCILMEMBER COMMENTS-**

Hold comments for the next meeting.

**14. ADJOURN** – Mayor Kurt Mayabb adjourned The City Council Meet at 9:33pm

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Mayor Kurt Mayabb

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City Secretary Arielle Garcia



**MEETING OF THE PIEDMONT MUNICIPAL AUTHORITY (PMA)  
GEORGE FINA MUNICIPAL BUILDING - 314 Edmond Road NW  
Tuesday, March 2, 2021 6:30pm  
(Immediately following the City Council Meeting)**

**MEMBERS PRESENT:**

Trustee Austin Redus, Trustee Bobby Williamson, Trustee Melissa Ashford, Mayor Kurt Mayabb, and Trustee Jack Jackson.

**ABSENT:**

Trustee Kevan Blasdel

**STAFF PRESENT:**

City Clerk Jennifer Smith, City Attorney Michael Segler, Community Development Director Scott Garnand and City secretary Arielle Garcia present

1. **CALL TO ORDER** – Mayor Kurt Mayabb called the meeting to order at 9.31pm
2. **ROLL CALL** – City Clerk Jennifer Smith and 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 January 25, 2021. (PAGE #61)
  - b) Recognition/Approval of Purchase Order/Disbursements for the City (Claims List). (PAGE #63)
  - c) Recognition/Approval of Financial Statements. (PAGE #70)
  - d) Approval of Shenandoah Ridge grid mains recovery costs agreement. (PAGE #52)

Trustee Melissa Ashford made a motion to approve items a-d on the consent agenda, It was seconded by Austin Redus.

**AYE:**

Trustee Austin Redus, Trustee Bobby Williamson, Trustee Melissa Ashford, Mayor Kurt Mayabb, and Trustee Jack Jackson

**NAY:**

None

4. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA** –
5. **BUSINESS ITEMS** –
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))
7. **AJOURN-**

**MOTION TO ADJOURN TO RECONVENE TO REGULAR CITY COUNCIL  
MEETING (PAGE #2) \_\_\_\_\_**

Trustee Melissa Ashford made a motion to adjourn the meeting and return back to the city council meeting. It was seconded by Jack Jackson. The vote was:

**AYE:**

Trustee Austin Redus, Trustee Bobby Williamson, Trustee Melissa Ashford, Mayor Kurt Mayabb, and Trustee Jack Jackson

**NAY:**

None

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**Mayor, Kurt Mayabb**

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**City Secretary, Arielle Garcia**