

**MEETING OF THE CITY COUNCIL  
GEORGE FINA MUNICIPAL BUILDING - 314 EDMOND ROAD NORTHWEST  
Monday, March 22, 2021 6:30pm**

**MEMBERS PRESENT:**

Mayor Kurt Mayabb, Mayor Pro Tem Kevan Blasdel, Councilman Melissa Ashford, Councilman Jack Jackson, Councilman Austin Redus, and Councilman Bobby Williamson

**MEMBERS ABSENT:**

None

**STAFF PRESENT:**

City Manager Jason Orr, City Clerk Jennifer Smith, City Secretary Arielle Garcia, and City Attorney Michael Seagler.

1. **CALL TO ORDER** - Mayor Kurt Mayabb called the meeting to order at 6:31pm.
2. **ROLL CALL** - City Clerk Jennifer Smith called roll and a quorum was present
3. **DESIGNATE A MEETING LEADER-**
4. **FLAG SALUTE** - Mayor Kurt Mayabb led the Flag Salute
5. **INVOCATION** – Chief Singer led the invocation
6. **PRESENTATION/PROCLAMATIONS/OATHS/APPOINTMENTS**

a) **Presentation from Skyler Kearby on 4H.**

4H Leader Skyler Kearby presented information to the council about the group and meaning of being a member of 4H. Miss Kearby gave information about group activities and skills learned by this organization.

7. **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 Special City Council Meeting on March 2, 2021.**
  - b) **Recognition/Approval of Purchase Order/Disbursements for the City (Claims List).**
  - c) **Recognition/Approval of Financial Statements.**
  - d) **Approval to purchase John Deere M15 Flex Wing Rotary at state bid price.**
  - e) **Approval to purchase John Deere 2020 50G Compact Excavator at state bid price.**
  - f) **Approval to purchase (2) 2500 Crew Cab Rams at state bid price.**
  - g) **Approval to purchase John Deere 772G Motor Grader with 6WD at state bid price.**
  - h) **Approval to purchase (2) IPAD pro, case, and vehicle stand for Police Department from 01-05-71600 restricted technology fund.**

Mayor Pro Tem Kevan Blasdel made a motion to except items a,b, and c of the consent agenda. Motion was seconded by Councilman Melissa Ashford.

**VOTE WAS:**

**AYE:**

Councilman Melissa Ashford, Councilman Jack Jackson, Councilman Bobby Williamson, Councilman Austin Redus, and Mayor Pro Tem Kevan Blasdel.

**NAY:**

None

## **8. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

Councilman Austin Redus pulled items d, e, f, and g of the consent agenda. Councilman Jack Jackson pulled item h of the consent agenda.

Councilman Austin Redus addressed the council regarding item c of the consent agenda

This is the equipment that was listed last month to be purchased with the excess funds. What is a flex wing motor?

Mayor Pro Tem Kevan Blasdel addressed the council

Do these departments already have trucks?

Councilman Jack Jackson addressed the council

Do these trucks have warranty?

City Manager Jason Orr addressed the council

Their trucks will be surplus. I am not sure on what the warranty is off the top of my head. We had to split the water department in two. We have half the guys on water and the other half on streets. We are trying to get equipment to do the work needed. We've have hired people who can do the job, but no one wants to work here if we don't have the tools. We have some crew members with class a license. We want to get more for the rest of the crew.

Mayor Kurt Mayabb addressed the council

We had a budget meeting this morning. The excavator weighs over 10,000. To have someone deliver it, it would cost \$26,000. We are told we don't have man power, if we purchase this equipment will we have the guys to run it? Do we have any crew members with class a license?

Councilman Melissa Ashford tabled items d, e, f and g of the consent agenda until next month. Motion was seconded by Mayor Pro Tem Kevan Blasdel.

**VOTE WAS:**

**AYE:**

Councilman Melissa Ashford, Councilman Jack Jackson, Councilman Austin Redus, and Mayor Pro Tem Kevan Blasdel.

**NAY:**

Councilman Bobby Williamson

Councilman Jack Jackson made a motion to approve item h of the consent agenda. Motion was seconded by Councilman Melissa Ashford.

**VOTE WAS:**

**AYE:**

Councilman Melissa Ashford, Councilman Jack Jackson, Councilman Bobby Williamson, Councilman Austin Redus, and Mayor Pro Tem Kevan Blasdel.

**NAY:**

None

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

Ron Cardwell addressed the council

I am concerned on the bump on piedmont road. Do not release detainer if it has not been corrected.

Steve Bottkol addressed the council

I think we should increase the thickness of the roads; most cities have their road thickness around 6-8 inches.

Mark Simpson addressed the council

The addition approved on piedmont road- we had a developer on our land, we came to the council and was told we had to pay for a 12inche water line. I want to know; did you make your other developer pay for that as well? Freedom Church doesn't have enough water. Who will pave mustang road?

Johnathon Hisey addressed the council

The guardrail on the piedmont road project was supposed to be 5 foot. The contractor did not do the correct length. The slope is to steep for there not to be the correct railing. Why was this approve?

**10. BUSINESS ITEMS –**

**a) Presentation, discussion, consideration and possible action to accept 2019-2020 audit.**

Frank Crawford addressed the council

I assist the City to help with the state audit. We have good numbers. They are all clean numbers. We are rated a 9 on a scale of 1-10, 10 being best. Last year Piedmont set record for national best. We have hovered the 8's for the last several years. The rating is biased off health, success, and ability to move forward. Currently you have three quarters of the year paid for without any revenue coming in. This audit does not show any misuse of money. This audit does not show or reflect the million dollars that was pulled out, that will be shown next year's audit.

Councilman Melissa Ashford addressed the council

Would the audit have shown if there was any embezzling or miss use of the money, if there was any?

Mayor Kurt Mayabb addressed the council

This audit does not reflect the million dollars we pulled out to do the road work.

Councilman Melissa Ashford made a motion to approve business item a. Motion was seconded by Councilman Jack Jackson.

**VOTE WAS:**

**AYE:**

Councilman Melissa Ashford, Councilman Jack Jackson, Councilman Bobby Williamson, Councilman Austin Redus, and Mayor Pro Tem Kevan Blasdel.

**NAY:**

None

**b) Conduct a public hearing on a proposed Ordinance No. 692 an ordinance amending the City of Piedmont code of ordinances, providing for the amendment of sections 7-201 through 7-207 and adoption of section 7-208; providing purchases by the city, providing definitions, designating a purchase agent, adopting purchasing manual, defining parameters for requisitions, adopting procedure for contracting, providing for certification of fund status by the city clerk, providing for emergency purchases and requiring compliance with the public competitive act;; repealing all ordinances or parts of ordinances in conflict; providing for severability; and declaring an emergency.**

Mayor Pro Tem Kevan Blasdel made a motion to open a public hearing. Motion was seconded by Councilman Melissa Ashford.

**VOTE WAS:**

**AYE:**

Councilman Melissa Ashford, Councilman Jack Jackson, Councilman Bobby Williamson, Councilman Austin Redus, and Mayor Pro Tem Kevan Blasdel.

**NAY:** None

Councilman Bobby Williamson made a motion to close a public hearing. Motion was seconded by Mayor Pro Tem Kevan Blasdel.

**VOTE WAS:**

**AYE:** Councilman Melissa Ashford, Councilman Jack Jackson, Councilman Bobby Williamson, Councilman Austin Redus, and Mayor Pro Tem Kevan Blasdel.

**NAY:** None

- c) **Conduct a public hearing on a proposed Ordinance No. 692 an ordinance amending the City of Piedmont code of ordinances, providing for the amendment of sections 7-201 through 7-207 and adoption of section 7-208; providing purchases by the city, providing definitions, designating a purchase agent, adopting purchasing manual, defining parameters for requisitions, adopting procedure for contracting, providing for certification of fund status by the city clerk, providing for emergency purchases and requiring compliance with the public competitive act;; repealing all ordinances or parts of ordinances in conflict; providing for severability; and declaring an emergency.**

Mayor Kurt Mayabb pulled business item c to be brought back worded correctly.

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

City Engineer Jason Brinley addressed the council

The first change order- this is an as built. We measure cost. If we thought we would send more the we than we planned we stop and ask the council if you would like to move forward with the additional cost. if the cost is going down, we don't bring it before the council, we continue with the project. The slope that is there is recoverable, which is why I left the guardrail length how it is. In the contract, it is a 5-foot shoulder stated. If you want the longer rail, we have time to call the company back and have them do it. If we have the company come back and put the longer rail we will have to pay more. In the contract it is all sod. We have a warranty on piedmont road construction. With that being said, we have someone coming out to grind the bump off piedmont road. I recommend you approve them to come do that and hold their payment until the finish with corrections.

Mayor Kurt Mayabb addressed the council

Have you looked up the definition of shoulder, City Engineer Jason Brinley? For the company not building the correct length rail has given us a decrease on cost? If we have him come back to build the correct length it will come out of our decreased amount?

Councilman Jack Jackson addressed the council

What was the required length of rail for this shoulder? What was in the contract? If we come and gride the bump off of Piedmont Road, will it affect the warranty?

Mayor Pro Tem Kevan Blasdel made a motion to except change order and hold payment. Motion was seconded by councilman Melisa Ashford.

**VOTE WAS:**

**AYE:** Councilman Melissa Ashford, Councilman Jack Jackson, Councilman Bobby Williamson, Councilman Austin Redus, and Mayor Pro Tem Kevan Blasdel.

**NAY:**

None

- e) **Discussion, consideration and possible action on an RFP for Piedmont Road from Edmond Road to 206<sup>th</sup>.**

City Manager Jason Orr addressed the council

The company wants an engineer to do liability. They and many other companies will not touch our roads. They want an engineer to be there. I will do what the council directs me to do. If a couple of you council members would like, we can meet with some contractors so you can speak with them as well.

Councilman Austin Redus

I don't know if I like the idea of taking the engineer out of this.

Councilman made a motion to approve business item e. Motion was seconded by councilman.

**VOTE WAS:**

**AYE:**

Councilman Melissa Ashford, Councilman Jack Jackson, Councilman Bobby Williamson, Councilman Austin Redus, and Mayor Pro Tem Kevan Blasdel.

**NAY:**

None

## **11. EXECUTIVE SESSION**

- a) **Discussion on pending investigation, claim or action with the City Attorney as provided for in 25 O.S., section 307 (b)(4).**

Executive session was tabled until next month.

## **10. BUSINESS ITEMS CONTINUED –**

- f) **Conduct a public hearing on a formal rezoning application, requested by Mark & Phil, LLC from the zoning district A-1 to zoning district RE-2 at the following described property:**

**A tract of land in the Northeast Quarter (NE/4) of Section Thirty-five (35), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: COMMENCING at the Northeast corner of said Northeast Quarter (NE/4); Thence S 89°20'39" W along the North line of said Northeast Quarter (NE/4) (Basis of Bearing), a distance of 1,508.82 feet; Thence S 00°17'43" E a distance of 50.00 feet to the POINT OF BEGINNING, said point being on the South right of way line of N.W. 178th Street, and on the westerly line of the recorded plat of Shenandoah I at Timber Creek; Thence along the Westerly Lines of the recorded plat of Shenandoah I at Timber Creek the following 7 courses:**

**1) N 89°20'39" E a distance of 320.32 feet; 2) S 45°19'41" E a distance of 35.15 feet; 3) S 00°00'16" W a distance of 184.86 feet; 4) on a curve to the left with an arc length of 93.90', a radius of 195.00' a chord bearing of S 13°47'42" E, and a chord length of 93.00'; 5) on a reverse curve to the right with an arc length of 62.89', a radius of 104.96', a chord bearing of S 17°09'36" E, and a chord length of 61.95'; 6) S 00°01'40" E a distance of 337.57 feet; 7) S 89°20'39" W a distance of 382.30 feet;**

**Thence N 00°17'51" W a distance of 697.38 feet to the POINT OF BEGINNING.**

**Also known as a tract of land located on the south side of Edmond Road between Sara Road and Morgan Road.**

Councilman Austin Redus made a motion to open a public hearing. Motion was seconded by Mayor Pro Tem Kevan Blasdel.

**VOTE WAS:**

**AYE:** Councilman Melissa Ashford, Councilman Jack Jackson, Councilman Bobby Williamson, Councilman Austin Redus, and Mayor Pro Tem Kevan Blasdel.

**NAY:** None

Ron Cardwell addressed the council

In 2019 this rezone had come before the council. The rezone was not approved then but the preliminary plat was. The second phase is going to connect to Shenandoah. There needs to more accesses in and out. There is no need to rezone this to RE2.

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

**VOTE WAS:**

**AYE:** Councilman Melissa Ashford, Councilman Jack Jackson, Councilman Bobby Williamson, Councilman Austin Redus, and Mayor Pro Tem Kevan Blasdel.

**NAY:** None

- g) **Discussion, consideration and possible action on a formal rezoning application, requested by Mark & Phil, LLC from the zoning district A-1 to zoning district RE-2 at the following described property:**

**A tract of land in the Northeast Quarter (NE/4) of Section Thirty-five (35), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: COMMENCING at the Northeast corner of said Northeast Quarter (NE/4); Thence S 89°20'39" W along the North line of said Northeast Quarter (NE/4) (Basis of Bearing), a distance of 1,508.82 feet; Thence S 00°17'43" E a distance of 50.00 feet to the POINT OF BEGINNING, said point being on the South right of way line of N.W. 178th Street, and on the westerly line of the recorded plat of Shenandoah I at Timber Creek; Thence along the Westerly Lines of the recorded plat of Shenandoah I at Timber Creek the following 7 courses:**

- 1) N 89°20'39" E a distance of 320.32 feet; 2) S 45°19'41" E a distance of 35.15 feet; 3) S 00°00'16" W a distance of 184.86 feet; 4) on a curve to the left with an arc length of 93.90', a radius of 195.00' a chord bearing of S 13°47'42" E, and a chord length of 93.00'; 5) on a reverse curve to the right with an arc length of 62.89', a radius of 104.96', a chord bearing of S 17°09'36" E, and a chord length of 61.95'; 6) S 00°01'40" E a distance of 337.57 feet; 7) S 89°20'39" W a distance of 382.30 feet;**

**Thence N 00°17'51" W a distance of 697.38 feet to the POINT OF BEGINNING.**

**Also known as a tract of land located on the south side of Edmond Road between Sara Road and Morgan Road.**

Mayor Pro Tem addressed the council  
Lot included plat map for Shenandoah 1?

Community Development Director Scott Garnand addressed the council  
The plat map was pulled separate. There will be a plat map before there is any work.

Mayor Kurt Mayabb addressed the council  
Is there anything form keeping us from doing formal rezone on the ordnance.

Councilman Austin Redus made a motion to approve business item g for a formal rezone. Motion was seconded by councilman Melissa Ashford.

**VOTE WAS:**

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

**NAY:** Mayor Pro Tem Kevan Blasdel.

**h) Conduct a public hearing on a preliminary plat for Shenandoah 2 with no improvements**

Councilman Bobby Williams made a motion to open a public hearing. Motion was seconded by councilman Jack Jackson.

**VOTE WAS:**

**AYE:** Councilman Melissa Ashford, Councilman Jack Jackson, Councilman Bobby Williamson, Councilman Austin Redus, and Mayor Pro Tem Kevan Blasdel.

**NAY:** None

Ron Cardwell addressed the council

I wish the engineer was here so I could tell them, there is a major flaw in drainage in Shenandoah. North of Soldier Creek there is no culvert. Detention drains to the south to Soldier Creek. I am putting the engineer on notice if there is drainage to mustang road there will be a complaint filed.

Councilman Melissa Ashford made a motion to close a public hearing. Motion was seconded by councilman Jack Jackson.

**VOTE WAS:**

**AYE:** Councilman Melissa Ashford, Councilman Jack Jackson, Councilman Bobby Williamson, Councilman Austin Redus, and Mayor Pro Tem Kevan Blasdel.

**NAY:** None

**i) Discussion, consideration and possible action on a preliminary plat for Shenandoah 2 with no improvements.**

Councilman made a motion to approve business item i. Motion was seconded by councilman.

**VOTE WAS:**

**AYE:** Councilman Melissa Ashford, Councilman Jack Jackson, Councilman Bobby Williamson, Councilman Austin Redus, and Mayor Pro Tem Kevan Blasdel.

**NAY:** None

- j) **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.**

Community Development director Scott Garnand addressed the council

The planning commission denied my recommendation for approval. In my opinion on how I read the ordinance is, you do not have to have the drainage plans at this point of the process.

Councilman Bobby Williamson addressed the council

This was denied due to there not being paper work that is not even required?

City Manager Jason Orr addressed the council

We may need to clean up the ordinance if the planning commission is not reading it the same.

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

**VOTE WAS:**

**AYE:** Councilman Melissa Ashford, Councilman Jack Jackson, Councilman Bobby Williamson, Councilman Austin Redus, and Mayor Pro Tem Kevan Blasdel.

**NAY:** None

## **12. PIEDMONT MUNICIPAL AUTHORITY**

Councilman Melissa Ashford made a motion to recess to PMA Meeting. Motion was seconded by councilman Jack Jackson.

**VOTE WAS:**

**AYE:** Councilman Melissa Ashford, Councilman Jack Jackson, Councilman Bobby Williamson, Councilman Austin Redus, and Mayor Pro Tem Kevan Blasdel.

**NAY:** None

Councilman Bobby Williamson made a motion to reconvene to regular City Council Meeting. Motion was seconded by councilman Melissa Ashford.

**VOTE WAS:**

**AYE:** Councilman Melissa Ashford, Councilman Jack Jackson, Councilman Bobby Williamson, Councilman Austin Redus, and Mayor Pro Tem Kevan Blasdel.

**NAY:** None

## **13. 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

## **13. COUNCILMEMBER COMMENTS-**

Councilman Jack Jackson addressed the council

Children must be enrolled in 4H to get a special use permit that lasts a year.

Mayor Pro Tem Kevan Blasdel addressed council

I want to thank the Fire and Ems for helping me so greatly recently. I wouldn't be here without them.

Councilman Bobby Williamson addressed the council

It has been a pleasure serving my ward and serving my community. It has been fun. Thank you ward 2.

**15. ADJOURN** – Mayor Kurt Mayabb adjourned the meeting at 8:26pm

---

**Mayor, Kurt Mayabb**

---

**City Secretary, Arielle Garcia**

**MEETING OF THE PIEDMONT MUNICIPAL AUTHORITY (PMA)  
GEORGE FINA MUNICIPAL BUILDING - 314 Edmond Road NW  
Monday, March 22, 2021 6:30pm  
(Immediately following the City Council Meeting)**

**MEMBERS PRESENT:** Trustee Austin Redus, Trustee Bobby Williamson, Trustee Melissa Ashford, Mayor Kurt Mayabb, Trustee Kevan Blasdel, and Trustee Jack Jackson.

**ABSENT:** None

**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 8:18pm
2. **ROLL CALL** – City Clerk 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) Approval of Minutes for the Special Piedmont Municipal Authority Meeting on March 2, 2021.
  - b) Recognition/Approval of Purchase Order/Disbursements for the City (Claims List).
  - c) Recognition/Approval of Financial Statements.

Trustee Melissa Ashford made a motion to approve items a-c on the consent agenda. Motion was seconded by Trustee Kevan Blasdel.

**AYE:** Trustee Austin Redus, Trustee Bobby Williamson, Trustee Melissa Ashford, Mayor Kurt Mayabb, Trustee Kevan Blasdel, and Trustee Jack Jackson.

**NAY:** None

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

None

5. **BUSINESS ITEMS** –

- a) Presentation, discussion, consideration and possible action to accept 2019-2020 audit.

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

**AYE:** Trustee Austin Redus, Trustee Bobby Williamson, Trustee Melissa Ashford, Mayor Kurt Mayabb, Trustee Kevan Blasdel, and Trustee Jack Jackson.

**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. AJOURN- Mayor Kurt Mayabb adjourned the meeting at 8:18pm

Trustee Bobby Williamson made a motion to adjourn PMA meeting to reconvene to PSPA. Motion was seconded by Trustee Melissa Ashford.

**AYE:** Trustee Austin Redus, Trustee Bobby Williamson, Trustee Melissa Ashford, Mayor Kurt Mayabb, Trustee Kevan Blasdel, and Trustee Jack Jackson.

**NAY:** None

---

**Mayor, Kurt Mayabb**

---

**City Secretary, Arielle Garcia**