



Piedmont City Council

MEETING MINUTES

Regular Meeting Minutes

Monday, March 28, 2022 -6:30 PM
Piedmont City Hall – Council Chambers
314 Edmond Road NW

The City of Piedmont met in Regular session on Monday, March 28, 2022, at 6:30 p.m. in the George Fina Municipal Building Council Chambers. Notice of the meeting was posted as required on Thursday, March 24, 2022 at 3 p.m. in compliance with the Open Meeting Law, 25 O.S., Section 301, et. seq.

1. CALL TO ORDER

Mayor Kurt Mayabb called the meeting to order at 6:32 p.m.

2. ROLL CALL

City Clerk Jennifer Smith called roll and a **quorum was present**

Councilman Present:

**Mayor Kurt Mayabb, Mayor Pro Tem Kevan Blasdel,
Councilman Ron Cardwell, Councilman Jonathan
Hisey, Councilman Melissa Ashford**

Councilman Absent:

Councilman Austin Redus

3. INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Kurt Mayabb led invocation and pledged of allegiance

4. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Board and will be enacted by one motion. There will not be separate discussions of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. **Approval of the Regular Meeting Minutes of February 28, 2022.**
- B. **Income Statement**
- C. **Encumbrance Report**
- D. **Check Approval Register**
- E. **Approval on pricing supplement/rate increase for TransUnion (TLOxp Online) search engine.**
- F. **Approval of contract with CINTAS Services for floor and foot scraper mats for Police Department/City of Piedmont.**

Councilman Melissa Ashford made a motion to approve items a,,c,d,e, and f. Motion was seconded by **Councilman Ron Cardwell.**

VOTE WAS:

AYE: Mayor Kurt Mayabb, Mayor Pro Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Melissa Ashford

NAY: None

5. ITEMS REMOVED FROM CONSENT AGENDA

Councilman Ron Cardwell pulled item b of the consent agenda.

Councilman Ron Cardwell addressed the council

The oil well drilling permits is over on the line budget. We could push money over to help work on roads. Spent \$900 on signal tech to fix the school sign. Put that on the school. I don't care if we have always paid for that. Tell the school to fix it.

City Clerk Jennifer Smith addressed the council,

That is something we have always done. (we maintain the streets)

Councilman Melissa Ashford made a motion to approve item b of the consent agenda. Motion was seconded by Councilman Jonathan Hisey.

VOTE WAS:

AYE: Mayor Kurt Mayabb, Mayor Pro Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Melissa Ashford

NAY: None

6. CITIZENS COMMENTS

Britney Anderson addressed the council

This chicken ordinance makes it hard to have chickens. Having chickens comes with many benefits. When you get chickens, you must do research on them. Roosters and dogs have the same decibels. We have outlawed one but not the other. I have checked with my neighbors, none of them have issues with roosters.

Cathy Hirschman addressed the council

The chicken ordinance was written at a time when it was needed. It is not needed now. The current nuisance ordinance covers if the chickens become a nuisance.

7. APPOINTMENTS

Councilman Melissa Ashford made a motion to approve Mayor Kurt Mayabb's appointments of Evan Sparkle to the library board. Motion was seconded by Mayor Pro Tem Kevan Blasdel.

VOTE WAS:

AYE: Mayor Kurt Mayabb, Mayor Pro Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Melissa Ashford

NAY: None

8. SCHEDULED BUSINESS

A. Discussion, and possible action, on ordinance 705 an ordinance amending the employee retirement system, defined contribution plan for the city of piedmont & piedmont municipal

authority, Oklahoma by adopting a revised and restated retirement plan; providing retirement benefits for eligible employees of the city of piedmont & piedmont municipal authority, Oklahoma; providing for purpose and organization; providing for definitions; providing for eligibility and participation; providing for non-alienation of benefits; providing for employer and employee contributions; providing for accounting, allocation, and valuation; providing benefits; providing for required notice; providing for amendments and termination; providing for transfer to and from other plans; creating a retirement committee and providing for powers, duties, and rights of retirement committee; providing for payment of certain obligations; providing for duration and payment of expenses; providing for effective date; providing for vesting schedules; providing for a fund to finance the system to be pooled with other incorporated cities, towns and their agencies and instrumentalities for purposes of administration, management, and investment as part of the Oklahoma municipal retirement fund; providing for payment of all contributions under the system to the Oklahoma municipal retirement fund for management and investment; providing for repealer and severability; adopting those amendments mandated by the internal revenue code; and declaring an emergency.

Councilman Jonathan Hisey addressed the council

Is this an annual thing?

City Clerk Jennifer Smith addressed the council

this is only done when state updates taxes.

Councilman Jonathan Hisey made a motion to approve business item a on first reading. Motion was seconded by **Mayor Pro Tem Kevan Blasdel**.

VOTE WAS:

AYE:

Mayor Kurt Mayabb, Mayor Pro Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Melissa Ashford

NAY:

None

B. Discussion, and possible action, on ordinance 706 an ordinance amending the employee retirement system, defined contribution plan for the position of city manager for the city of piedmont & piedmont municipal authority, Oklahoma by adopting a revised and restated retirement plan; providing retirement benefits for eligible employees of the city of piedmont & piedmont municipal authority, Oklahoma; providing for purpose and organization; providing for definitions; providing for eligibility and participation; providing for non-alienation of benefits; providing for employer and employee contributions; providing for accounting, allocation, and valuation; providing benefits; providing for required notice; providing for amendments and termination; providing for transfer to and from other plans; creating a retirement committee and providing for powers, duties, and rights of retirement committee; providing for payment of certain obligations; providing for duration and payment of expenses; providing for effective date; providing for vesting schedules; providing for a fund to finance the system to be pooled with other incorporated cities towns and their agencies and instrumentalities for purposes of administration, management, and investments part of the Oklahoma municipal retirement fund; providing for payment of all contributions under the system to the Oklahoma municipal retirement fund for management and investment; providing for repealer and severability; adopting those amendments mandated by the internal revenue code; and declaring an emergency.

Councilman Melissa Ashford made a motion to approve business item b on first reading. Motion was seconded by **Mayor Pro Tem Kevan Blasdel**.

VOTE WAS:

AYE: Mayor Kurt Mayabb, Mayor Pro Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Melissa Ashford

NAY: None

C. Discussion, and possible action, on revised ordinance regarding the keeping of chickens in the city limits.

Councilman Ron Cardwell made a motion to repeal the current chicken ordinance. Motion was seconded by **Councilman Melissa Ashford**.

VOTE WAS:

AYE: Mayor Kurt Mayabb, Mayor Pro Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Melissa Ashford

NAY: None

D. Discussion, and possible action, on Development Impact Fees.

Councilman Jonathan Hisey made a motion to have City attorney Michael Segler look into road impact fees and bring back to the April meeting. Motion was seconded by **Councilman Ron Cardwell**.

VOTE WAS:

AYE: Mayor Kurt Mayabb, Mayor Pro Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Melissa Ashford

NAY: None

Mayor Kurt Mayabb made a motion to have the City Attorney Michael Segler look into sewer impact fee and bring back to the April meeting. Motion was seconded by **Councilman Melissa Ashford**.

VOTE WAS:

AYE: Mayor Kurt Mayabb, Mayor Pro Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Melissa Ashford

NAY: None

E. Discussion, and possible action, on vehicle weight limits and enforcement of vehicle limits.

Chief Singer addressed the council

I apologize for not understanding the statement last meeting. We are working to follow these vehicles through the city. We would like to enforce trucks doing business to carry a plaque, received by the city, showing they are allowed to go through the city.

Mayor Kurt Mayabb addressed the council

I like the idea they pay a fee or get a permit to use our roads. We can charge a reasonable fee and give them a plaque. Let's set up a study session on this.

Community Development Director Scott Garnand addressed the council

I am sending a letter out; I can attach another lettering stating that we require a permit to travel on our roads.

F. Discussion, and possible action, on allowing accessory dwelling units to be built in existing out buildings and the parameters if allowed.

Councilman Jonathan Hisey addressed the council

there is a 1500 square foot home and 5000 square foot building. The owner wants to build a dwelling until inside of his 5000 square foot building. Ordinance states it would have to be 1200 square feet or 30% of home size, which ever is less.

No action taken on this item.

G. Discussion, consideration, and possible action to advertise the position of city manager.

Councilman Melissa Ashford made a motion to advertise for city manager until position is filled. Motion was seconded by **Councilman Ron Cardwell**.

VOTE WAS:

AYE:

Mayor Kurt Mayabb, Mayor Pro Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Melissa Ashford

NAY:

None

9. NEW BUSINESS

Any matter not known or which could not have been reasonably foreseen prior to the time of posting the agenda in accordance with Title 25, Sec. 311.9 Oklahoma Statues.

None

10. PIEDMONT MUNICIPAL AUTHORITY

Majority of a Quorum required for approval.

RECESS COUNCIL MEETING TO PMA MEETING

Councilman Melissa Ashford made a motion to recess to PMA. Motion was seconded by **Mayor Pro Tem Kevan Blasdel**.

VOTE WAS:

AYE:

Mayor Kurt Mayabb, Mayor Pro Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Melissa Ashford

NAY:

None

RECONVENE COUNCIL MEETING

Councilman Melissa Ashford made a motion to reconvene back to regular City Council meeting. Motion was seconded by **Mayor Pro Tem Kevan Blasdel**.

VOTE WAS:

AYE:

Mayor Kurt Mayabb, Mayor Pro Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Melissa Ashford

NAY:

None

11. CITY MANAGER'S REPORT

None

12. REMARKS AND INQUIRIES BY MAYOR AND CITY COUNCIL

Councilman Ron Cardwell addressed the council

There is a contracted individual ODOT engineer in our area. We need a formal agreement letter for Piedmont Road from 150th to 178th to give us better commercial roadway with an intersection. We can put in a turning lane and stripe the roads.

Councilman Ron Cardwell addressed the council

The asphalt paver—that is unfortunate. I am glad we are getting rid of it. Susie Rodgers – you are exactly right. Bruce Bui – there is a pending issue with the fire marshal. Thank you, Mayor Pro Tem Kevan Blasdel, for your years of service on this council.

Councilman Melissa Ashford addressed the council

Thank you, Mayor Pro Tem Kevan Blasdel, for your help in educating me on the council. He is good with numbers. I have enjoyed working with him.

Mayor Pro Tem Kevan Blasdel addressed the council

Piedmont has a lot of challenges. This is a great council and mayor. You can accomplish a lot. There is a great management team.

Mayor Kurt Mayabb addressed the council

Thank you, Mayor Pro Tem Kevan Blasdel. You will be on committees if you accept.

13. ADJOURNMENT

Mayor Kurt Mayabb adjourned the meeting at 8:47pm

Mayor, Kurt Mayabb

City Secretary. Arielle Garcia



Piedmont Municipal Authority

MEETING MINUTES

Regular Meeting Minutes

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1. CALL TO ORDER

Mayor Kurt Mayabb called the meeting to order at 8:25pm

2. ROLL CALL

City Clerk Jennifer Smith called roll and a quorum was present

Trustee Present:

Mayor Kurt Mayabb, Trustee Kevan Blasdel,
Trustee Ron Cardwell, Trustee Jonathan Hisey,
Trustee Melissa Ashford

Trustee Absent:

Trustee Austin Redus

3. CONSENT AGENDA

All matters listed under the consent agenda are considered to be routine by the city council and will be enacted by one motion. There will not be separate discussion of these items, if discussion is desired, that item will be removed from the Consent agenda and will be considered separately.

1. Approval of Regular Meeting Minutes of February 28, 2022.
2. Income Statement
3. Check Approval Register
4. Surplus items from public works 2013 Leeboy 7000B paver machine, 1996 Chevrolet Kodiak haul truck and a 35ft gooseneck trailer of unknown year.

Trustee Ron Cardwell made a motion to approve item a, b, and c of the consent agenda. Motion was seconded by Trustee Jonathan Hisey

VOTE WAS:

AYE:

Mayor Kurt Mayabb, Trustee Kevan Blasdel, Trustee
Ron Cardwell, Trustee Jonathan Hisey, Trustee Melissa
Ashford

NAY:

None

4. ITEMS REMOVED FROM CONSENT AGENDA

Trustee Jonathan Hisey pulled item d of the consent agenda.

Trustee Jonathan Hisey addressed the trust

We bought a paver two years ago and it is now on the surplus list.

Public Works Director Joshua Johnston addressed the trust

we purchased it unworking. We don't have enough guys to run the paver or enough training for it.

Trustee Jonathan Hisey made a motion to approve item d. motion was seconded by **Trustee Melissa Ashford.**

VOTE WAS:

AYE: Mayor Kurt Mayabb, Trustee Kevan Blasdel, Trustee Ron Cardwell, Trustee Jonathan Hisey, Trustee Melissa Ashford

NAY: None

5. CITIZENS COMMENTS ON AGENDA AND NON-AGENDA ITEMS

None

6. SCHEDULED BUSINESS

- A. Discussion, and possible action, on ordinance 705 an ordinance amending the employee retirement system, defined contribution plan for The City of Piedmont & Piedmont Municipal Authority, Oklahoma by adopting a revised and restated retirement plan; providing retirement benefits for eligible employees of The City of Piedmont & Piedmont Municipal Authority. AND DECLARING AN EMERGENCY.

Trustee Jonathan Hisey made a motion to approve ordinance 705 on first reading. motion was seconded by **Trustee Kevan Blasdel.**

VOTE WAS:

AYE: Mayor Kurt Mayabb, Trustee Kevan Blasdel, Trustee Ron Cardwell, Trustee Jonathan Hisey, Trustee Melissa Ashford

NAY: None

- B. Discussion, and possible action, on bids received for sewer lagoons.

Trustee Kevan Blasdel made a motion to approve business item b and award project to Blue Sage Services. motion was seconded by **Trustee Melissa Ashford.**

VOTE WAS:

AYE: Mayor Kurt Mayabb, Trustee Kevan Blasdel, Trustee Ron Cardwell, Trustee Jonathan Hisey, Trustee Melissa Ashford

NAY: **None**

C. Discussion, consideration, and possible action on Development Impact fees for water system.

No action taken

7. NEW BUSINESS

Any matter not known or which could not have been reasonably foreseen prior to the time of posting the agenda in accordance with Sec. 311.9, Title 25 Oklahoma State Statues.

None

8. MANAGER'S REPORT

None

9. REMARKS AND INQUIRIES BY TRUSTEES

None

10. RECESS TO THE REGULAR CITY COUNCIL MEETING

Mayor Kurt Mayabb adjourned the meeting at 8:37pm.

Trustee Melissa Ashford made a motion to adjourn and reconvene to regular city council meeting. Motion was seconded by **Trustee Kevan Blasdel**.

VOTE WAS:

AYE: **Mayor Kurt Mayabb, Trustee Kevan Blasdel, Trustee Ron Cardwell, Trustee Jonathan Hisey, Trustee Melissa Ashford**

NAY: **None**

Mayor, Kurt Mayabb

City Secretary, Arielle Garcia