

Piedmont City Council  
**MEETING MINUTES**

## Regular Meeting Minutes

Monday, May 23, 2022 -6:30 PM  
Piedmont City Hall - Council Chambers  
314 Edmond Road NW

**Council Present:** Councilman Austin Redus, Mayor Pro Tem Melissa Ashford, Councilman Ron Cardwell, and Mayor Kurt Mayabb

**Council Absent:** Councilman Jonathan Hisey, and Councilman Ryan Aller

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. **INVOCATION & PLEDGE OF ALLEGIANCE** Mayor Kurt Mayabb led invocation and pledged of allegiance.
4. **PRESENTATION/PROCLAMATIONS/OATHS/APPOINTMENTS**

- a. Appointment of a member to the Park and Rec. Board

Mayor Kurt Mayabb made a motion to appoint Barbar Walker to the Park and Rec Board.

Vote was:

**AYE:** Councilman Austin Redus, Mayor Pro Tem Melissa Ashford, Councilman Ron Cardwell

**NAY:** None

- b. Appointment of Planning Commission chairman

Mayor Kurt Mayabb made a motion to appoint Steve Bottkol to The Planning and Zoning Board. Motion was seconded by Councilman Ron Cardwell.

Vote was:

**AYE:** Councilman Austin Redus, Mayor Pro Tem Melissa Ashford, Councilman Ron Cardwell

**NAY:** None

5. **CONSENT AGENDA**

- A. Approval of the Regular Meeting Minutes of April 25, 2022.
- B. Approval of Special Meeting Minutes May 5, 2022
- C. Approval of Special Meeting Minutes May 9, 2022

- D. Approval of Special Meeting Minutes May 13, 2022
- E. Approval of 22-23 pay scale with a 5.9% COLA increase.
- F. Income Statement
- G. Encumbrance Report
- H. Check Approval Register
- I. Approval to surplus PD cars 2010 Silver Chevrolet Tahoe and 2010 Blue Chevrolet Tahoe.
- J. Approval of monitoring of fire alarm or Police Dept. by High-Tech-Tronics.

Councilman Austin Redus made a motion to approve items a, b, c, d, f, g, h, I, and j of the consent agenda. Motion was seconded by Mayor Pro Tem Melissa Ashford.

Vote was:

AYE: Councilman Austin Redus, Mayor Pro Tem Melissa Ashford, Councilman Ron Cardwell

NAY: None

**6. ITEMS REMOVED FROM CONSENT AGENDA**

Councilman Ron Cardwell pulled item e of the consent agenda.

Item E of the consent agenda

Councilman Ron Cardwell addressed the council. The Cola percent is fine. I have questions on the job classifications. There are 3 class for the same job in public works department. I did not see a street superintendent. We need to make them match.

Mayor Pro Tem Melissa Ashford made a motion to approve item e of the consent agenda. Motion was seconded by Councilman Ron Cardwell.

Vote was:

AYE: Councilman Austin Redus, Mayor Pro Tem Melissa Ashford, Councilman Ron Cardwell

NAY: None

**7. CITIZENS COMMENTS**

Kathy H. addressed the council

June 4<sup>th</sup> form 6-9pm we are having a celebration of the opening of the Park. There will be food trucks and line dancing.

**8. SCHEDULED BUSINESS**

- A. Discussion, and possible action, on ordinance 707 repealing ordinance 626 regarding the keeping of chickens in the city limits. And declared an emergency.

Councilman Austin Redus made a motion to approve item a of the consent agenda. Motion was seconded by Councilman Ron Cardwell.

Vote was:

AYE: Councilman Austin Redus, Mayor Pro Tem Melissa Ashford, Councilman Ron Cardwell

NAY: None

- B. Approval of Resolution 05/23/2022A a resolution approving the City of Piedmont, the Piedmont

**Municipal Authority's and Piedmonts Special Project Authority annual operating budgets for fiscal year 2022-2023, starting July 1, 2022, and ending on June 30, 2023 adopted May 23, 2022 and ratification and adoption of the budgets.**

Mayor Pro Tem Melissa Ashford made a motion to Approval of Resolution 05/23/2022A a resolution approving the City of Piedmont, the Piedmont Municipal Authority's and Piedmonts Special Project Authority annual operating budgets for fiscal year 2022-2023, starting July 1, 2022. Motion was seconded by Councilman Austin Redus.

**Vote was:**

**AYE:** Councilman Austin Redus, Mayor Pro Tem Melissa Ashford, Councilman Ron Cardwell

**NAY:** None

**C. Discussion, consideration, and possible approval of an agreement with Crawford and Associates for financial services for the FY 2022-2023.**

Councilman Ron Cardwell made a motion to approve item C. Motion was seconded by Councilman Austin Redus.

**Vote was:**

**AYE:** Councilman Austin Redus, Mayor Pro Tem Melissa Ashford, Councilman Ron Cardwell

**NAY:** None

**D. Discussion, consideration, and possible approval of Fraternal Order of Police Union Contract for the 2022-2023 fiscal year. (Article 17 and 18. All changes have been highlighted)**

Councilman Ron Cardwell made a motion to approve item E of the consent agenda. Motion was seconded by Councilman Austin Redus.

**Vote was:**

**AYE:** Councilman Austin Redus, Mayor Pro Tem Melissa Ashford, Councilman Ron Cardwell

**NAY:** None

**E. Discussion, and possible action, on Change order #3 from All Roads Paving for Mustang Rd. reconstruction project.**

Councilman Ron Cardwell made a motion to approve item F of the consent agenda. Motion was seconded by Councilman Austin Redus.

**Vote was:**

**AYE:** Councilman Austin Redus, Mayor Pro Tem Melissa Ashford, Councilman Ron Cardwell

**NAY:** None

**F. Discussion, and possible action, on renewal of the contract with WCA of Oklahoma LLC. (dba GFL Environmental)**

Mayor Pro Tem Melissa Ashford made a motion to approve item g of the consent agenda. Motion was seconded by councilman Ron Cardwell.

Vote was:

AYE: Councilman Austin Redus, Mayor Pro Tem Melissa Ashford, Councilman Ron Cardwell

NAY: None

**H. DISCUSSION AND POSSIBLE ACTION ON ORDINANCE 714 AMENDING THE CITY OF PIEDMONT CODE OF ORDINANCES FOR THE AMENDMENT OF PART 8 BY ADDING SECTION 8-206 TO PROVIDE FOR THE CONTAINMENT AND REMOVAL OF CONSTRUCTION MATERIALS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

Councilman Ron Cardwell made a motion to approve item h. Motion was seconded by Mayor Pro Tem Melissa Ashford.

Vote was:

AYE: Councilman Austin Redus, Mayor Pro Tem Melissa Ashford, Councilman Ron Cardwell

NAY: None

**I. DISCUSSION AND POSSIBLE ACTION ON ORDINANCE 713, AN ORDINANCE GRANTING A NONEXCLUSIVE PERMIT TO COXCOM, LLC, ITS SUCCESSORS AND ASSIGNS TO CONSTRUCT, OPERATE AND MAINTAIN A CABLE SYSTEM WITHIN THE CITY OF PIEDMONT, OKLAHOMA FOR A PERIOD NOT TO EXCEED TEN YEARS; DEFINING THE NATURE OF THE AGREEMENT; STATING THE OBLIGATIONS OF COXCOM, LLC; STATING THE OBLIGATIONS OF THE CITY; PROVIDING FOR CODIFICATION.**

Mayor Pro Tem Melissa Ashford made a motion to approve item I. Motion was seconded by Councilman Austin Redus.

Vote was:

AYE: Councilman Austin Redus, Mayor Pro Tem Melissa Ashford, Councilman Ron Cardwell

NAY: None

**J. DISCUSSION AND POSSIBLE ACTION ON AN ORDINANCE 712 AMENDING THE ZONING ORDINANCE OF THE CITY OF PIEDMONT, OKLAHOMA, TO REZONE PROPERTY DESCRIBED AS A TRACT OF LAND SITUATE IN THE SOUTHWEST QUARTER (SW/4) OF SECTION FOUR (4), TOWNSHIP THIRTEEN NORTH (T13N), RANGE FIVE WEST (R5W), OF THE INDIAN MERIDIAN (J.M.), PIEDMONT, CANADIAN COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SW/4; THENCE S89°34'41"E ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING; THENCE N00°11'02"E A DISTANCE OF 1963.29 FEET; THENCE S89°50'03"E A DISTANCE OF 1780.00 FEET; THENCE S00°11'02"W A DISTANCE OF 1971.24 FEET TO A POINT ON THE SOUTH LINE OF SAID SW/4; THENCE N89°34'41"W ALONG SAID SOUTH LINE A DISTANCE OF 1780.02 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 3,501,729 SQ FT OR 80.39**

ACRES, MORE OR LESS BIENG APPROXIMATELY 500 FEET EAST OF PIEDMONT ROAD AND 150TH STREET. FROM A-1 (AGRICULTURAL) TO RM-1 MULTI-FAMILY RESIDENTIAL DISTRICT, RD-1 TWO FAMILY RESIDENTIAL DISTRICT AND RS-2 SINGLE FAMILY RESIDENTIAL DISTRICT; ACCEPTING PUD- AND DESIGN STATEMENT FOR COTTONWOOD MEADOWS; PROVIDING FOR REPEALER AND SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PIEDMONT:

Councilman Ron Cardwell made a motion to approve item j. Motion was seconded by Councilman Austin Redus.

Vote was:

AYE: Councilman Austin Redus, Councilman Ron Cardwell

NAY: Mayor Pro Tem Melissa Ashford

Motion failed

K. DISCUSSION AND POSSIBLE ACTION ON ORDINANCE 708 OF THE CITY OF PIEDMONT, OKLAHOMA, ADOPTING AND ENACTING THE (2022) "PIEDMONT ANNEXATIONS AND ZONING CLASSIFICATIONS BOOK" COMPILED REVISED AND PUBLISHED BY THE AUTHORITY OF THE COUNCIL FOR THE CITY OF PIEDMONT, OKLAHOMA, CONTAINING THE ANNEXATIONS, DE-ANNEXATIONS, EXCLUSIONS AND ZONING CLASSIFICATIONS OF REAL PROPERTY WITHIN THE CITY OF PIEDMONT ALSO REPEALING ALL ANNEXATION, DE- ANNEXATION, EXCLUSION AND ZONING CLASSIFICATION REGULATIONS OF A PERMANENT AND GENERAL NATURE NOT INCLUDED IN THE ANNEXATION AND ZONING CLASSIFICATIONS BOOK; PROVIDING FOR ADDITIONS AND AMENDMENTS TO THE ANNEXATIONS AND ZONING CLASSIFICATIONS BOOK AND DECLARING AN EMERGENCY.

Councilman Ron Cardwell made a motion to table until map is available to review. Motion was seconded by Mayor Pro Tem Melissa Ashford

Vote was:

AYE: Councilman Austin Redus, Mayor Pro Tem Melissa Ashford, Councilman Ron Cardwell

NAY: None

L. DISCUSSION, AND POSSIBLE ACTION ON ORDINANCE 709 OF THE CITY OF PIEDMONT, OKLAHOMA, ADOPTING AND ENACTING THE (2022) "PIEDMONT CODE OF ORDINANCES"; COMPILED, REVISED AND PUBLISHED BY THE AUTHORITY OF THE COUNCIL FOR THE CITY OF PIEDMONT, OKLAHOMA, CONTAINING THE PERMANENT AND GENERAL ORDINANCES OF THE CITY OF PIEDMONT, ALSO REPEALING ALL ORDINANCES OF A PERMANENT AND GENERAL NATURE NOT INCLUDED IN THE CODE; PROVIDING FOR ADDITIONS AND AMENDMENTS TO THE CODE AND DECLARING AN EMERGENCY.

Councilman Austin Redus made a motion to approve item L. Motion was seconded by Mayor Pro Tem Melissa Ashford.

Vote was:

AYE: Councilman Austin Redus, Mayor Pro Tem Melissa Ashford, Councilman Ron Cardwell

NAY: None

**M. DISCUSSION, AND POSSIBLE ACTION ON ORDINANCE 710 OF THE CITY OF PIEDMONT, OKLAHOMA, ADOPTING AND ENACTING THE (2022) "PIEDMONT SUBDIVISION REGULATIONS" COMPILED, REVISED AND PUBLISHED BY THE AUTHORITY OF THE COUNCIL FOR THE CITY OF PIEDMONT, OKLAHOMA, CONTAINING THE PERMANENT AND GENERAL SUBDIVISION REGULATIONS OF THE CITY OF PIEDMONT; ALSO REPEALING ALL SUBDIVISION REGULATIONS; OF A PERMANENT AND GENERAL NATURE NOT INCLUDED IN THE SUBDIVISION REGULATIONS; PROVIDING FOR ADDITIONS AND AMENDMENTS TO THE SUBDIVISION REGULATIONS AND DECLARING AN EMERGENCY.**

Councilman Ron Cardwell made a motion to approve item m. Motion was seconded by Councilman Austin Redus.

Vote was:

**AYE:** Councilman Austin Redus, Mayor Pro Tem Melissa Ashford, Councilman Ron Cardwell

**NAY:** None

**N. DISCUSSION, AND POSSIBLE ACTION ON ORDINANCE 711 OF THE CITY OF PIEDMONT, OKLAHOMA, ADOPTING AND ENACTING THE (2022) "PIEDMONT ZONING CODIFICATION"; COMPILED, REVISED AND PUBLISHED BY THE AUTHORITY OF THE COUNCIL FOR THE CITY OF PIEDMONT, OKLAHOMA, CONTAINING THE PERMANENT AND GENERAL ZONING REGULATIONS OF THE CITY OF PIEDMONT; ALSO REPEALING ALL ZONING REGULATIONS OF A PERMANENT AND GENERAL NATURE NOT INCLUDED IN THE ZONING CODIFICATIONS; PROVIDING FOR ADDITIONS AND AMENDMENTS TO THE ZONING CODIFICATION AND DECLARING AN EMERGENCY.**

Councilman Ron Cardwell made a motion to approve item n. Motion was seconded by Mayor Pro Tem Melissa Ashford

Vote was:

**AYE:** Councilman Austin Redus, Mayor Pro Tem Melissa Ashford, Councilman Ron Cardwell

**NAY:** None

**O. DISCUSSION, AND POSSIBLE ACTION ON A RESOLUTION 5.23.22B OF THE CITY OF PIEDMONT, OKLAHOMA, NOTIFYING THE RESIDENTS OF SAID CITY OF THE ADOPTION OF A NEWLY COMPILED "CODE OF SUBDIVISION REGULATIONS" FOR SAID CITY OF PIEDMONT, OKLAHOMA, IN COMPLIANCE WITH THE LAWS OF THE STATE OF OKLAHOMA.**

Councilman Austin Redus made a motion to approve item O. Motion was seconded by Mayor Pro Tem Melissa Ashford.

Vote was:

**AYE:** Councilman Austin Redus, Mayor Pro Tem Melissa Ashford, Councilman Ron Cardwell

**NAY:** None

**P. DISCUSSION, AND POSSIBLE ACTION ON A RESOLUTION 5.23.22C OF THE CITY OF PIEDMONT, OKLAHOMA, NOTIFYING THE RESIDENTS OF SAID CITY OF THE ADOPTION OF A NEWLY COMPILED "ANNEXATIONS AND ZONING CLASSIFICATIONS BOOK" FOR SAID CITY OF PIEDMONT, OKLAHOMA, IN COMPLIANCE WITH THE LAWS OF THE**

STATE OF OKLAHOMA.

Mayor Kurt Mayabb made a motion to table business item P. Motion was seconded by Councilman Austin Redus.

Vote was:

AYE: Councilman Austin Redus, Mayor Pro Tem Melissa Ashford, Councilman Ron Cardwell

NAY: None

**Q. DISCUSSION, AND POSSIBLE ACTION ON A RESOLUTION 5.23.22D OF THE CITY OF PIEDMONT, OKLAHOMA, NOTIFYING THE RESIDENTS OF SAID CITY OF THE ADOPTION OF A NEWLY COMPILED "CODE OF SUBDIVISION REGULATIONS" FOR SAID CITY OF PIEDMONT, OKLAHOMA, IN COMPLIANCE WITH THE LAWS OF THE STATE OF OKLAHOMA.**

Councilman Austin Redus made a motion to approve business item Q. Motion was seconded by Mayor Pro Tem Melissa Ashford

Vote was:

AYE: Councilman Austin Redus, Mayor Pro Tem Melissa Ashford, Councilman Ron Cardwell

NAY: None

**R. DISCUSSION, AND POSSIBLE ACTION ON A RESOLUTION 5.23.22E OF THE CITY OF PIEDMONT, OKLAHOMA, NOTIFYING THE RESIDENTS OF SAID CITY OF THE ADOPTION OF A NEWLY COMPILED "ZONING CODIFICATION" FOR SAID CITY OF PIEDMONT, OKLAHOMA, IN COMPLIANCE WITH THE LAWS OF THE STATE OF OKLAHOMA**

Councilman Austin Redus made a motion to approve business item R. Motion was seconded by Mayor Pro Tem Melissa Ashford.

Vote was:

AYE: Councilman Austin Redus, Mayor Pro Tem Melissa Ashford, Councilman Ron Cardwell

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**

Mayor Pro Tem Melissa Ashford made a motion to recess the City Council Meeting to the Piedmont Municipal Authority Meeting. Motion was seconded by Councilman Austin Redus.

Vote was:

AYE: Councilman Austin Redus, Mayor Pro Tem Melissa Ashford, Councilman  
Ron Cardwell

NAY: None

Mayor Pro Tem Melissa Ashford made a motion to reconvene the City Council Meeting. Motion was seconded by Councilman Austin Redus.

Vote was:

AYE: Councilman Austin Redus, Mayor Pro Tem Melissa Ashford, Councilman  
Ron Cardwell

NAY: None

### 11. CITY MANAGER'S REPORT

None

### 12. REMARKS AND INQUIRIES BY MAYOR AND CITY COUNCIL

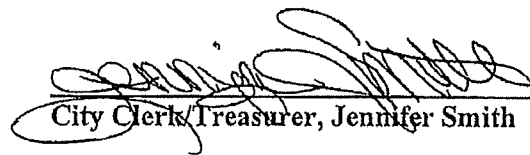
Mayor pro Tem Melissa Ashford addressed the council

I want to welcome the new City Manager Mr. Williams to Piedmont. And a thank you to the previous City Manager Jason Orr for bringing Cox to us.

13. ADJOURNMENT Mayor Kurt Mayabb adjourned the meeting at 7:57pm

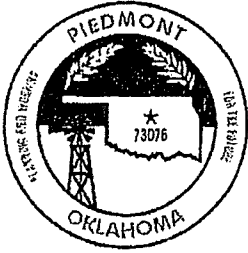


Mayor Kurt Mayabb



City Clerk/Treasurer, Jennifer Smith





Piedmont Municipal Authority  
**MEETING MINUTES**

**Regular Meeting Agenda**

Monday, May 23, 2022 -6:30 PM  
Piedmont City Hall – Council Chambers  
314 Edmond Road NW

- Kurt Mayabb ..... Mayor
- Ryan Aller ..... Ward One
- Ron Cardwell ..... Ward Two
- Ryan Austin Redus ..... Ward Three
- Jonathan Hisey ..... Ward Four
- Melissa Ashford ..... Mayor Pro-Tem Ward Five
  
- Michael Segler ..... City Attorney
- Jennifer Smith ..... City Clerk

**Present:** Mayor Pro-Tem Melissa Ashford, Trustee Ron Cardwell and Trustee Austin Redus, Mayor Kurt Mayabb

**Absent:** Trustee Jonathan Hisey, Trustee Ryan Aller

1. **CALL TO ORDER** Mayor Kurt Mayabb called the meeting to order at 7:48pm
2. **ROLLCALL** City Clerk Jennifer Smith Called roll and a quorum was present.
3. **CONSENT AGENDA**
  - A. Approval of Regular Meeting Minutes of April 25, 2022.
  - B. Approval of Special PMA Meeting May 5, 2022
  - C. Approval of Special PMA meeting May 9, 2022
  - D. Income Statement
  - E. Check Approval Register
  - F. Approval of 22-23 pay scale with a 5.9% COLA increase

Trustee Melissa Ashford made a motion to approve the consent agenda. Motion was seconded by Trustee Austin Redus  
**Vote was:**

**AYE:** Trustee Ron Cardwell, Trustee Austin Redus, Trustee Melissa Ashford

**NAY:** None

4. **ITEMS REMOVED FROM CONSENT AGENDA**  
NONE
5. **CITIZENS COMMENTS ON AGENDA AND NON-AGENDA ITEMS**  
NONE
6. **SCHEDULED BUSINESS**

- A. Approval of Resolution 05/23/2022A a resolution approving the City of Piedmont, the Piedmont Municipal Authority's and Piedmont Special Project Authority annual operating budgets for fiscal year 2022-2023, starting July 1, 2022, and ending on June 30, 2023 adopted May 23, 2022 and ratification an adoption of the budgets.

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

Vote was:

AYE: Trustee Ron Cardwell, Trustee Austin Redus, Trustee Melissa Ashford

NAY: None

7. NEW BUSINESS

None

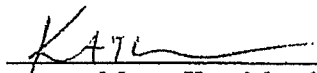
8. RECESS TO THE PSPA MEETING

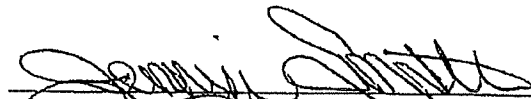
Trustee Melissa Ashford made a motion to adjourn and recess to PSPA meeting at 7:51pm. Motion was seconded by Trustee Austin Redus.

Vote was:

AYE: Trustee Ron Cardwell, Trustee Austin Redus, Trustee Melissa Ashford

NAY: None

  
\_\_\_\_\_  
Mayor Kurt Mayabb

  
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City Clerk/Treasurer, Jennifer Smith