



Piedmont City Council  
**NOTICE OF MINUTES**

**Regular Meeting Minutes**

Monday, June 26<sup>th</sup>, 2023 -6:30 PM  
Piedmont City Hall – Council Chambers  
314 Edmond Road NW

- Kurt Mayabb ..... Mayor
- Ryan Aller..... Ward One
- Ron Cardwell ..... Ward Two
- Rob Jones..... Ward Three
- Jonathan Hisey ..... Mayor ProTem Ward Four
- Byron Schlomach.....Ward Five
  
- Joshua Williams.....City Manager
- Daniel McClure ..... City Attorney
- Jennifer Smith ..... City Clerk
- Morgan Clark..... City Secretary

**1. CALL TO ORDER**

Mayor ProTem Jonathan Hisey called the meeting to order at 6:35PM.

**2. ROLL CALL**

City Clerk Jennifer Smith called role. A quorum was present.

Council Present: Mayor ProTem Jonathan Hisey, Councilman Ron Cardwell, Councilman Ryan Aller, Councilman Rob Jones, and Councilman Byron Schlomach

Council Absent: Mayor Kurt Mayabb

**3. INVOCATION & PLEDGE OF ALLEGIANCE**

Mayor ProTem Jonathan Hisey led the pledge of allegiance and the invocation.

**4. PRESENTATIONS/PROCLAMATIONS/OATHS/APPOINTMENTS**

**a. PRESENTATION TO CHIEF OF POLICE, SCOTT SINGER.**

City Manager Josh Williams presented Chief Scott Singer a certificate of achievement for retiring after 48 years of law enforcement.

**5. 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 Meeting Minutes of May 22<sup>nd</sup>, 2023
- B. Income Statement
- C. Encumbrance Report
- D. Check Approval Register
- E. Contract Services with CivicReady
- F. Contract Services with ClearGov
- G. Interlocal Agreement with City of Yukon for Inspector Services
- H. ODOT Tap Agreement (37996) for Sidewalk Project
- I. ODOT TAP Agreement (37995) for Sidewalk Project
- J. Surplus for Community Development Department
- K. Approval of 2023-2024 Escrow from OMAG to apply to our yearly premium.
- L. Approval of Resolution 6-26-23C municipal roads drilling activities fund (Arrowhead to Apache)
- M. Approval of Resolution 6-26-23D municipal roads drilling activities fund (Moffat to Waterloo)

**Councilman Ron Cardwell made a motion to approve Items A-M. Motion was seconded by Mayor ProTem Jonathan Hisey.**

**VOTE WAS:**

**AYE:** Mayor ProTem Jonathan Hisey, Councilman Ron Cardwell, Councilman Rob Jones, and Councilman Byron Schlomach, and Councilman Ryan Aller

**NAY:** None

**6. ITEMS REMOVED FROM CONSENT AGENDA**

NONE

**7. CITIZENS COMMENTS**

*Residents may address City Council regarding an item that are listed and not listed on the agenda. Residents must provide their name and address. City Council requests that comments be limited to five (5) minutes unless the Presiding Officer grants additional time.*

NONE

**8. SCHEDULED BUSINESS**

***OPEN/CLOSE PUBLIC HEARING***

**Mayor ProTem Jonathan Hisey opened and closed the public hearing without objection.**

**A. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON RESOLUTION 06-26-23B FOR AN ADMINISTRATIVE ZONING APPLICATION SUBMITTED BY YANKEE FENCE COMPANY TO REZONE THE FOLLOWING LOTS FROM THE ESTABLISHED C-2 (GENERAL COMMERCIAL DISTRICT) TO THE APPROPRIATE C-3 (CENTRAL COMMERCIAL DISTRICT) THAT HAS BEEN IN USE AS SUCH SINCE 1987:**

**PIEDMONT ORIGINAL TOWN LOTS 13-15, BLOCK 37 (107 MADISON AVE NE)**

**Councilman Byron Schlomach made a motion to approve Item 8a. Councilman Ron Cardwell seconded this motion.**

**VOTE WAS:**

**AYE:** Mayor ProTem Jonathan Hisey, Councilman Ron Cardwell, Councilman Rob Jones, and Councilman Byron Schlomach, and Councilman Ryan Aller

**NAY:** None

***OPEN/CLOSE PUBLIC HEARING***

**Mayor ProTem Jonathan Hisey opened public hearing without objection.**

**Bryan Nelson, the owner of Yankee Fence and the property at 107 Madison Ave NE, spoke about the elevation and the existing metal building. They are asking for it to all match including the R-panel. The materials would include glass and new metal. This building will hold 6 spaces to hold for commercial use.**

**Mayor ProTem Jonathan Hisey closed the public hearing without objection.**

**B. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON ORDINANCE 729 FOR AN APPLICATION OF EXCEPTION OF METAL FAÇADE ON A COMMERCIAL BUILDING AT THE FOLLOWING ADDRESS:**

**PIEDMONT ORIGINAL TOWN LOTS 13-15, BLOCK 37 (107 MADISON AVE NE)**

**PLANNING COMMISSION BOARD RECOMMENDS APPROVAL WITH THE FOLLOWOING CONDITION ON THE APPROVED PLANS:**

***“SHALL BE COMPLETED WITH THE THEME CONSISTENT WITH ARCHITECTUAL COMPATIBILITY WITH THE ADJOINING STRUCTURE”***

**Councilman Ron Cardwell made a motion to approve the first reading of Ordinance 729 with the following revision that “citation” be replaced with Sec 1-5-3A. Councilman Byron Schlomach seconded this motion.**

**VOTE WAS:**

**AYE:** Mayor ProTem Jonathan Hisey, Councilman Ron Cardwell, Councilman Rob Jones, and Councilman Byron Schlomach, and Councilman Ryan Aller

**NAY:** None

**C. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON PLANNING COMMISSION'S RECOMMENDATION REGARDING PAVING STANDARDS FOR RESIDENTIAL STREETS FROM 5" to 6" THICKNESS.**

**Councilman Ron Cardwell made a motion for the City Attorney and City Engineer bring back revised plans and notes in regards to changing our residential road standards from 5" to 6". Councilman Rob Jones seconded this motion.**

**VOTE WAS:**

**AYE:** Mayor ProTem Jonathan Hisey, Councilman Ron Cardwell, Councilman Rob Jones, and Councilman Byron Schlomach, and Councilman Ryan Aller

**NAY:** None

**D. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON THE UPDATED AND REVISED WARRANT STUDIES FOR 164<sup>TH</sup> & MORGAN ROAD/ 178<sup>TH</sup> & MORGAN ROAD.**

**Councilman Ron Cardwell made a motion to accept the warrant reports and that the 164<sup>th</sup> and Morgan Road study be shared with Oklahoma City and leave the intersections as they are with additional warning signs if needed. Councilman Ryan Aller seconded this motion.**

**VOTE WAS:**

**AYE:** Mayor ProTem Jonathan Hisey, Councilman Ron Cardwell, Councilman Rob Jones, and Councilman Byron Schlomach, and Councilman Ryan Aller

**NAY:** None

**E. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN ORDINANCE 728 AMENDING THE CITY OF PIEDMONT FEE SCHEDULE FOR COMMUNITY DEVELOPMENT.**

**Councilman Ryan Aller made a motion to approve the first reading of Ordinance 728. Councilman Ron Cardwell seconded this motion.**

**VOTE WAS:**

**AYE:** Mayor ProTem Jonathan Hisey, Councilman Ron Cardwell, Councilman Rob Jones, and Councilman Byron Schlomach, and Councilman Ryan Aller

**NAY:** None

**F. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON RESOLUTION 06-26-23A REGARDING THE CITY/GENERAL MANAGER'S RECOMMENDED FISCAL YEAR (FY) 2023-2024 ANNUAL OPERATING BUDGET FOR THE CITY OF PIEDMONT/ PIEDMONT MUNICIPAL AUTHORITY AND THE PIEDMONT SPECIAL PROJECTS AUTHORITY.**

**Councilman Ron Cardwell made a motion to approve Item F. Councilman Rob Jones seconded this motion.**

**VOTE WAS:**

**AYE:** Mayor ProTem Jonathan Hisey, Councilman Ron Cardwell, Councilman Rob Jones, and Councilman Byron Schlomach, and Councilman Ryan Aller

**NAY:** None

**Mayor ProTem Jonathan Hisey called for a 5-minute recess at 7:39pm. The meeting resumed at 7:45pm.**

**G. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON APPOINTING ONE OR MORE PERSON(S) TO THE PARK AND RECREATION BOARD.**

**Mayor ProTem Jonathan Hisey had a nomination in writing from Mayor Kurt Mayabb to recommended Kyle Cornman and Billy Saunders to the Park and Recreation Board.**

**Mayor ProTem Jonathan Hisey made a motion to appoint Kyle Cornman and Billy Saunders to the Park and Recreation Board. Councilman Ron Cardwell seconded this motion.**

**VOTE WAS:**

**AYE:** Mayor ProTem Jonathan Hisey, Councilman Ron Cardwell, Councilman Rob Jones, and Councilman Byron Schlomach, and Councilman Ryan Aller

**NAY:** None

**H. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON CITY ATTORNEY'S CONTRACT FOR RENEWAL.**

**Councilman Byron Schlomach made a motion to approve City Attorney Daniel McClure's contract. Councilman Rob Jones seconded this motion.**

**VOTE WAS:**

**AYE:** Mayor ProTem Jonathan Hisey, Councilman Ron Cardwell, Councilman Rob Jones, and Councilman Byron Schlomach, and Councilman Ryan Aller

**NAY:** None

**I. DISCUSSION ON FALL PREVENTATIVE MAINTENANCE LIST OF NEIGHORHOOD AND SIDE STREETS IN NEED OF MINOR HOT PATCH REPAIR.**

Discussion between city council, city staff, and the city engineer took place about a better solution to seal the cracks in residential neighborhood roads.

**NO MOTION**

**J. DISCUSSION ON DEVELOPING A POSSIBLE LOCATION FOR FOOD TRUCKS AT SPORTING EVENTS AND/OR WEEKEND EVENTS.**

Discussion between city council and city staff took place about having a set place to have food trucks set up year-round.

**NO MOTION**

**K. DISCUSSION ON REPARING PIEDMONT ROAD BETWEEN 234<sup>TH</sup> AND 248<sup>TH</sup>.**

City Manager, Josh Williams, updated the council and assured them that Kudron has been contracted to cut this section of road out and fix the road. We are waiting for an update from Kudron on the start date.

**NO MOTION**

**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 Statutes.*

Resolution 06-26-23E for Morgan Road from 164<sup>th</sup>-178<sup>th</sup>

Councilman Byron Schlomach made a motion to approve Resolution 06-26-23E. Councilman Ron Cardwell seconded this motion.

**VOTE WAS:**

**AYE:** Mayor ProTem Jonathan Hisey, Councilman Ron Cardwell, Councilman Rob Jones, and Councilman Byron Schlomach, and Councilman Ryan Aller

**NAY:** None

10. **PIEDMONT MUNICIPAL AUTHORITY**

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*Majority of a Quorum required for approval.*

***MOTION TO RECESS TO PMA MEETING***

Councilman Ron Cardwell made a motion to convene to the PMA meeting. Mayor ProTem Jonathan Hisey seconded this motion.

**VOTE WAS:**

**AYE:** Mayor ProTem Jonathan Hisey, Councilman Ron Cardwell, Councilman Rob Jones, Councilman Byron Schlomach, Councilman Ryan Aller

**NAY:** None

***RECONVENE TO CITY COUNCIL MEETING***

Councilman Ron Cardwell made a motion to reconvene back to the City Council meeting. Councilman Byron Schlomach seconded this motion.

**VOTE WAS:**

**AYE:** Mayor ProTem Jonathan Hisey, Councilman Ron Cardwell, Councilman Rob Jones, Councilman Byron Schlomach, Councilman Ryan Aller

**NAY:** None

11. **CITY MANAGER'S REPORT**

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16" waterline project has started. They started potholing the existing water line including abandoned and active. We will see progress along Edmond Road as the weeks go on.

Road update: The base on Apache Road has been laid. They should be laying the top course this week. There is a mailbox that we will have to lower and a couple of driveways that need approach work done. 164<sup>th</sup> from Sara Road to Mustang Road has center lines marked for striping. Canadian County has been working on 164<sup>th</sup> from Cemetery Road to NW Expressway. They have base stabilization started and chip-and-seal will start within a week. We appreciate the partnership with the county. Ash Road from Mustang and Sara Road-Notice to proceed is for July 5<sup>th</sup>. They will likely start July, 10<sup>th</sup>. The Unit Price contract's notice to proceed is also July 5<sup>th</sup>. The start date is July 10<sup>th</sup> as well.

City Sewer/Lagoon report review has been completed by ODEQ and SRB will submit the final plans to ODEQ for their approval.

Freedom Fest is on 4<sup>th</sup> of July from 5PM- till dark.

Thank you to Chief Singer for your 8 years of service to Piedmont. We wish you luck in your retirement.

12. **ADJOURNMENT**

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Mayor ProTem Jonathan Hisey adjourned the meeting at 8:21PM.

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Mayor, Kurt Mayabb

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City Secretary, Morgan Clark





Piedmont Municipal Authority  
**MEETING MINUTES**

**Regular Meeting Minutes**

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314 Edmond Road NW

Kurt Mayabb.....Mayor  
Ryan Aller ..... Ward One  
Ron Cardwell ..... Ward Two  
Rob Jones..... Ward Three  
Jonathan Hisey ..... Mayor ProTem Ward Four  
Byron Schломach..... Ward Five  
  
Daniel McClure..... City Attorney  
Jennifer Smith ..... City Clerk  
Josh Williams.....City Manager  
Morgan Clark.....City Secretary

**Present:** Mayor ProTem Jonathan Hisey, Trustee Ron Cardwell, Trustee Rob Jones, Trustee Byron Schломach, and Trustee Ryan Aller

**Absent:** Mayor Kurt Mayabb

1. **CALL TO ORDER** Mayor ProTem Jonathan Hisey called the meeting to order at 8:07pm.
2. **ROLL CALL** City Clerk Jennifer Smith called role and there was a quorum present.
3. **CONSENT AGENDA**
  - A. Approval of Regular Meeting Minutes of May 22<sup>nd</sup>, 2023
  - B. Income Statement
  - C. Check Approval Register
  - D. Approval of purchase Order for Water service for FY 23-24
  - E. Approval of purchase Order for Sewer service for FY 23-24
  - F. Approval of purchase Order for Trash service for FY 23-24
  - G. Surplus for Piedmont Public Works Department

Trustee Rob Jones made a motion to approve items A-G on the consent agenda. Trustee Byron Schломach seconded this motion.

**VOTE WAS:**

**AYE:** Mayor ProTem Jonathan Hisey, Trustee Ron Cardwell, Trustee Rob Jones, Trustee Byron Schломach, and Trustee Ryan Aller

**NAY:** None

**4. ITEMS REMOVED FROM CONSENT AGENDA**

None

**5. CITIZENS COMMENTS ON AGENDA AND NON-AGENDA ITEMS**

*Residents must provide their name and address. Council requests that comments be limited to five (5) minutes.*

None

**6. SCHEDULED BUSINESS**

- A. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON RESOLUTION 06-26-23A REGARDING THE CITY/GENERAL MANAGER'S RECOMMENDED FISCAL YEAR (FY) 2023-2024 ANNUAL OPERATING BUDGET FOR THE CITY OF PIEDMONT/ PIEDMONT MUNICIPAL AUTHORITY AND THE PIEDMONT SPECIAL PROJECTS AUTHORITY.**

Trustee Byron Schломach made a motion to approve Item 6A. Trustee Rob Jones seconded this motion.

**VOTE WAS:**

**AYE:** Mayor ProTem Jonathan Hisey, Trustee Ron Cardwell, Trustee Rob Jones, Trustee Byron Schломach, and Trustee Ryan Aller

**NAY:** None

- B. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION TO APPROVE ORDINANCE 728 AMENDING THE CITY OF PIEDMONT FEE SCHEDULE FOR COMMUNITY DEVELOPMENT.**

Trustee Ryan Aller made a motion to approve the first reading of Ordinance 728. Trustee Byron Schломach seconded this motion.

**VOTE WAS:**

**AYE:** Mayor ProTem Jonathan Hisey, Trustee Ron Cardwell, Trustee Rob Jones, Trustee Byron Schломach, and Trustee Ryan Aller

**NAY:** None

7. **NEW BUSINESS**

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NONE

8. **CONVENE TO PIEDMONT SPECIAL PROJECT AUTHORITY MEETING**

**Councilman Ron Cardwell made a motion to convene to the PSPA meeting. Trustee Byron Schlomach seconded this motion.**

**VOTE WAS:**

**AYE:** Mayor ProTem Jonathan Hisey, Trustee Ron Cardwell, Trustee Rob Jones, Trustee Byron Schlomach, and Trustee Ryan Aller

**NAY:** None

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**Mayor, Kurt Mayabb**

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**City Secretary, Morgan Clark**