

**MEETING OF THE CITY COUNCIL
GEORGE FINA MUNICIPAL BUILDING - 314 EDMOND ROAD NORTHWEST
Monday, June 28, 2021 6:30pm**

MEMBERS PRESENT:

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

ABSENT:

None

STAFF PRESENT:

City Manager Jason Orr, City Clerk Jennifer Smith, Community Development Director Scott Garnand, City Secretary Arielle Garcia, and City Attorney Michael Segler.

1. **CALL TO ORDER** - Mayor Kurt Mayabb called the meeting to order at 6:31pm
2. **ROLL CALL** - City Clerk called roll and a quorum was present
3. **DESIGNATE A MEETING LEADER- In the absence of the Mayor and Mayor Pro Tem**
4. **FLAG SALUTE** - Mayor Kurt Mayabb led the flag salute
5. **INVOCATION** – Mayor Kurt Mayabb led invocation
6. **PRESENTATION/PROCLAMATIONS/OATHS/APPOINTMENTS**
 - a) **Appointment of 2 members to Parks and Recreation Board and Charo Guillory as Chairman.**

Mayor Kurt Mayabb addressed the council

I have not found anyone who wants the seats of the Park and Recreation board. I do not just want to put someone on there who doesn't truly want to be. We want people who will be invested. I will keep looking and if any of the councilmen know someone who wants it, let me know.

Mayor Kurt Mayabb tabled the appointment of 2 members to the Park and Recreation Board until someone has been found.

Mayor Kurt Mayabb would like to nominate Charo Guillory as Chairman of the Park and Recreation Board.

VOTE WAS:

AYE:

Councilman Melissa Ashford, Councilman Austin Redus, Councilman Ron Cardwell, Councilman Jonathan Hisey, and Mayor Pro Tem Kevan Blasdel

NAY:

None

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 City Council Meeting on May 24, 2021.
- b) Approval of Minutes for the Special City Council Meeting on May 4, 2021.
- c) Approval of Minutes for the Special City Council Meeting on May 10, 2021.
- d) Approval of Minutes for the Special City Council Meeting on June 17, 2021.
- e) Recognition/Approval of Purchase Order/Disbursements for the City (Claims List).
- f) Recognition/Approval of Financial Statements.
- g) Recognition/Approval of Encumbrance Report.
- h) Approval of an Inter-Local Agreement between the City of Yukon, Oklahoma and the City of Piedmont, Oklahoma for the City of Yukon to provide afterhours dispatch services for the City of Piedmont.
- i) Approval of inter-local agreement for jail usage with Canadian County.
- j) Approval of an interlocal agreement between Canadian County and City of Piedmont to provide grading services on specifically listed roads within the City.
- k) Approval of an interlocal agreement between Canadian County and City of Piedmont to provide mowing service on the right of ways for certain incorporated areas listed within the City.
- l) Approval of equipment lease agreement Resolution No. 11052000 (3- 2019 Chevrolet Tahoe's) with Farmers Merchants Bank.
- m) Approval of equipment lease agreement Resolution No. 12246500 (1 Pierce Enforcer Pumper Firetruck) with Farmers Merchants Bank.
- n) Approval of equipment lease agreement Resolution No. 12282700 (1 Pierce Enforcer Pumper Firetruck) with Farmers Merchants Bank.
- o) Approval of utility purchase orders for water & sewer, trash, and fire for FY 21-22.
- p) Approval of Resolution No. 6/28/2021 A resolution of the City Council of the City of Piedmont and the Piedmont Municipal Authority providing for the adoption of an administrative zoning designation requested by Barry Waldrop for Rolling Prairie est It 6 blk 5, (1615 Monroe Ave NE) be changed from A-1 to RE-2 providing for severability; repeal of conflicting ordinances or resolutions.
- q) Approval of contract for Audit Services with HBC for Fiscal year July 1, 2020 to June 30, 2021.
- r) Approval of end of fiscal year budget amendments.

Councilman Melissa Ashford made a motion to approve items b,c,d,g,h,I,j,k,l,m,n,o, and p. Motion was seconded by Mayor Pro Tem Kevan Blasdel.

VOTE WAS:

AYE:

Councilman Melissa Ashford, Councilman Austin Redus, Councilman Ron Cardwell, Councilman Jonathan Hisey, and Mayor Pro Tem Kevan Blasdel

NAY:

None

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

Councilman Melissa Ashford pulled item q of the consent agenda.

Councilman Ron Cardwell pulled items a, e, f, and r of the consent agenda.

Item a of the consent agenda

Councilman Ron Cardwell addressed the council

In reading the meeting minutes- on page 8 near the bottom, Councilman Jonathan Hisey addressed the council; the next sentence said “is there a municipal budget act that says you cannot have an expenditure that exceeds the fund budget? I know the city manager made a comment back- it is not addressed in the minutes. Is there a recording of that? Is this directly off the audio recording? there was a item tabled, i did not see that item on this agenda for this regular meeting. We will have to remember that for the next meeting. That item was: Discussion, consideration, and possible action on the council rules. Also, page 15- there is a word here that should be “clarity” after it says Councilman Ron Cardwell addressed the council. I will do a better job of keeping my own minutes. I think we can go ahead and approve these.

(The May 24, 2021 minutes where corrected and brought back on July 26, 2021)

City Secretary Arielle Garcia addressed the council

Yes, they are recorded. I do go over the recording, however, when i go over the recoding i may not caught things.

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

VOTE WAS:

AYE:

Councilman Melissa Ashford, Councilman Austin Redus, Councilman Ron Cardwell, Councilman Jonathan Hisey, and Mayor Pro Tem Kevan Blasdel

NAY:

None

Item e of the consent agenda

Councilman Ron Cardwell addressed the council

I had a couple questions on check disbursements- I want to clarify who is doing what. I thought it was interesting that we have a great police officer Josh Raffety who is doing some mowing services for us. Is there a rotation where different police officers do different mowing around the police station? on page 29, royal signs are making signs for a subdivision, I believe Shenandoah, is that correct? Do they make street signs? My time in Oklahoma City and Oklahoma county, the developers were the ones who paid for street signs and street lights. Taking it one step further and thinking ahead, will we see a reimbursement under 02-02- but it will be under 6130 as revenue for these signs, is that correct? I noticed in the police department account- same page- invoice 25199; there was a tractor supply air compressor, a gun safe and some other things. I was cross checking some of the other monthly check registers, there was not \$633 billed under the police department. Does the air compressor invoice get split up between different departments? Street lights on page 31 under- we bought \$3231 in street lights for OGE. I don't believe that is an electric bill because those are usually shown a little differently. Is this for street lights around the city? They will overcharge if they are given the chance. I want to be diligent with the city funds. on page 32- library got \$4163 in LED light bulbs. That was not budgeted for in that account.

Chief Sing addressed the council

Officer Raffety is the only officer that mows at the police department. He does the best job with the lowest

bid. The air compressor was under the police department only. We use it to fill our own tires.

Councilman Jonathan Hisey addressed the council

Is that our policy too? That the developer pays for street signs?

Public Works Director Doug Baustert addressed the council

Developers do pay for the street signs. They will get billed for the signs.

City Clerk Jennifer Smith addressed the council

We have several bills from OG&E. OG&E said they don't know the location of every street light being charged; we have asked several times.

Councilman Melissa Ashford approved item e of the consent agenda. Motion was seconded by Mayor Pro Tem Kevan Blasdel.

VOTE WAS:

AYE:

Councilman Melissa Ashford, Councilman Austin Redus, Councilman Ron Cardwell, Councilman Jonathan Hisey, and Mayor Pro Tem Kevan Blasdel

NAY:

None

Item f and r of the consent agenda

Councilman Ron Cardwell addressed the council

financial statements- there are many negative balances. That is rather concerning. That goes along with the budget amendments. I will take the time to address that when we talk about budget amendments. It is good to see we have a revenue of about a million dollars to date. However, under expenses, your year-to-date activity is \$535,000. It was originally \$200; did we dump money? Can adding a line item be done in budget amendments? If we had a tree limb removal line item, we could put it under that and it would be less confusing. I recommend we do not have negative line items. Don't spend money we don't have a budget for.

Councilman Jonathan Hisey addressed the council

That would be under item r. I would not approve item f. Can we discuss item r&f as one?

City Manager Jason Orr addressed the council

We did not have a line item for the tree limb pick up. You can add as many line items as you want to the budget.

Councilman Jonathan Hisey addressed the council

General fund has a million dollars- while capital improvement has a \$800,000 deficit. In my opinion we should be transferring \$800,000 surplus of the general fund into capital improvement. Why are we increasing the expenditures in the general fund when we already have a surplus? There was an error in amendment number one in the general fund to PSPA \$80,000. amendment number there that says general fund- i believe it should say PSPA. Says "Transfer from GF \$20,000" I think that should match the transfer from the general fund. The money going in, goes right back out. Do we have a number for the capital improvement fund? Even a fund transfer doesn't matter from one to three. says you are transferring \$80,000 from PSPA out of the general fund. Going to PSPA you are only transferring \$20,000.

Mayor pro Tem Kevan Blasdel addressed the council
It should be \$80,000 not \$20,000 to match the transfer.

Councilman Ron Cardwell addressed the council

Talking about amendments, with expenditures increasing and being this close to the end of the year- we should try to put something in there that account that is negative close to the same amount. we shouldn't just put money there if we don't need it. We need account tabs on monthly biases. These are just rounded numbers tossed out there. It is important that your position knows these things when you sign off on it and it comes to us. We are close to the end of the year. We are only putting money in these line items to make them not negative. why not only put the needed amount of money to not be negative rather than any amount?

City Manager Jason Orr addressed the council

Crawford gave us these numbers by the time of the budget transfers. I don't review every single amendment. Crawford comes up with these numbers. They are aware of all the money transfers; they also know of our road projects. I do not know the amount of the capital improvement fund off the top of my head. When does this have to be approved by?

Mayor Pro Tem Kevan Blasdel addressed the council

These are correct. where you see a negative amount, there will be a transfer. The transfer corrects the negative balances you are referring to on the financial statements. That is the purpose of these amendments. PSPA Revenue is \$ to cover the end of year to balance. you need to put \$80,000 to cover the expenses.

City clerk Jennifer Smith addressed the council

if these amendments are not approved there is a possibility that we could have a finding in our audit. that's one reason why she does these. She has to forecast the whole month of June for us. I redid one, and this one has PSPA on it. The 20,000 was included. We need it approved tonight.

Councilman Jonathan Hisey made a motion to deny item r of the consent agenda. motion was seconded by councilman Ron Cardwell.

VOTE WAS:

AYE: Councilman Ron Cardwell, and Councilman Jonathan Hisey
NAY: Councilman Melissa Ashford, Councilman Austin Redus, and Mayor Pro Tem Kevan Blasdel

Motion Failed.

Mayor Pro Tem Kevan Blasdel made a motion to approve item r changing budget amendment three from \$20,000 to \$80,000. Motion was seconded by councilman Melissa Ashford.

VOTE WAS:

AYE: Councilman Melissa Ashford, Councilman Austin Redus, and Mayor Pro Tem Kevan Blasdel
NAY: Councilman Ron Cardwell, and Councilman Jonathan Hisey

Councilman Ron Cardwell made a motion to approve item f of the consent agenda. motion was seconded by councilman Melissa Ashford.

VOTE WAS:

AYE: Councilman Melissa Ashford, Councilman Austin Redus,
Councilman Ron Cardwell, Councilman Jonathan Hisey,
and Mayor Pro Tem Kevan Blasdel

NAY: None

item q of the consent agenda

Councilman Melissa Ashford addressed the council
Is Crawford not the only company we are using for this type of service?

City Manager Jason Orr addressed the council
HBC is a different service than Crawford. HBC is more of an auditor service whereas Crawford is more of an accounting service.

Councilman Melissa Ashford made a motion to approve item q of the consent agenda. motion was seconded by Councilman Austin Redus.

VOTE WAS:

AYE: Councilman Melissa Ashford, Councilman Austin Redus,
Councilman Ron Cardwell, Councilman Jonathan Hisey,
and Mayor Pro Tem Kevan Blasdel

NAY: None

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

Councilman Melissa Ashford made a motion to open the public hearing. motion was seconded by Councilman Jonathan Hisey.

VOTE WAS:

AYE: Councilman Melissa Ashford, Councilman Austin Redus,
Councilman Ron Cardwell, Councilman Jonathan Hisey,
and Mayor Pro Tem Kevan Blasdel

NAY: None

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

VOTE WAS:

AYE:

Councilman Melissa Ashford, Councilman Austin Redus, Councilman Ron Cardwell, Councilman Jonathan Hisey, and Mayor Pro Tem Kevan Blasdel

NAY:

None

10. BUSINESS ITEMS –

a) Discussion, consideration and possible action on City of Piedmont Event Coordinator Contract.

Councilman Jonathan Hisey addressed the council
This is good.

Mayor Pro Tem Kevan Blasdel addressed the council
I agree

Councilman Ron Cardwell addressed the council
The Event Coordinator is great. The Event Coordinator Louanne is a great community person and organized.

Councilman Melissa Ashford addressed the council
The Event Coordinator Louanne and The City are in a cohesive pattern. She will do good.

Mayor Pro Tem Kevan Blasdel made a motion to approve business item a. motion was seconded by Councilman Jonathan Hisey.

VOTE WAS:

AYE:

Councilman Melissa Ashford, Councilman Austin Redus, Councilman Ron Cardwell, Councilman Jonathan Hisey, and Mayor Pro Tem Kevan Blasdel

NAY:

None

b) Discussion, consideration and possible action on a contract with Guernsey Engineering for engineering design services for the new Public Works facility.

Councilman Ron Cardwell addressed the council
There is no shown schedule for finished plans. If you do not set a schedule, it is hard to get the work done. Do we have a schedule? No budget, no set size, or set location. We can't just let the architect start building without plans. we have to give them a conception layout. Does that tell you what the budget would be? We just pulled some of that money out for roads. \$1.3 million is way too much when roads are the way they are. No presentation without the plans.

City Manager Jason Orr addressed the council
We do not have a detailed schedule at this time. Spring is when they will start. There are not any minutes, as it was not a public meeting. \$1.3 million was discussed. This is the same process we took with the fire station. This is all to be discussed when making the contract. This is a general discussion with the company.

Councilman Jonathan Hisey addressed the council
Do they know when this will go to bid? Are there any minutes from April 8th?

Councilman Melissa Ashford addressed the council

Councilman Ron Cardwell, would that not be under design? You quoted 800,000.

Public Works Director Doug Baustert addressed the council

You, Councilman Ron Cardwell, were not at that meeting. The Pit is just a wash pit.

Councilman Austin Redus addressed the council

We went over the price and the size. Are we paying this no matter what or does this handcuff us to whatever they say? Do we need to get all of this in writing from Guernsey Engineering?

Mayor Kurt Mayabb addressed the council

Do we need a pit in the building to be able to work on our own vehicles? as far as regulations and insurance would it be worth it to have a pit in the building? I want to get to the bottom of this, we do need some discussion with this company and the council to get on the same page.

Steve Scovel with Guernsey Engineering addressed the council

No preliminary plan has been done. Spoke with the City manager Jason Orr, we are looking to do a basic design program. 3 bays- one a wash bay, some offices would be put in, a breakroom, and limited development to park vehicles. estimating building to be 96,000 square feet. Roughly \$120 per square foot. Estimated to be roughly \$1.5 million. The utilities will be set on Washington. This is the same process we did before, however, we can bring you more details.

Mayor Pro Tem Kevan Blasdel made a motion to not take action tonight on a contract with Guernsey Engineering for public works. Motion was seconded by Councilman Ron Cardwell.

VOTE WAS:

AYE:

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

NAY:

Councilman Austin Redus

c) Discussion, consideration and possible action on emergency road repair bid packet.

City Manager Jason Orr addressed the council

This is not an extravagant road plan. This will be a simple fill of potholes with some overlay. contractors can bid on each one of these. If $\frac{2}{3}$ vote in an emergency we can get direct bids. We can do this like 164th. This is all we can do with this amount of money. This would be to just fill potholes

Councilman Jonathan Hisey addressed the council

Change order if money is left on 220th and 226th. Where is it mentioned grinding up the road and recompacting it? I don't see any plans for grinding up the road and recompacting it. At the special meeting- they were going to need to grind the road and overlay it.

Councilman Ron Cardwell addressed the council

Some of the more side roads off of Piedmont Road need a lot of work. 220th and 206th both need work. 206 on both ways for the first mile. My dealings with Atlas Paving- they don't make S4. Their S4 mixes exactly like their type B mix. That's a little bit bigger than what we put on roads now. We can save \$5 per ton if we specify, we want to use 20% recycles. recommend using S5, or a type b since this is a temporary overlay. County

Line skim patched over potholes on the east side of the road. 164th where it subsided so much, it will need $\frac{3}{4}$ pre level so we can get a 2-inch overlay. We have too many potholes to fill. We need to grind them up and put a 2-inch overlay. Like the Public Works Director Doug has said before, we need a small army to fill them all.

Councilman Mellissa Ashford made a motion to approve business item c. Motion was seconded by Councilman Ron Cardwell.

VOTE WAS:

AYE: Councilman Melissa Ashford, Councilman Ron Cardwell, Councilman Jonathan Hisey, Mayor Pro Tem Kevan Blasdel and Councilman Austin Redus

NAY: None

Councilman Melissa Ashford made a motion to declare business item c as emergency for unforeseen conditions which create a hazard to the public safety. Motion was seconded by Mayor Pro Tem Kevan Blasdel.

VOTE WAS:

AYE: Councilman Melissa Ashford, Councilman Ron Cardwell, Councilman Jonathan Hisey, Mayor Pro Tem Kevan Blasdel and Councilman Austin Redus

NAY: None

d) Discussion, consideration and possible action on soliciting an RFQ to select an engineer for street projects for FY 2021-2022.

Councilman Jonathan Hisey addressed the council

I have a draft from RFQ that I have written using language from similar RFQ's from other cities. Its standard language basically, it solicits for engineering for street projects for the coming up fiscal year. back page- response, requests, and proposals. This is just a draft I wrote saying the details of the project. Staff would have to put in the dates. If we get some responses, we can elect someone to design and construction services and pre-bid for the street projects we have in mind. We don't currently have an engineer. We only have one contract right now. The current engineer being used could do this as well.

Councilman Ron Cardwell addressed the council

This opens the opportunity to us to see other engineers and what they can do. Keeping them simple, bets for time and money. Do we have an engineer that inspects the roads that the developers put in? We are not choosing by money; we are choosing them by their qualifications.

City Manager Jason Orr addressed the council

We do a contract like we have with Garver. It's not renewed yearly. large projects get work order. We are talking to Garver about doing more. We select our engineers based on their qualifications. I am happy with Garver.

Mayor Pro Tem Kevan Blasdel addressed the council

Do we write the engineers' contracts?

Mayor Kurt Mayabb addressed the council

Some engineers do only specific things. They do what the council wants to do.

Councilman Ron Cardwell made a motion to publish within the next 30 days to receive submissions from consultant engineers. Motion was seconded by Councilman Melissa Ashford

VOTE WAS:

AYE:

Councilman Melissa Ashford, Councilman Ron Cardwell, and Councilman Jonathan Hisey

NAY:

Mayor Pro Tem Kevan Blasdel and Councilman Austin Redus

e) Discussion, consideration and possible action on identifying street projects for FY 2021-2022 and modifying 5-year capital improvement plan approved on 1/27/2020.

Councilman Jonathan Hisey addressed the council

I have copies of approved plans. I want to identify the projects we want to do for the 21-22 fiscal year-don't pledge to something we cannot do. I would like to grind up Mustang from 164th to 178th under contract with City Engineer Jason Brinley, Mustang from 178th to 192nd, and 164th from Mustang to Sara. we could go half and half with Oklahoma City on 164th from Mustang to Sarah. Apache road safety improvements. Apache road west of Piedmont needs guardrail next to covert and some stripping. There is also a very sharp hill. There are old faded signs west of that. Some signs saying limited sight distances from the hill could help. Those are the 4 projects I have. Go in and fix ditches on 164th. I want 5 inches of asphalt like Mustang to keep water off the road. I don't know where the money is coming from. We are going to have money from FEMA, so I think we will have more money than we think. I have the minutes from that meeting, there were two separate motions. There was nothing in these minutes that stated anything about the roads being dependent on the \$28 tax. This is the official record of the meeting, and there is nothing that says anything is dependent on the tax. So, I would like that reflected in the minutes, please, that was January 27th 2020. I would like to get rid of that plan, it is old. Chip and seal were done on Sara Road by the City.

Councilman Melissa Ashford addressed the council

On your street, we are already doing work. My issues in my ward have zero to do with you. I have a problem with neighborhood streets getting done before section line roads. I would like 164th from piedmont not just to Cemetery Road done but all the way to Cimarron. I know that it was just torn up and had asphalt millings, but ideally, this is an ACOG route that was approved. This will be a through way to NW Expressway. I think the outskirts would be great for chip and seal. Everyone would not get what they want done in their wards.

Councilman Ron Cardwell addressed the council

What needs to happen is a budget meeting. We need to put everything we can towards the roads. we were looking at buying water, we need to revise our budget. Look at roads with homes that drive by city limits and times that by 8. That will help you determine.

City Manager Jason Orr addressed the council

I would like to point out that Councilman Austin Redus asked if the roads were based on the \$28 fee. Here on the top of the handout it says based on a \$28 fee.

Councilman Austin Redus addressed the council

Are we going to do these in the fiscal year? Where are we taking the money from? Is anyone else opposed to chip and seal? there isn't a lot of traffic on Sara Road, it's been going on for about 7 or 8 years now and just starting to deteriorate. I would like to bring this back with a list.

Mayor Kurt Mayabb addressed the council

We have a bad company with chip and seal. However, many residents are happy with it because of what they had. Chip and seal can be kept up with a grader.

Councilman Jonathan Hisey made a motion to move this item until the next meeting. Motion was seconded by Councilman Ron Cardwell.

VOTE WAS:

AYE:

Councilman Melissa Ashford, Mayor Pro Tem Kevan Blasdel and Councilman Austin Redus, Councilman Ron Cardwell, and Councilman Jonathan Hisey

NAY:

None

- i) **Discussion, consideration and possible action on 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.**

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

VOTE WAS:

AYE:

Councilman Melissa Ashford, Mayor Pro Tem Kevan Blasdel and Councilman Austin Redus, Councilman Ron Cardwell, and Councilman Jonathan Hisey

NAY:

None

Councilman Melissa Ashford made a motion to approve business item i as emergency. Motion was seconded by Mayor Pro Tem Kevan Blasdel.

VOTE WAS:

AYE:

Councilman Melissa Ashford, Mayor Pro Tem Kevan

Blasdel, Councilman Austin Redus, Councilman Ron Cardwell, and Councilman Jonathan Hisey

NAY:

None

- j) **Discussion, consideration and possible action on Ordinance No. 694 an Ordinance amending the City of Piedmont code of ordinances by providing that zoning designation from A-1 (Agriculture) to RE-2 (.5 acre minimum) requested by Mark and Phil, LLC 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. Providing for severability; repeal of conflicting ordinances; and declaring an emergency. (Property north of Shenandoah 1 that abuts Edmond Road between Morgan and Sara Rd)**

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

VOTE WAS:

AYE:

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

NAY:

None

ABSTAIN:

Councilman Ron Cardwell, and Councilman Jonathan Hisey

Mayor Pro Tem Kevan Blasdel made a motion to approve business item j as emergency. Motion was seconded by Councilman Melissa Ashford.

VOTE WAS:

AYE:

Councilman Melissa Ashford, Mayor Pro Tem Kevan Blasdel, Councilman Austin Redus and Councilman Ron Cardwell

NAY: None

ABSTAIN: Councilman Jonathan Hisey

- k) **Discussion, consideration and possible action on Ordinance No. Ordinance 696 an ordinance amending the City of Piedmont code of ordinances, by adding section 3-302 c (1); providing for the prohibition of persons under the age of twenty-one years from possessing alcoholic beverages at a social gathering when a parent or guardian of the possessor is not present; providing for severability; and declaring an emergency.**

Councilman Austin Redus made a motion to approve business item k on second reading. Motion was seconded by Mayor Pro Tem Kevan Blasdel.

VOTE WAS:

AYE: Councilman Melissa Ashford, Mayor Pro Tem Kevan Blasdel, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

NAY: None

Mayor Pro Tem Kevan Blasdel made a motion to approve business item k as emergency. Motion was seconded by Councilman Melissa Ashford.

VOTE WAS:

AYE: Councilman Melissa Ashford, Mayor Pro Tem Kevan Blasdel, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

NAY: None

- l) **Conduct a public hearing on a proposed Ordinance No. 697 an Ordinance amending the City of Piedmont code of ordinances by providing that zoning designation from A-1 (Agriculture) to C-2 (General Commercial) requested by Salley LLC at the following described property: Cornman Properties No 1 Lot 1 Blk 1. Providing for severability; repeal of conflicting ordinances; and declaring an emergency. (Property directly east of 318 Edmond Rd NE).**

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

VOTE WAS:

AYE: Councilman Melissa Ashford, Mayor Pro Tem Kevan Blasdel, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

NAY: None

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

VOTE WAS:

AYE: Councilman Melissa Ashford, Mayor Pro Tem Kevan Blasdel, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

NAY: None

m) Discussion, consideration and possible action on Ordinance No. 697 an Ordinance amending the City of Piedmont code of ordinances by providing that zoning designation from A-1 (Agriculture) to C-2 (General Commercial) requested by Salley LLC at the following described property: Cornman Properties No 1 Lot 1 Blk 1. Providing for severability; repeal of conflicting ordinances; and declaring an emergency. (Property directly east of 318 Edmond Rd NE).

Mayor Kurt Mayabb addressed the council

This is 4 lots. The Pizza place, Chicken Cafe, and a few other businesses. These are all zoned AG since 2004. The council can do as they see fit.

Community Development Director Scott Garnand addressed the council

this would be more of a reimbursement. not all have paid for the rezone but some have.

City Manager Jason Orr addressed the council

Every lot fell in the same subdivision zoning. We zone per applicant.

Councilman Ron Cardwell made a motion to rezone from AG to C2 and do a reimbursement. Motion was seconded by Councilman Jonathan Hisey

VOTE WAS:

AYE: Councilman Melissa Ashford, Mayor Pro Tem Kevan Blasdel, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

NAY: None

n) Conduct a public hearing on a proposed Ordinance No. 698 an Ordinance amending the City of Piedmont code of ordinances by providing that zoning designation from A-1 (Agriculture) to RE (Residential 2.5 Acre minimum), requested by 65 Land Run LLC at the following described property: A Part Of The Northeast Quarter (Ne/4) Of Section Thirty-Six (36), Township Fourteen (14) North, Range Six (6) West Of The Indian

Meridian, Canadian County, Oklahoma, Being More Particularly Described As Follows: Beginning At The Northeast Corner Of The Northeast Quarter (Ne/4) Of Said Section Thirty Six (36); Thence S 00°12'24" W A Distance Of 1325.40 Feet; Thence S 89°54'42" W A Distance Of 2322.77 Feet; Thence N 00°07'30" W A Distance Of 661.95 Feet; Thence N 89°53'36" E A Distance Of 661.60 Feet; Thence N 00°07'30" W A Distance Of 662.16 Feet; Thence N 89°52'30" E A Distance Of 1668.84 Feet To The Point Of Beginning, Said Property Containing 60.70 Acres, More Or Less, And Subject To Any Easements Or Rights-Of-Way Of Record; Providing for severability; repeal of conflicting ordinances; and declaring an emergency. (South West Corner of Frisco and Edmond Road). (PAGE #120)

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

VOTE WAS:

AYE: Councilman Melissa Ashford, Mayor Pro Tem Kevan Blasdel, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

NAY: None

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

VOTE WAS:

AYE: Councilman Melissa Ashford, Mayor Pro Tem Kevan Blasdel, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

NAY: None

- o) Discussion, consideration and possible action on Ordinance No.698 an Ordinance amending the City of Piedmont code of ordinances by providing that zoning designation from A-1 (Agriculture) to RE (Residential 2.5 Acre minimum), requested by 65 Land Run LLC at the following described property: A Part Of The Northeast Quarter (Ne/4) Of Section Thirty-Six (36), Township Fourteen (14) North, Range Six (6) West Of The Indian Meridian, Canadian County, Oklahoma, Being More Particularly Described As Follows: Beginning At The Northeast Corner Of The Northeast Quarter (Ne/4) Of Said Section Thirty Six (36); Thence S 00°12'24" W A Distance Of 1325.40 Feet; Thence S 89°54'42" W A Distance Of 2322.77 Feet; Thence N 00°07'30" W A Distance Of 661.95 Feet; Thence N 89°53'36" E A Distance Of 661.60 Feet; Thence N 00°07'30" W A Distance Of 662.16 Feet; Thence N 89°52'30" E A Distance Of 1668.84 Feet To The Point Of Beginning, Said Property Containing 60.70 Acres, More Or Less, And Subject To Any Easements Or Rights-Of-Way Of Record; Providing for severability; repeal of conflicting ordinances; and declaring an emergency. (South West Corner of Frisco and Edmond Road).**

Community Development Director addressed the council

This is a proposed subdivision. Their plans go before the Planning Commission on June 12th.

Mayor Pro Tem Kevan Blasdel made a motion to approve business item o. Motion was seconded by Councilman Melissa Ashford.

VOTE WAS:

AYE: Councilman Melissa Ashford, Mayor Pro Tem Kevan Blasdel, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

NAY: None

- p) Conduct a public hearing on a proposed Ordinance No. 699 an Ordinance amending the City of Piedmont code of ordinances by providing that zoning designation from A-1 (Agriculture) to RE (2.5 Acre minimum) requested by Michael Mason at the following described property: A Tract Of Parcel Of Land Situated In The North Half (N/2) Of Government Lot One 1 (Section Nineteen (19), Township Fourteen (14) North, Range Five (5) West Of The Indian Meridian, More Particularly Described As Follows: Beginning At A Point 324.06 Feet East Of The Northwest Corner Of Said Government Lot 1, Of Section 19 Township 14 North, Range 5 West Of The Indian Meridian, Thence East Along The Section Line A Distance Of 324.06 Feet; Thence North A Distance of 660 Feet; Thence West A Distance Of 324.06 Feet; Thence North As Distance Of 660 Feet To The Point Of Beginning, Containing 4.961 Acres, More Or Less. Providing for severability; repeal of conflicting ordinances; and declaring an emergency. (3050 Apache Rd NW)**

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

VOTE WAS:

AYE: Councilman Melissa Ashford, Mayor Pro Tem Kevan Blasdel, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

NAY: None

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

VOTE WAS:

AYE: Councilman Melissa Ashford, Mayor Pro Tem Kevan Blasdel, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

NAY: None

- q) Discussion, consideration and possible action on Ordinance No. 699 an Ordinance amending the City of Piedmont code of ordinances by providing that zoning designation from A-1 (Agriculture) to RE (2.5 Acre minimum) requested by Michael Mason at the following described property: A Tract Of Parcel Of Land Situated In The North Half (N/2)**

Of Government Lot One 1 (Section Nineteen (19), Township Fourteen (14) North, Range Five (5) West Of The Indian Meridian, More Particularly Described As Follows: Beginning At A Point 324.06 Feet East Of The Northwest Corner Of Said Government Lot 1, Of Section 19 Township 14 North, Range 5 West Of The Indian Meridian, Thence East Along The Section Line A Distance Of 324.06 Feet; Thence North A Distance of 660 Feet; Thence West A Distance Of 324.06 Feet; Thence North As Distance Of 660 Feet To The Point Of Beginning, Containing 4.961 Acres, More Or Less. Providing for severability; repeal of conflicting ordinances; and declaring an emergency. (3050 Apache Rd NW)

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

VOTE WAS:

AYE: Councilman Melissa Ashford, Mayor Pro Tem Kevan Blasdel, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

NAY: None

- r) **Conduct a public hearing on a proposed Ordinance No. 700 an ordinance amending the City of Piedmont code of ordinances, providing for the amendment of section 10- 502 by adding subparagraph h providing for offenses in violation of part 9 chapter 4 – medical marijuana; providing for severability; and declaring an emergency.**

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

VOTE WAS:

AYE: Councilman Melissa Ashford, Mayor Pro Tem Kevan Blasdel, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

NAY: None

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

VOTE WAS:

AYE: Councilman Melissa Ashford, Mayor Pro Tem Kevan Blasdel, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

NAY: None

- s) **Discussion, consideration and possible action on Ord. No. 700 an ordinance amending the City of Piedmont code of ordinances, providing for the amendment of section 10- 502 by**

adding subparagraph h providing for offenses in violation of part 9 chapter 4 – medical marijuana; providing for severability; and declaring an emergency.

Councilman Melisa Ashford made a motion to approve business item s. Motion was seconded by Mayor Pro Tem Kean Blasdel

VOTE WAS:

AYE: Councilman Melissa Ashford, Mayor Pro Tem Kevan Blasdel, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

NAY: None

f) Discussion, consideration and possible action on economic hardship and residency exemption for City Manager.

Mayor Kurt Mayabb addressed the council

Charter says voted on by majority of the council. If the council sees an economic hardship, they can waive that requirement.

City Attorney Michael Seagler addressed the council

The last 4 city managers did not live in The City of Piedmont. It is an economic hardship.

Councilman Ron Cardwell addressed the council

How is it an economic hardship?

Mayor Pro Tem Kevan Blasdel addressed the council

This limits our ability to contract a city manager.

Councilman Melissa Ashford made a motion to approve business item f. Motion was seconded by Mayor Pro Tem Kevan Blasdel.

VOTE WAS:

AYE: Councilman Melissa Ashford, Mayor Pro Tem Kevan Blasdel, and Councilman Austin Redus

NAY: Councilman Jonathan Hisey, and Councilman Ron Cardwell

g) Discussion, consideration and possible action on changes to City Manager contract.

Councilman Jonathan Hisey addressed the council

The contract states if the employee was terminated, they are to get a lump sum of money. I think if there is cause for termination you don't get the money and the contract should state it. The current employee has moved, this needs to be updated. Also, contract should state it is for 12 months.

City attorney Michael Seagler addressed the council

Proposals are not allowed in a public meeting regarding the City Manager's contract.

Discussion continued with council wanting to know how they make the mentioned changes and come to an agreement with Jason. Mr. Seagler stated that the council has to approve it and the city manager has to approve it.

Councilman Melissa Ashford stated that there are things the council does not agree on.

Councilman Austin Redus made a motion to keep the contract the way it is. Motion was seconded by Mayor Pro Tem Kevan Blasdel.

VOTE WAS:

AYE: Councilman Melissa Ashford, Mayor Pro Tem Kevan Blasdel, and Councilman Austin Redus

NAY: Councilman Jonathan Hisey, and Councilman Ron Cardwell

h) Discussion, consideration and possible action on renewal of City Manager contract for the next 12 months

There was no motion made for business item H.

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

11. PIEDMONT MUNICIPAL AUTHORITY

Councilman Melissa Ashford made a motion to recess to the Piedmont municipal authority. Motion was seconded by Councilman Austin Redus.

VOTE WAS:

AYE: Councilman Melissa Ashford, Mayor Pro Tem Kevan Blasdel, Councilman Austin Redus, Councilman Jonathan

Hisey, and Councilman Ron Cardwell

NAY:

None

Councilman Melissa Ashford made a motion to reconvene to the Piedmont municipal authority. Motion was seconded by Councilman Austin Redus.

VOTE WAS:

AYE:

Councilman Melissa Ashford, Mayor Pro Tem Kevan Blasdel, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

NAY:

None

13. COUNCILMEMBER COMMENTS-

Councilman Ron Cardwell addressed the council

I am glad that we are working towards fixing the roads. We need the county to help us in the outline area.

He also stated he had received a call in regards to road kill and asking that road crews at least more it to the side of the road.

Councilman Jonathan Hisey addressed the council

I am glad the purchasing ordinance finalized and clarifying things that are hazy in the past. I have talked with the City Manager Jason Orr about the trash concerns.

Mayor Pro Tem Kevan Blasdel addressed the council

We need specified road projects and lists.

Councilman Melissa Ashford addressed the council

Please, no more handouts. If you have a hand out, email it to me prior to the meeting.

Mayor Kurt Mayabb addressed the council

No more handouts. I am tired of getting text and screen shots of social media. If you want to de-annex, talk to an attorney and have them submit their paperwork with the city. Stop the nonsense.

14. ADJOURN –Mayor Kurt Mayabb adjourned the City Council meeting at 8:58pm

Mayor, Kurt Mayabb

Secretary, Arielle Garcia

**MEETING OF THE PIEDMONT MUNICIPAL AUTHORITY (PMA)
GEORGE FINA MUNICIPAL BUILDING - 314 Edmond Road NW
Monday, June 28, 2021 6:30pm
(Immediately following the City Council Meeting)**

MEMBERS PRESENT:

Trustee Kevan Blasdel, Trustee Ron Cardwell, Trustee Melissa Ashford, Mayor Kurt Mayabb, Trustee Austin Redus, and Trustee Jonathon Hisey.

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 8:47pm
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 May 24, 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 and c on the consent agenda, motion was seconded by Trustee Jonathan Hisey.

AYE:

Trustee Kevan Blasdel, Trustee Ron Cardwell, Trustee Melissa Ashford, Trustee Austin Redus, and Trustee Jonathon Hisey.

NAY:

None

4. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA –

Trustee Jonathan Hisey pulled item b of the consent agenda

Trustee Jonathan Hisey addressed the board

133 & 136- payment to update code ordinances and one to municipal code management, I want to understand- does this keep our ordinances.

City Clerk addressed the council

I thought that they were one and the same. I think this is two different invoices. I will check into this.

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

AYE:

Trustee Kevan Blasdel, Trustee Ron Cardwell, Trustee Melissa Ashford, Trustee Austin Redus, and Trustee Jonathon Hisey.

NAY:

None

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))

None

7. **AJOURN**- Mayor Kurt Mayabb adjourned the meeting at 8:51pm

Trustee Melissa Ashford made a motion to adjourn the meeting and reconvene to the regular City Council Meeting. Motion was seconded by Trustee Kevan Blasdel.

The vote was:

AYE: Trustee Kevan Blasdel, Trustee Ron Cardwell, Trustee Melissa Ashford, Trustee Austin Redus, and Trustee Jonathon Hisey

NAY: None