



Piedmont City Council
NOTICE OF MINUTES

Regular Meeting Minutes

Monday, July 24th, 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 Kurt Mayabb called the meeting to order at 6:37PM.

2. ROLL CALL

City Secretary Morgan Clark called roll. A quorum was present.

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

Council Absent: Councilman Ron Cardwell

3. INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Kurt Mayabb led the pledge of allegiance and the invocation.

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 Meeting Minutes of June 26th, 2023
- B. Income Statement
- C. Check Approval Register

- D. Encumbrance Report
- E. Contract Services with JayHawk (Court)
- F. Approval of Budget Amendment #3 and #4 for FY 2022-2023

Mayor ProTem Jonathan Hisey made a motion to approve Items A-F. Motion was seconded by Councilman Rob Jones.

VOTE WAS:

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

NAY: None

5. ITEMS REMOVED FROM CONSENT AGENDA

NONE

6. 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.

Steve Bottkol approached the City Council and publicly thanked them for allowing him to serve as Chairman of the Planning Commission Board. Mr. Bottkol announced and turned in his resignation dueo him moving.

7. SCHEDULED BUSINESS

OPEN/CLOSE PUBLIC HEARING

Mayor Kurt Mayabb opened the public hearing without objection.

A. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A PROPOSED PRELIMINARY PLAT FOR AUTUMN CHASE AT TOWN CENTRAL PHASE III FOR THE FOLLOWING LOCATION:

A TRACT OF LAND IN THE NORTHWEST (NW/4), AND THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-THREE (33), TOWNSHIP FOURTEEN (14) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE S 00°00'12" E ALONG THE SECTION LINE A DISTANCE OF 880.00 FEET; THENCE S 89°59'56" E A DISTANCE OF 1238.39 TO THE POINT OF BEGINNING; THENCE N 00°00'07" W A

DISTANCE OF 100.00 FEET; THENCE N 89°59'15" E A DISTANCE OF 595.69 FEET; THENCE ON A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 159.41 FEET, A RADIUS OF 1333.03 FEET, A CHORD BEARING OF N 86°33'41" E, CHORD LENGTH OF 159.31 FEET; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 288.71 FEET, A RADIUS OF 11309.62 FEET, A CHORD BEARING OF N 83°13'50" E, CHORD LENGTH OF 288.70 FEET; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 311.99 FEET, A RADIUS OF 13071.65 FEET, A CHORD BEARING OF N 86°01'48" E, CHORD LENGTH OF 311.99 FEET; THENCE S 89°59'56" E A DISTANCE OF 392.36 FEET; THENCE S 00°00'05" E A DISTANCE OF 100.00 FEET; THENCE S 00°00'01" W A DISTANCE OF 400.00 FEET; THENCE N 89°59'57" W A DISTANCE OF 200.00 FEET; THENCE S 00°00'03" W A DISTANCE OF 637.12 FEET; THENCE S 89°19'49" W A DISTANCE OF 297.57 FEET; THENCE N 18°53'49" W A DISTANCE OF 210.24 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 817.24 FEET, A RADIUS OF 2650.00 FEET, A CHORD BEARING OF S 80°29'39" W CHORD LENGTH OF 814.01 FEET; THENCE S 89°19'44" W A DISTANCE OF 560.10 FEET; THENCE N 00°00'07" W A DISTANCE OF 124.32 FEET; THENCE S 87°00'51" W A DISTANCE OF 15.85 FEET; THENCE N 00°00'07" W A DISTANCE OF 468.84 FEET; THENCE N 89°59'53" E A DISTANCE OF 294.39 FEET; THENCE N 00°00'03" E A DISTANCE OF 325.03 FEET; THENCE S 89°59'53" W A DISTANCE OF 95.00 FEET; THENCE N 00°00'07" W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION HAS AN AREA OF 1765126.16 SQUARE FEET OR 40.522 ACRES MORE LESS

“WILL CONTAIN A PUD DESIGN STATEMENT AMENDMENT REGARDING THE 6” PAVING STANDARDS”

Mr. Bill Long approached the City Council and voiced his concerns for having adequate water for this new development.

Mr. Derek Turner with STK homes approached the City Council. The developer reassured that they are going to continue construction of the 16” waterline that the city is putting in and take it South to their property line of their development. STK had plans to install a 12” line but with the help of the city, STK is going to install a 16” line. The city of Piedmont will cover the cost difference.

Mayor Kurt Mayabb closed the public hearing without objection.

Mayor ProTem Jonathan Hisey made a motion to approve Item 7A with the additional statement that it will contain a PUD design statement regarding the 6” paving standards. Councilman Ryan Aller seconded this motion.

VOTE WAS:

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

NAY: None

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 Byron Schlomach made a motion to approve the second reading of Ordinance 729. Councilman Rob Jones seconded this motion.

VOTE WAS:

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

NAY: None

C. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON CHANGE ORDER NO. 1 FOR THE APACHE ROAD/206TH PROJECT.

Mayor ProTem Jonathan Hisey made a motion to approve Change Order #1 for the Apache Road project. Councilman Byron Schlomach seconded this motion.

VOTE WAS:

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

NAY: None

D. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN ORDINANCE 728, AN ORDINANCE AMENDING THE CODE OF THE CITY OF PIEDMONT AFFECTING FEES ON CERTAIN LAND USE PROCESS AND PROCEDURES; PROVIDING FOR SEVERABILITY AND REPEALER; AND DECLARING AN EMERGENCY.

Mayor ProTem Jonathan Hisey made a motion to approve Ordinance 728. Councilman Rob Jones seconded this motion.

VOTE WAS:

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

NAY: None

Mayor ProTem Jonathan Hisey made a motion to declare Ordinance 728 an emergency. Councilman Rob Jones seconded this motion.

VOTE WAS:

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

NAY: None

E. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON ORDINANCE 730; AN ORDINANCE AMENDING THE CODE OF THE CITY OF PIEDMONT BY AMENDING THE ROAD PAVING STANDARD MINIMUM THICKNESS REQUIREMENTS, MAKING FINDINGS OF FACT; PROVIDING FOR SEVERABILITY AND REPEALER; AND DECLARING AN EMERGENCY.

Councilman Byron Schlomach made a motion to approve the first reading of Ordinance 730 in addition with a rolled curb. Mayor ProTem Jonathan Hisey seconded this motion.

VOTE WAS:

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

NAY: None

F. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON CHANGES TO THE FIREWORKS ORDINANCE.

Mayor ProTem Jonathan Hisey made a motion to continue this item to the August meeting. Councilman Rob Jones seconded this motion.

VOTE WAS:

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

NAY: None

G. DISCUSSION ON MAINTENANCE OF WATERLOO/AZALEA ROAD.

City Manager, Josh Williams, explained that he had SRB dig into and survey Waterloo Road to seek ownership rights. The City of Piedmont does own up to the middle of Waterloo Road. There is a meeting scheduled with Kingfisher County Commissioner, Mr. Moss, to establish a relationship and a path forward.

8. **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.

9. **PIEDMONT MUNICIPAL AUTHORITY**

Majority of a Quorum required for approval.

RECESS TO PMA MEETING

Mayor Kurt Mayabb moved to the PMA meeting without objection.

RECONVENE TO CITY COUNCIL MEETING

Mayor Kurt Mayabb reconvened the City Council meeting without objection.

10. **CITY MANAGER'S REPORT**

16" waterline project is still ongoing. The contractors are trying to get passed the High School before school starts.

We just finished up 3 and 1/2 miles of road on 164th while partnering with Canadian County. Thank you to Canadian County for partnering with us. 164th from Mustang Road to Sara Road while partnering with OKC. Apache/ 206th is a significantly better road. Work has been started on 220th between Mustang and Sara Road. Residential roads are being completed.

We just received approval from ODEQ for our City Sewer/Lagoon report. SRB is already working on their plans for that.

4th of July was a success. Next thing on the horizon is Founder's Day.

11. **ADJOURNMENT**

Mayor Kurt Mayabb adjourned the meeting at 7:33PM.

Mayor, Kurt Mayabb

City Secretary, Morgan Clark



Piedmont Municipal Authority
MEETING MINUTES

Regular Meeting Minutes

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314 Edmond Road NW

Kurt Mayabb.....Mayor
Ryan AllerWard One
Ron CardwellWard Two
Rob Jones.....Ward Three
Jonathan Hisey Mayor ProTem Ward Four
Byron Schlomach.....Ward Five

Daniel McClure..... City Attorney
Jennifer Smith City Clerk
Josh Williams.....City Manager
Morgan Clark.....City Secretary

Present: Mayor Kurt Mayabb, Mayor ProTem Jonathan Hisey, Trustee Rob Jones, Trustee Byron Schlomach, and Trustee Ryan Aller

Absent: Trustee Ron Cardwell

1. **CALL TO ORDER** Mayor Kurt Mayabb called the meeting to order at 7:12pm.
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 June 26th, 2023
 - B. Income Statement
 - C. Check Approval Register

Trustee Byron Schlomach made a motion to approve items A, B, and C on the consent agenda. Trustee Rob Jones seconded this motion.

VOTE WAS:

AYE: Mayor ProTem Jonathan Hisey, Trustee Rob Jones, Trustee Byron Schlomach, 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 TO APPROVE ORDINANCE 728, AN ORDINANCE AMENDING THE CODE OF THE CITY OF PIEDMONT AFFECTING FEES ON CERTAIN LAND USE PROCESS AND PROCEDURES; PROVIDING FOR SEVERABILITY AND REPEALER; AND DECLARING AN EMERGENCY.**

Mayor ProTem Jonathan Hisey made a motion to approve Item 6A. Trustee Byron Schlomach seconded this motion.

VOTE WAS:

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

NAY: None

Mayor ProTem Jonathan Hisey made a motion to declare this an emergency. Trustee Byron Schlomach seconded this motion.

VOTE WAS:

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

NAY: None

- B. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AMENDMENT NO. 1 FOR THE 16" WATERLINE PROJECT.**

Mayor ProTem Jonathan Hisey made a motion to approve Amendment No. 1 for the 26" waterline. Trustee Rob Jones seconded this motion.

VOTE WAS:

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

NAY: None

C. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON CHANGE ORDER NO. 1 FOR THE 16" WATERLINE PROJECT.

Mayor ProTem Jonathan Hisey made a motion to approve Change Order No. 1 for the 16" waterline. Trustee Rob Jones seconded this motion.

VOTE WAS:

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

NAY: None

7. **NEW BUSINESS**

NONE

8. **RECONVENE TO CITY COUNCIL MEETING**

Mayor, Kurt Mayabb

City Secretary, Morgan Clark