



Piedmont City Council  
**NOTICE OF MINUTES**

**Regular Meeting Agenda**

Monday, August 22, 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

**1. CALL TO ORDER**

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Mayor Mayabb called the meeting to order at 6:30pm

**2. ROLL CALL**

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City Clerk/ Treasurer Jennifer Smith called roll- There was a quorum present.

Council Present: Mayor Kurt Mayabb, Councilman Ryan Aller, Councilman Jonathan Hisey, and Councilman Ron Cardwell

Council Absent: Mayor Pro-Tem Melissa Ashford

**3. INVOCATION & PLEDGE OF ALLEGIANCE**

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Both were led by Mayor Mayabb.

**4. CONSENT AGENDA**

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- A. Approval of the Regular Meeting Minutes of July 25, 2022.
- B. Approval of the Special Meeting Minutes for June 3, 2022
- C. Approval of Special Meeting Minutes for July 26, 2022
- D. Income Statement
- E. Encumbrance Report
- F. Check Approval Register
- G. Approval of road right of way easement for Neel Real Estate Holdings 3, LLC
- H. Approval of ImageNet contract for the City of Piedmont.
- I. Approval of ImageNet contract for the City of Piedmont-Court.

Councilman Redus made a motion to approve items A, B, D, E, F, H and I. Motion was seconded by Councilman Hisey.

THE VOTE WAS:

AYE: Councilman Hisey, Councilman Redus, Councilman  
Cardwell and Council Aller.

NAY: NONE

## **5. ITEMS REMOVED FROM CONSENT AGENDA**

Councilman Cardwell pulled item C and G.

Item C – Councilman Cardwell asked if this item should be considered minutes since there was no quorum.

Councilman Cardwell made a motion to approve item C with the word minutes removed. It was seconded by Councilman Aller.

THE VOTE WAS:

AYE: Councilman Hisey, Councilman Redus, Councilman  
Cardwell and Council Aller.

NAY: NONE

Item G- Councilman Cardwell stated that the 17ft easement was missing on what was submitted. He made a motion to approve it with the addition and file. It was seconded by Councilman Aller.

THE VOTE WAS:

AYE: Councilman Hisey, Councilman Redus, Councilman  
Cardwell and Councilman Aller.

NAY: NONE

## **6. CITIZENS COMMENTS**

Rachael and Dustin Nalley have been trying to get a small building moved to their residence for several months. They have continued to have road blocks where city ordinances are concerned. The current ordinance requirement that they have had to ad hear to are old and outdated. They come before the council to ask that such ordinances be reviewed and updated.

Jacci Cardwell presented the City Manager a check for \$700 for the recent shirt campaign she launched to raise money to fill pot holes.

Chuck Midkiff wanted to call attention to the awful shape that arrowhead rd. is in from Morgan to County line.

## **7. SCHEDULED BUSINESS**

**A. DISCUSSION AND POSSIBLE ACTION ON ORDINANCE 717\_AMENDING THE CITY OF  
PIEDMONT CODE OF ORDINANCES BY AMENDING PART 5 SECTION 5-232 TO PROVIDE FOR  
THE IMPOSITION OF IMPACT FEES ENSURING THAT DEVELOPMENT BEARS A**

**PROPORTIONATE SHARE OF THE COST OF WATER FACILITIES NECESSARY TO ACCOMMODATE SUCH DEVELOPMENT IN ORDER TO PROMOTE AND PROTECT THE PUBLIC HEALTH, SAFETY, AND WELFARE; PROVIDE FOR RULES OF CONSTRUCTION; PROVIDE FOR DEFINITIONS; PROVIDE FOR REPEALER AND SEVERABILITY; AND DECLARING AN EMERGENCY.**

THE VOTE WAS:

AYE: Councilman Hisey, Councilman Cardwell and Council  
Aller.

NAY: Councilman Redus

Councilman Cardwell made a motion we approve the emergency clause it was seconded by Councilman Hisey.

AYE: Councilman Hisey, Councilman Cardwell and Council  
Aller.

NAY: Councilman Redus

**Motion failed**

**B. DISCUSSION AND POSSIBLE ACTION ON ORDINANCE 718 AMENDING THE CITY OF PIEDMONT CODE OF ORDINANCES BY AMENDING SECTION 4-108 BY ADDING SUBSECTION J TO PROVIDE FOR THE A REVOCABLE PERMIT EXCEPTION TO ALLOW FOR THE KEEPING OF ANIMALS BY PERSONS ENGAGED IN RAISING ANIMALS THROUGH FFA AND 4H PROGRAMS; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES;**

Mayabb discussed the possibility of just adding an additional animal to our current ordinance.

Councilman Hisey made the motion that they approve ordinance 718 on first reading and that paragraph 2 is removed. It was seconded by Councilman Redus.

THE VOTE WAS:

AYE: Councilman Hisey, Councilman Redus, Councilman  
Cardwell and Council Aller.

NAY: NONE

**C. DISCUSSION AND POSSIBLE ACTION ON ORDINANCE 719 AMENDING THE CITY OF PIEDMONT CODE OF ORDINANCES BY AMENDING SUBDIVISION REGULATIONS CHAPTER V -DESIGN STANDARDS – BY ADDING NEW SECTION 5.2.2 TO REQUIRE SUBDIVISIONS OF 30 OR MORE HOMES INSTALL NOT LESS THAN TWO MEANS OF INGRESS AND EGRESS; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES;**

Fire Chief Logan spoke to the fact that the fire code does cover this issue but to service the public it needs to be a public access as discussed previously by the council.

Councilman Cardwell made a motion to approve the first reading. It was seconded by Councilman Hisey.

THE VOTE WAS:

AYE: Councilman Hisey, Councilman Redus, Councilman Cardwell and Council Aller.

NAY: NONE

**D. DISCUSSION AND POSSIBLE ACTION ON ORDINANCE 720 AMENDING THE CITY OF PIEDMONT CODE OF ORDINANCES BY AMENDING PART 17 – UTILITIES- BY ADDING SECTION 134 TO PROVIDE FOR PROHIBITION OF BULK WATER SALES FOR CONSTRUCTION AND PROHIBITION OF CONNECTIONS TO TRANSMISSION MAINS; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES;**

Mayor Mayabb made a motion to table this item and let staff look at it. It was seconded by Councilman Redus.

THE VOTE WAS:

AYE: Councilman Hisey, Councilman Redus, Councilman Cardwell and Council Aller.

NAY: NONE

**E. DISCUSSION AND POSSIBLE ACTION ON ORDINANCE 721 AMENDING THE CITY OF PIEDMONT CODE OF ORDINANCES BY AMENDING SECTION 17 – 131 (C) BY ADDING NEW SUBSECTION 16 – EXTENSION OF WATER MAINS- REQUIRING NEW SUBDIVISIONS CONSTRUCT OR REPLACE WATER MAINS SERVING THE SUBDIVISION; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES;**

Discussion was held by the council on how to work to correct these issues. They felt that these issues would have been addressed in the past by previous councils.

Councilman Hisey made a motion to approve this item with changes to paragraph 16 remove the word subdivision and replace with developments. Also add city engineer analyzes in accordance to city master plan. It was seconded by Ron Cardwell.

THE VOTE WAS:

AYE: Councilman Hisey, Councilman Cardwell and Council Aller.

NAY: Councilman Redus

**F. Discussion, and possible action, on Article B, Section 5-221 Relocation of a building.**

City Manager Josh Williams addressed the council regarding this issue. He agrees that the ordinance is out dated and some common sense needs to be applied. This is in regards to the issue that the Nelley's had with moving in a building.

Councilman Redus made a motion to change the square footage to 400 feet in the ordinance. It was seconded by Councilman Hisey.

THE VOTE WAS:

AYE: Councilman Hisey, Councilman Cardwell and Council  
Aller.

NAY: Councilman Redus

**G. Discussion and possible action, on approving final inspection of Magnolia Meadows II.**

SRB Engineer Craig Wallace addresses this issue. All inspection has been approved and the Developer has agreed to have sod laid by 9/15/22.

Councilman Redus made a motion to approve final inspection of Magnolia Meadows II on the recommendation of SRB Engineering. It was seconded by Councilman Hisey.

THE VOTE WAS:

AYE: Councilman Hisey, Councilman Cardwell and Council  
Aller and Councilman Redus

NAY: None

**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**

***RECESS COUNCIL MEETING TO PMA MEETING***

Councilman Hisey made a motion to recess to the PMA meeting. It was seconded by Councilman Redus.

THE VOTE WAS:

AYE: Councilman Hisey, Councilman Cardwell and Council  
Aller and Councilman Redus

NAY: None

***RECONVENE COUNCIL MEETING***

Councilman Hisey made a motion to reconvene to the regular City council meeting. It was seconded it by Councilman Cardwell.

THE VOTE WAS:

AYE: Councilman Hisey, Councilman Cardwell and Council  
Aller and Councilman Redus

NAY: None

## **10. CITY MANAGER'S REPORT**

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Construction has been started on Arrowhead and Ash.

Crawford and Associates have been in house working on the current audit.

Public works has been working hard on water main breaks. Appreciate the citizens who brought them cookies and drinks.

Also, we have several new employees you will be seeing this next month.

## **11. REMARKS AND INQUIRIES BY MAYOR AND CITY COUNCIL**

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Councilman Redus asked about the progress in the 164<sup>th</sup> road project. Gave kudos to the water department.

Councilman Hisey also thanked the public works, encourage citizens to read the paper and know what is going on in your community.

Council Aller thanked the Nelley's for coming and speaking at the meeting and for working with us to get this fixed.

Councilman Cardwell thanked public works for there hard work and agreed that Countyline needs to be filled and asked CM Williams to stay on top of those issues.

## **12. ADJOURNMENT**

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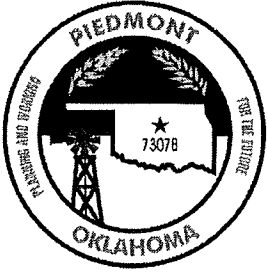
Mayor Mayabb adjourned this meeting at 8:10pm

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Mayor, Kurt Mayabb

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City Clerk/Treasurer, Jennifer Smith



Piedmont Municipal Authority
MEETING MINUTES

Regular Meeting Agenda

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- 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: Trustee Ron Cardwell and Trustee Jonathan Hisey, Trustee Ryan Aller
Austin Redus, Mayor Kurt Mayabb

Absent: Mayor Pro-Tem Melissa Ashford

- 1. CALL TO ORDER Mayor Kurt Mayabb called the meeting to order at 7:59pm
2. ROLL CALL City Clerk Jennifer Smith Called roll and a quorum was present.
3. CONSENT AGENDA
A. Income Statement
B. Check Approval Register
C. Approval of Regular Meeting Minutes of July 25,2022

Trustee Hisey made a motion to approve the consent agenda. Motion was seconded by Trustee Austin Redus.

THE VOTE WAS:

AYE: Councilman Hisey, Councilman Redus, Councilman Cardwell and
Council Aller.

NAY: NONE

- 4. ITEMS REMOVED FROM CONSENT AGENDA
NONE

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

NONE

6. **SCHEDULED BUSINESS**

NONE

7. **NEW BUSINESS**

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NONE

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Mayor Kurt Mayabb

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City Clerk/ Treasurer, Jennifer Smith