



Piedmont City Council
NOTICE OF MINUTES

Regular Meeting Minutes

Monday, August 28th, 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 Schломach.....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 6:31PM.

2. ROLL CALL

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

Council Present: Mayor Kurt Mayabb, Mayor ProTem Jonathan Hisey, Councilman Ron Cardwell, Councilman Rob Jones, and Councilman Byron Schломach

Council Absent: Councilman Ryan Aller

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 July 24th, 2023
- B. Income Statement
- C. Check Approval Register
- D. Encumbrance Report

- E. Piedmont Police Department Surplus
- F. Budget Amendment #6 for Street and Alley

Councilman Ron Cardwell made a motion to approve Items A, C, D, E. Motion was seconded by Councilman Rob Jones.

VOTE WAS:

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

NAY: None

5. ITEMS REMOVED FROM CONSENT AGENDA

Item B: Councilman Byron Schlomach removed Item B from the consent agenda. Mr. Schlomach had some questions regarding the Electric Franchise Revenue and Janitorial line.

Councilman Byron Schlomach made a motion to approve Item B. Mayor ProTem Jonathan Hisey seconded this motion.

VOTE WAS:

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

NAY: None

Item F: Mayor ProTem Jonathan Hisey removed Item F from the consent agenda. He had some questions about the reasoning behind the amendment.

Mayor ProTem Jonathan Hisey made a motion to approve Item F. Councilman Rob Jones seconded this motion.

VOTE WAS:

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

NAY: 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.

Mr. James West approached the podium and expressed a rumor that was heard about allowing the mayor to shut water off to residents outside of city limits. What is the emergency? Can they legally do that?

7. SCHEDULED BUSINESS

OPEN/CLOSE PUBLIC HEARING

Mayor Kurt Mayabb opened the public hearing without objection.

- A. Discussion, consideration, and possible action on an amendment to the Planned Unit Development (PUD) Design Statement for Haven I to include the following Section:**

9.18 EDMOND ROAD RECONSTRUCTION PROJECTS

The developer agrees to pay an impact fee totaling \$50,000 for Edmond Road reconstruction projects. This amount is derived based on impacts for repaving, road repairs, or maintenance directly attributable to damage to the roads and required upkeep due to the Haven I development traffic. The sum may be divided into fifty-five (55) payments, which is the total number of new residential and commercial building permits to be issued in the development. Each new building permit will be charged a fee of \$909. The funds collected are to be used solely for the purpose of Edmond Road reconstruction projects.

This application is submitted by Boo Real Estate for the following described property:

A PART OF SECTION TWENTY-NINE (29), TOWNSHIP FOURTEEN (14) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 89°32'36" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 A DISTANCE OF 823.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°32'36" WEST A DISTANCE OF 495.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°05'32" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1319.53 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89°30'51" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 495.16 FEET; THENCE SOUTH 00°05'32" WEST A DISTANCE OF 1319.78 FEET TO THE POINT OF BEGINNING. CONTAINING 653,397 SQUARE FEET OR 15.0000 ACRES, MORE OR LESS.

Mayor Kurt Mayabb closed the public hearing without objection.

Mayor ProTem Jonathan Hisey made a motion to approve Item A. Councilman Ron Cardwell seconded this motion.

VOTE WAS:

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

NAY: None

OPEN AND CLOSE PUBLIC HEARING

Mayor Kurt Mayabb opened public hearing.

- B. Discussion, consideration, and possible action on an application for a Planned Unit Development (PUD) Design Statement (for a Commercial and Single-Family Residential District) for Haven II submitted by JARR Real Estate LLC for the following described property:**

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP FOURTEEN (14) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN CANADIAN COUNTY, OKLAHOMA DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4 SE/4; THENCE S 89° 32' 36" W ALONG THE SOUTH LINE OF SAID SE/4 A DISTANCE OF 478.04 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE CONTINUING S 89° 32' 36" W ALONG SAID SOUTH LINE A DISTANCE OF 107.91 FEET; THENCE N 00° 05' 32" E A DISTANCE OF 365.07 FEET; THENCE N 89° 54' 28" W A DISTANT OF 237.90 FEET; THENCE N 00° 05' 32" E A DISTANCE OF 952.44 FEET TO THE NORTH LINE OF SAID SE/4 SE/4; THENCE S 89° 30' 51" E ALONG SAID NORTH LINE A DISTANCE OF 474.21 FEET; THENCE S 00° 01' 02" W A DISTANCE OF 957.22 FEET; THENCE N 89° 54' 28" W A DISTANCE OF 130.00 FEET; THENCE S 00° 01' 02" E A DISTANCE OF 364.03 FEET TO THE POINT OR PLACE OF BEGINNING.

Mayor Kurt Mayabb closed the public hearing.

Councilman Ron Cardwell made a motion to make the changes in the design statement as discussed and bring it back to the next meeting. Councilman Rob Jones seconded this motion.

VOTE WAS:

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

NAY: None

- C. Discussion, consideration, and possible action on update from SRB on the 2040 comprehensive plan.**

Dakota Desai from SRB gave an update for the 2040 Comprehensive Plan.

- D. Discussion, consideration, and possible action on amending the City Council Code of Ethics Policy changes.**

Councilman Byron Schlomach made a motion to have changes made to the City Council Ethics Policy as discussed. This includes mail being forwarded to the individuals, a typo correction, combining the City Council Ethics and City Council Rules of Operation. Councilman Rob Jones seconded this motion.

VOTE WAS:

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

NAY: None

E. Discussion, consideration, and possible action on Ordinance 731 amending the code of the city of piedmont affecting minors in possession of tobacco; providing for severability and repealer; and declaring an emergency.

Mayor Kurt Mayabb made a motion to approve the first reading of Ordinance 731. Councilman Rob Jones seconded this motion.

VOTE WAS:

AYE: Mayor ProTem Jonathan Hisey, Councilman Rob Jones, and Councilman Ron Cardwell

NAY: None

OBSTAINED: Councilman Byron Schlomach

F. Discussion, consideration and possible action on modifying the fireworks ordinance to allow for sale and discharge of fireworks.

Mayor Kurt Mayabb made a motion to leave the fireworks ordinance as it is. Councilman Rob Jones seconded this motion.

VOTE WAS:

AYE: Councilman Rob Jones, Councilman Ron Cardwell, and Mayor Kurt Mayabb

NAY: Mayor ProTem Jonathan Hisey and Councilman Byron Schlomach

G. Discussion, consideration, and possible action on appointing one or more person(s) to the Planning Commission Board.

Mayor Kurt Mayabb made a recommendation to City Council to appoint James Fickes to the Planning Commission Board.

Councilman Rob Jones made a motion to approve the appointment of James Fickes. Council Ron Cardwell seconded this motion.

VOTE WAS:

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

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.

Mayor Kurt Mayabb made a motion to continue the Haven II PUD at the September 25th meeting. Mayor ProTem Jonathan Hisey seconded this motion.

VOTE WAS:

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

NAY: None

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.

220th/Ash Road took a delay. There were some obstacles. The unit price contract roads are finishing up.

Mr. Kudron has done quite a bit of work around town helping with drainage and sidewalks.

Founders Day in conjunction with Junklahoma is September 9th. Leading up to that the Piedmont Public Library is celebrating their 20th anniversary starting with activities on September 5th.

Our thoughts and prayers are with the community of Choctaw and citizens of Del City based on the recent events that happened on Friday, August 25th.

11. **ADJOURNMENT**

Mayor Kurt Mayabb adjourned the meeting at 8:58PM.

Mayor, Kurt Mayabb

City Secretary, Morgan Clark



Piedmont Municipal Authority
MEETING MINUTES

Regular Meeting Minutes

Monday, August 28th, 2023 -6:30 PM
Piedmont City Hall – Council Chambers
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 Ron Cardwell

Absent: Trustee Ryan Aller

1. **CALL TO ORDER** Mayor Kurt Mayabb called the meeting to order at 7:32PM.
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 July 24th, 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 Ron Cardwell

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 place Piedmont water customers on a permanent odd/even watering schedule, and establishing an emergency clause to shut-off water to anyone not residing within Piedmont city limits.

Mayor Kurt Mayabb opened a citizen hearing.

Mr. Brandon Nicholson approached the podium and voiced his concerns to the City Council and the Mayor.

Mr. Jerry Stover approached the podium and voiced his concerns to the City Council and the Mayor.

Ms. Amber Soares approached the podium and voiced her concerns to the City Council and the Mayor.

Mr. Mike Phillips approached the podium and voiced his concerns to the City Council and the Mayor.

Mr. Maurice Woods approached the podium and voiced his concerns to the City Council and the Mayor.

Mayor Kurt Mayabb closed the citizen hearing.

Mayor Kurt Mayabb to have the City Attorney look into our current ordinance and write an ordinance that coincides with Oklahoma City's Odd/Even watering schedule and establish an emergency clause to shut off water to anyone inside and outside city limits. Trustee Byron Schломach seconded this motion.

VOTE WAS:

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

NAY: None

Trustee Ron Cardwell made a motion to have the City Attorney to modify the section on water shortages with the 4-level fine schedule. Trustee Jonathan Hisey seconded this motion.

VOTE WAS:

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

NAY: None

B. Discussion, consideration, and possible action on commercial water rates.

Mayor ProTem Jonathan Hisey made a motion to have the City Attorney bring back an ordinance for commercial water rates. Trustee Rob Jones seconded this motion.

VOTE WAS:

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

NAY: None

C. Update on the status of the water system connection study for the subdivision outside city limits, Gordon's Hollow.

Robert Mullins with SRB Engineering gave an update to the Council and the Mayor. His recommendation was to evaluate this more.

D. Update on the status of the Piedmont Water System Hydraulic Evaluation.

Robert Mullins with SRB Engineering gave an update to the Council and the Mayor.

E. Discussion, consideration and possible action on placing a moratorium on new connections to the Piedmont water system, except for connections that have already been approved but not yet constructed, until the Piedmont Water System Hydraulic Evaluation is completed.

7. NEW BUSINESS

NONE

8. RECONVENE TO CITY COUNCIL MEETING

Mayor, Kurt Mayabb

City Secretary, Morgan Clark