



Piedmont City Council
NOTICE OF MINUTES

Regular Meeting Minutes

Monday, September 25th, 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 Ryan Aller, and Councilman Byron Schломach

Council Absent: Councilman Rob Jones

3. INVOCATION & PLEDGE OF ALLEGIANCE

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

4. PRESENTATIONS/PROCLAMATIONS/OATHS/APPOINTMENTS

- a. Presentation by Piedmont Police Chief Shayne Clark to Piedmont Police Officer

Police Chief Shayne Clark presenting Officer Bill Jacobs with a 25 Years of Service Award. He also advanced him to the position of Sergeant.

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 August 28th, 2023
- B. Income Statement
- C. Check Approval Register
- D. Encumbrance Report
- E. Piedmont Police Department Surplus
- F. Contract Services with GFL/Green for Life (City)
- G. Contract Services for ImageNet/Laserfiche (Court)
- H. Contract Services for ImageNet/Laserfiche (City)
- I. Contract Services for CivicEngage (City)
- J. Contract Services for American Tower (City)
- K. Scope and Fee Design for ODOT #37995(05) for the sidewalk on Highway 4 from 178th to 164th

Councilman Ron Cardwell made a motion to approve Items A, B, C, D, E, G, H, and K. Motion was seconded by Councilman Ryan Aller.

VOTE WAS:

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

NAY: None

6. ITEMS REMOVED FROM CONSENT AGENDA

Item F: Mayor ProTem Jonathan Hisey removed Item F from the consent agenda.

Councilman Ron Cardwell made a motion to have the City Manager and the City Attorney to modify the language in the GFL contract to include a penalty for missed collections and obtain soft bids from OEMA and bring it back at the next meeting. Councilman Byron Schlomach seconded this motion.

VOTE WAS:

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

NAY: None

Item I: Councilman Ryan Aller removed Item I from the consent agenda. He had some questions about MuniCode and the extent of the redesigning of the website.

Councilman Ryan Aller made a motion to approve Item F. Mayor ProTem Jonathan Hisey seconded this motion.

VOTE WAS:

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

NAY: 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.

8. SCHEDULED BUSINESS

OPEN/CLOSE PUBLIC HEARING

Mayor Kurt Mayabb opened the public hearing without objection.

- A. Discussion, consideration, and possible action on a Short Form Subdivision Application at the following 33-acre lot on the Southwest corner of Moffat Rd NE and Piedmont Rd N to be subdivided. The existing legal description is as follows:**

A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHT (8), TOWNSHIP FOURTEEN (14) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER (NE/C) OF SAID NORTHEAST QUARTER (NE/4); THENCE SOUTH 00°47'07" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 710.00 FEET; THENCE SOUTH 89°27'13" WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1,454.92 FEET; THENCE SOUTH 00°47'07" EAST, PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 150.00 FEET; THENCE SOUTH 89°27'13" WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 360.69 FEET; THENCE NORTH 00°47'07" WEST, PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 860.00 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4); THENCE NORTH 89°27'13" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1,815.61 FEET TO THE POINT OF BEGINNING. THE BASIS OF BEARING FOR THE ABOVE-DESCRIBED TRACT OF LAND IS SOUTH 89°27'23" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4). (Southwest corner of Moffat Rd NE and Piedmont Rd N).

The property owners have requested the above property to be split into two (2) lots. The proposed legal descriptions are as follows:

Tract A

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHT (8), TOWNSHIP FOURTEEN (14) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE BASIS OF BEARING

FOR THIS DESCRIPTION IS NORTH 89°27' 13" EAST ON THE NORTH LINE OF SAID NE/4. BEGINNING AT THE NORTHEAST COMER OF THE NE/4 OF SAID SECTION 8; THENCE SOUTH 00°47'07" EAST ON THE EAST LINE OF SAID NE/4 A DISTANCE OF 460.00 FEET; THENCE SOUTH 89°27' 13" WEST AND PARALLEL TO THE NORTH LINE OF SAID NE/4 A DISTANCE OF 1635.69 FEET; THENCE SOUTH 00°47'07" EAST AND PARALLEL TO THE EAST LINE OF SAID NE/4 A DISTANCE OF 400.00 FEET; THENCE SOUTH 89°57'13" WEST AND PARALLEL TO THE NORTH LINE OF SAID NE/4 A DISTANCE OF 179.92 FEET; THENCE NORTH 00°47'07" WEST AND PARALLEL TO THE EAST LINE OF SAID NE/4 A DISTANCE OF 860.00 FEET TO A POINT ON THE NORTH LINE OF SAID NE/4; THENCE NORTH 89°27'13" EAST ON THE NORTH LINE OF SAID NE/4 AS DISTANCE OF 1815.61 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION **CONTAINS 907,142 SQUARE FEET OR 20.83 ACRES, MORE OR LESS.** SUBJECT TO EASEMENTS AND RIGHT-OF WAY OF RECORD.

Tract B

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHT (8), TOWNSHIP FOURTEEN (14) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89°27'13" EAST ON THE NORTH LINE OF SAID NE/4. COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SAID SECTION 8; THENCE SOUTH 00°47'07" EAST ON THE EAST LINE OF SAID NE/4 A DISTANCE OF 460.00 FEET TO THE POINT OF BEGINNING: THENCE CONTINUING SOUTH 00°47'07" EAST ON SAID EAST LINE A DISTANCE OF 250.00 FEET; THENCE SOUTH 89°27'13" WEST AND PARALLEL TO THE NORTH LINE OF SAID NE/4 A DISTANCE OF 1454.92 FEET; THENCE SOUTH 00°47'07" EAST AND PARALLEL TO THE EAST LINE OF SAID NE/4 A DISTANCE OF 150.00 FEET; THENCE SOUTH 89°27'13" WEST AND PARALLEL TO THE NORTH LINE OF SAID NE/4 A DISTANCE OF 180.77 FEET; THENCE NORTH 00°47'07" WEST AND PARALLEL TO THE EAST LINE OF SAID NE/4 A DISTANCE OF 400.00 FEET; THENCE NORTH 89°27'13" EAST AND PARALLEL TO THE NORTH LINE OF SAID NE/4 A DISTANCE OF 1635.69 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION **CONTAINS 436,035 SQUARE FEET OR 10.01 ACRES, MORE OR LESS.** SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Mayor Kurt Mayabb closed the public hearing without objection.

Mayor ProTem Jonathan Hisey made a motion to approve Item A. Councilman Byron Schломach seconded this motion.

VOTE WAS:

AYE: Mayor ProTem Jonathan Hisey, Councilman Ryan Aller, Councilman Byron Schломach, and Councilman Ron Cardwell

NAY: None

OPEN AND CLOSE 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.

THIS ITEM WAS PULLED.

C. Discussion, consideration, and possible action on Ordinance 732 for 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 ProTem Jonathan Hisey made a motion to approve the second reading of Ordinance 732. Councilman Byron Schломach seconded this motion.

VOTE WAS:

AYE: Mayor ProTem Jonathan Hisey, Councilman Ryan Aller, Councilman Byron Schломach, and Councilman Ron Cardwell

NAY: None

D. 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.

Councilman Byron Schломach made a motion to approve the second reading of Ordinance 731. Mayor ProTem Jonathan Hisey seconded this motion.

VOTE WAS:

AYE: Mayor ProTem Jonathan Hisey, Councilman Ryan Aller, Councilman Byron Schломach, and Councilman Ron Cardwell

NAY: None

Mayor ProTem Jonathan Hisey made a motion to declare Ordinance 731 an emergency. Councilman Byron Schломach seconded this motion.

VOTE WAS:

AYE: Mayor ProTem Jonathan Hisey, Councilman Ryan Aller, Councilman Byron Schломach, and Councilman Ron Cardwell

NAY: None

E. Discussion, consideration, and possible action on Ordinance 736 amending the code of the City of Piedmont by amending the residential code, making findings of fact; providing for severability and repealer; and declaring an emergency.

Mayor ProTem Jonathan made a motion to approve the first reading of Ordinance 736. Councilman Ron Cardwell seconded this motion.

VOTE WAS:

AYE: Mayor ProTem Jonathan Hisey, Councilman Ryan Aller, and Councilman Byron Schломach, and Councilman Ron Cardwell

NAY: None

- F. Discussion, consideration, and possible action on Resolution 09-25-23A pertaining to the Code of Conduct and Ethics policy for the City of Piedmont elected officials and officers.

NO ACTION TAKEN

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.

10. **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.

11. **CITY MANAGER'S REPORT**

August Sales and Use Tax was looking really strong. Keep shopping local!!

16" waterline project is still ongoing.

Town Hall #2 for the Comp Plan 2040 will be this Thursday at PAVA. The land use will be the main focus.

We have work going on at 178th and Piedmont Road. It is called Wildcat Corner and it is a 4-suit commercial building.

Thank you to the council.

Acknowledge the Boy Scouts from Troop 162!

12. **ADJOURNMENT**

Mayor Kurt Mayabb adjourned the meeting at 7:52PM.

Mayor, Kurt Mayabb

City Secretary, Morgan Clark



Piedmont Municipal Authority
MEETING MINUTES

Regular Meeting Minutes

Monday, September 25th, 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, Trustee Ryan Aller, Mayor ProTem Jonathan Hisey, Trustee Byron Schlomach, and Trustee Ron Cardwell

Absent: Trustee Rob Jones

1. **CALL TO ORDER** Mayor Kurt Mayabb called the meeting to order at 6:58PM.
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 August 28th, 2023
 - B. Income Statement
 - C. Check Approval Register

Trustee Ron Cardwell made a motion to approve items A, B, and C on the consent agenda. Trustee Ryan Aller seconded this motion.

VOTE WAS:

AYE: Mayor ProTem Jonathan Hisey, Trustee Ryan Aller, 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 on Ordinance 735 amending the code of the City of Piedmont by establishing mandatory water use restrictions and an odd-even watering schedule, making findings of fact; providing for severability and repealer; and declaring an emergency.**

Trustee Ron Cardwell made a motion to approve the first reading with the City Attorney's revision and addition of emergency services in paragraphs 1 or 2. Mayor ProTem Jonathan Hisey seconded this motion.

VOTE WAS:

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

NAY: None

- B. Discussion, consideration, and possible action on an ordinance for commercial and residential water rates.**

NO ACTION TAKEN

- C. Discussion, consideration, and possible action on giving the City Manager authorization to advertise & receive bids for the Waste Water Treatment Plant Improvement.**

Mayor Kurt Mayabb made a motion to give the City Manager authorization to advertise and bid for the Waster Water Treatment Plant Improvement. Mayor ProTem Jonathan Hisey seconded this motion.

VOTE WAS:

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

NAY: None

D. Presentation by SRB on the Piedmont Water System Hydraulic Evaluation AKA Master Water Plan Update.

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

E. Discussion, consideration, and possible action on accepting the 2023 Master Water Plan.

Mayor ProTem Jonathan Hisey made a motion to accept the Master Water Plan with the additional items that were discussed including the cost of rehabbing versus drilling new wells and the other items as far as adding street names. Trustee Ron Cardwell seconded this motion.

VOTE WAS:

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

NAY: None

7. NEW BUSINESS

NONE

8. RECONVENE TO CITY COUNCIL MEETING

Mayor, Kurt Mayabb

City Secretary, Morgan Clark