



Piedmont City Council  
**NOTICE OF MINUTES**

**Regular Meeting Agenda**

Monday, September 26, 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

Joshua Williams.....City Manager  
Michael Segler ..... City Attorney  
Jennifer Smith ..... City Clerk  
Morgan Clark..... City Secretary

**1. CALL TO ORDER**

Mayor Mayabb called the meeting to order at 6:31pm

**2. ROLL CALL**

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**

Both were led by Mayor Mayabb.

**4. PRESENTATION/PROCLAMATION/OATHS/APPOINTMENTS**

a. Discussion, consideration, and vote on The City of Piedmont becoming a Purple Heart City.

Councilman Ron Cardwell made a motion to adopt this proclamation to the City of Piedmont. Councilman Jonathan Hisey seconded this motion.

**VOTE WAS:**

**AYE:**

Councilman Ryan Aller, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Austin Redus

**NAY:**

None

**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 Special Meeting Minutes of August 4th, 2022.
- B. Approval of the Regular Meeting Minutes of August 22<sup>nd</sup>, 2022.
- C. Approval of the Special Meeting Minutes of September 8<sup>th</sup>, 2022.
- D. Encumbrance Report
- E. Income Statement
- F. Check Approval Register

Councilman Jonathan Hisey made a motion to approve items A, B, C, D, E, and F. Motion was seconded by Councilman Ron Cardwell.

**VOTE WAS:**

**AYE:** Councilman Jonathan Hisey, Councilman Austin Redus, Councilman Ron Cardwell and Councilman Ryan Aller

**NAY:** None

**6. ITEMS REMOVED FROM CONSENT AGENDA**

None

**7. CITIZENS COMMENTS**

None

**8. SCHEDULED BUSINESS**

***MOTION TO OPEN PUBLIC HEARING***

Councilman Jonathan Hisey motioned to open public hearing. Councilman Ron Cardwell seconded this motion.

**VOTE WAS:**

**AYE:** Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Austin Redus, Councilman Ryan Aller

**NAY:** None

- A. DISCUSSION AND POSSIBLE ACTION IN REGARDS TO THE SCHOOL BUILDING PERMIT (AFTER THE FACT) FOR THE BUILDINGS PLACED AT THE PIEDMONT PUBLIC SCHOOL'S INTERMEDIATE SCHOOL.**

***MOTION TO CLOSE PUBLIC HEARING***

Councilman Ron Cardwell motioned to close public hearing. Councilman Jonathan Hisey seconded this motion.

**VOTE WAS:**

**AYE:** Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Austin Redus, Councilman Ryan Aller

**NAY:** None

**a. DISCUSSION AND POSSIBLE ACTION IN REGARDS TO THE SCHOOL BUILDING PERMIT (AFTER THE FACT) FOR THE BUILDINGS PLACED AT THE PIEDMONT PUBLIC SCHOOL'S INTERMEDIATE SCHOOL.**

**MOTION**

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Councilman Ron Cardwell motioned to approve the moving permits for the school buildings. Councilman Jonathan Hisey seconded this motion.

**VOTE WAS:**

**AYE:** Councilman Ron Cardwell, Councilman Ryan Aller, Councilman Austin Redus, Councilman Jonathan Hisey

**NAY:** None

*MOTION TO OPEN PUBLIC HEARING*

Councilman Jonathan Hisey made a motion to open public hearing. Councilman Austin Redus seconded this motion.

**VOTE WAS:**

**AYE:** Councilman Ryan Aller, Councilman Austin Redus, Councilman Ron Cardwell, Councilman Jonathan Hisey

**NAY:** None

**B.** Discussion, consideration, and possible action on the proposed preliminary plat for Haven I on 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. (aka approximately 800 feet west of Piedmont Road on NW 178<sup>th</sup> street)

*MOTION TO CLOSE PUBLIC HEARING*

Councilman Jonathan Hisey made a motion to close the public hearing. Councilman Ron Cardwell seconded this motion.

**VOTE WAS:**

**AYE:** Councilman Ron Cardwell, Councilman Austin Redus, Councilman Ryan Aller, Councilman Jonathan Hisey

**NAY:** None

**b. DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED PRELIMINARY PLAT FOR THE HAVEN I.**

Councilman Austin Redus stated that the concerns for him were still the same regarding traffic and water. Councilman Jonathan Hisey stated he was not concerned about public water supply with the new 16" water line project underway. He questioned the storm drainage in regards to the plat that was submitted and the applicant explained what was asked. Councilman Ryan Aller stated that 178<sup>th</sup> was very busy street and is confident in the road progress, so he doesn't think that traffic will be an issue. Councilman Ron Cardwell said that he liked seeing that plat and the development coming in.

Councilman Ron Cardwell made a motion to approve the preliminary plat for The Haven I. Councilman Jonathan Hisey seconded this motion.

**VOTE WAS:**

**AYE:** Councilman Jonathan Hisey, Councilman Ron Cardwell, Councilman Austin Redus, Councilman Ryan Aller

**NAY:** None

**C. DISCUSSION AND POSSIBLE ACTION ON RUDY'S CONTRUCTION INVOICE FOR ARROWHEAD/192ND, ASH/220TH, AND MUSTANG ROAD FOR THE MONTH OF AUGUST 2022 FOR THE AMOUNT OF \$ 145,949.77.**

City Manager, Josh Williams, stated that there was a change on the dollar amount owed. The new amount owed is \$145,984.64. SRB Engineer, Craig Wallace, said that a preliminary estimate was sent but the quantities were reviewed and the minor change to the amount occurred. Councilman Ron Cardwell stated that he would like to see progress payments when the projects are awarded just to get the projects authorized and paid as opposed to bringing them to council. He stated that the authority should lie with the city manager and the city engineer to make the payments as necessary.

City Manager Josh Williams stated that it would really streamline the process in the payment process with the contractors.

Councilman Jonathan Hisey agreed with it being a good idea.

Councilman Ron Cardwell motioned to make a payment of \$145,984.64. Councilman Jonathan Hisey seconded that motion.

**VOTE WAS:**

**AYE:** Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Ryan Aller, Councilman Austin Redus

**NAY:** None

**D. DISCUSSION AND POSSIBLE ACTION ON SRB AMENDMENT #1 FOR ASH/220<sup>TH</sup> & ARROWHEAD/192<sup>ND</sup> ROAD RECONSTRUCTION.**

City Engineer, Craig Wallace, took the podium and explained through the changes during the development of the plans. With that, it left the amendment cost to be \$17,150.

Councilman Jonathan Hisey moved to accept amendment #1 for Ash and Arrowhead Road reconstruction. Councilman Austin Redus seconded this motion.

**VOTE WAS:**

**AYE:** Councilman Austin Redus, Councilman Ryan Aller, Councilman Jonathan Hisey, and Councilman Ron Cardwell

**NAY:** None

**E. DISCUSSION AND POSSIBLE ACTION ON APACHE/206<sup>TH</sup> SRB ROAD ASSESMENT.**

Mr. James Robbins approached the podium to discuss comments and concerns. He stated that a previous conversation took place with Councilman Ron Cardwell. It was expressed to him that it was going to be asphalt and now claims the councilman(s) he spoke with are saying something different. His concerns lie with the fact that there is a possibility of graveling 206<sup>th</sup> Road. Robbins stressed that milling and/or graveling is a terrible idea reasons being that gravel is not sustainable for handicapped citizens that need and want road access. Weather is also a factor when it comes to snow or ice. Mr. Robbins reiterated no rock, no millings, and that it's not what the city requires in developments so it should not be low-par to a main road.

Mr. David Shearer approached the podium and echoed exactly what Mr. James Robbins said. The Shearer family built here in Piedmont about 15 years ago and they built their home with the intent for Mrs. Shearer who is handicapped. They have family that live around them and they picked that land to build on because it was a paved road so Mrs. Shearer could have access to go visit surrounding households. Mr. Shearer stated that he has visited with a good number of people who live on Apache and they all prefer to have asphalt. He made it known that if the road is moved from asphalt to some other kind of sub straight, it is a step backwards and could cause them to relocate somewhere else.

Mr. Craig Wallace took the podium again and went over the assessment in detail. The assessment was for 206<sup>th</sup> from Piedmont Road to Frisco Road. SRB suggested the road be redone and not patched. He then suggested the curve on the hill at Cemetery Road be cut and the speed limit be lowered based on the safety and stopping distance from that stop sign. The time frame for SRB to finish the documents and take it for bid is no greater than 45 days.

Mayor Kurt Mayabb reiterated that The City of Piedmont is working towards a grant with another entity for the first mile of 206<sup>th</sup>. However, the grant won't be ready until the first to the middle of November. The grant should be ready by the time the bid is ready.

Councilman Jonathan Hisey made a motion that SRB move forward with submitting The City of Piedmont a scoping fee for the work on 206<sup>th</sup> to the City Manager with council consideration. Councilman Ron Cardwell seconded this motion.

**VOTE WAS:**

**AYE:** Councilman Ryan Aller, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

**NAY:** None

**F. DISCUSSION AND POSSIBLE ACTION ON CHANGE ORDER #1 FOR ASH/220<sup>TH</sup> AND ARROWHEAD/192<sup>ND</sup>.**

Councilman Ron Cardwell motioned to approve change order #1. Councilman Austin Redus seconded this motion.

**VOTE WAS:**

**AYE:** Councilman Ryan Aller, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

**NAY:** None

**G. DISCUSSION AND POSSIBLE ACTION ON 22-23 ON CALL CONTRACT WITH SRB ENGINEERING.**

Councilman Austin Redus motioned to approve SRB contract. Councilman Jonathan Hisey seconded this motion.

**VOTE WAS:**

**AYE:** Councilman Ryan Aller, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

**NAY:** None

**H. 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; AND DECLARING AN EMERGENCY.**

Councilman Austin Redus motioned to approve on second reading. Councilman Jonathan Hisey seconded this motion.

**VOTE WAS:**

**AYE:** Councilman Ryan Aller, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

**NAY:** None

Councilman Jonathan Hisey motioned to declare this an emergency. Councilman Austin Redus seconded this motion.

**VOTE WAS:**

**AYE:** Councilman Ryan Aller, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

**NAY:** None

**I. 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; AND DECLARING AN EMERGENCY.**

Councilman Ron Cardwell motioned to approve on second reading. Councilman Jonathan Hisey seconded this motion.

**VOTE WAS:**

**AYE:** Councilman Ryan Aller, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

**NAY:** None

Councilman Jonathan Hisey motioned to declare this an emergency. Councilman Ron Cardwell seconded this motion.

**VOTE WAS:**

**AYE:** Councilman Ryan Aller, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

**NAY:** None

**J. 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 THAT NEW DEVELOPMENTS CONSTRUCT OR REPLACE WATER MAINS SERVING THE**

**DEVELOPMENT; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; AND DECLARING AN EMERGENCY.**

Councilman Jonathan Hisey moved that we approve Ordinance 721. Councilman Ron Cardwell seconded this motion.

**VOTE WAS:**

**AYE:** Councilman Ryan Aller, Councilman Jonathan Hisey, Councilman Ron Cardwell

**NAY:** Councilman Austin Redus

Councilman Jonathan Hisey motioned to declare this an emergency. Councilman Ron Cardwell seconded this motion.

**VOTE WAS:**

**AYE:** Councilman Ryan Aller, Councilman Jonathan Hisey, Councilman Ron Cardwell

**NAY:** Councilman Austin Redus

**EMERGENCY MOTION FAILED**

**K. 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 THAT NEW DEVELOPMENTS CONSTRUCT OR REPLACE WATER MAINS SERVING THE DEVELOPMENT; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; AND DECLARING AN EMERGENCY.**

Councilman Jonathan Hisey motioned to approve first reading. Councilman Austin Redus seconded this motion.

**VOTE WAS:**

**AYE:** Councilman Ryan Aller, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

**NAY:** None

**L. DISCUSSION AND POSSIBLE ACTION ON ORDINANCE 722 AMENDING THE CITY OF PIEDMONT CODE OF ORDINANCES BY AMENDING SECTION 5-222 (B) AND (C) BY INCREASING THE SIZE OF MOVING BUILDINGS REQUIRING A PERMIT FROM 200 SQUARE FEET TO 400 SQUARE FEET; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES;**

Councilman Austin Redus moved to approve first reading. Councilman Ron Cardwell seconded this motion.



**VOTE WAS:**

**AYE:** Councilman Ryan Aller, Councilman Austin Redus, Councilman Jonathan Hisey and Councilman Ron Cardwell

**NAY:** None

**M. 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.*

None

**N. PIEDMONT MUNICIPAL AUTHORITY**

*Majority of a Quorum required for approval.*

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

Councilman Jonathan Hisey moved to leave the City Council meeting and reconvene as the PMA meeting. Councilman Austin Redus seconded this motion.

**VOTE WAS:**

**AYE:** Councilman Ryan Aller, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

**NAY:** None

***RECONVENE COUNCIL MEETING***

Councilman Jonathan Hisey motioned to reconvene to City Council meeting. Councilman Ron Cardwell seconded this motion.

**VOTE WAS:**

**AYE:** Councilman Ryan Aller, Councilman Austin Redus, Councilman Jonathan Hisey, and Councilman Ron Cardwell

**NAY:** None

**O. CITY MANAGER'S REPORT**

City Manager Josh Williams introduced the new Community Development Director, Julie Steele. Ms. Steele brings 26 years' worth of experience to the city. The city has been pretty heavy on the grant trail. The Piedmont Public Library was recently rewarded with a \$9,000- and \$750-dollar grants. The public works department is looking at two grants. There are two grants being worked by our partners at SRB for sidewalks. We have already been awarded \$200,000 for the sidewalk project on Stout and we are going to

go for some more funding to try and complete that project all the way to 178<sup>th</sup>. The Fire Department made an application for a grant of \$100,000 to add about 26 feet to their existing firehouse.

He gave an update on the road construction. Arrowhead is currently having shoulder work done, sod being laid and the cleanup. It should be completed by the end of this week if not the beginning of next week, weather pending. Ash is scheduled to be paved this coming Thursday and Friday. If all goes according to plan, we should get this road backfilled and ready for sod by the end of next week. Mustang subgrade is currently being prepped and we expect the road to be ready for asphalt by the end of next week.

Rudy is doing a great job and has been super responsive. SRB have been responsive as well.

A group of us attended OML Conference. We put Piedmont on the map with our other Municipal leaders.

We did have a committee meeting for a new public works building. I will have more updates on that as we meet again in the future.

Update on the 16" water line, the letters were sent to the school and the church for the right of way easements. We are waiting for their responses.

Shoutout to Robin Murray for HR Professional's Day. She does an outstanding job.

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

Mayor Kurt Mayabb stated that OML conference takes up a lot of their time and schedule but it is awesome networking. They have classes to teach different things. We are not in the boat by ourselves. Every city is going through what we are going through. The only thing on the schedule for events as of right now is Hometown Halloween.

Councilman Austin Redus commented on the traffic on the way to the meeting.

Councilman Ryan Aller parking is horrendous up at City Hall on Wednesday nights but it is great to see. The better our facilities are, the better our roads are, the more it is going to continue to grow. I was happy to see the excessive number of cars and having a hard time parking. I am excited to see the growth that is happening. Great time to be a Piedmont Wildcat.

Councilman Jonathan Hisey thanked Rudy and SRB for 192<sup>nd</sup>. He was glad to see the trees getting trimmed back. Shoutout to Public Works for grating Edmond Road. I took a look at our tax collections and they are all above the three-year average. We have completed 25% of the fiscal year and we've collected 36% of the budgeted revenue. That is good to see and hopefully that trend continues.

Councilman Ron Cardwell thanked the Public Works crew for taking care of some potholes on Countyline Road in response to some complaints. I hope that city staff are talking about equipment needs. I look forward to seeing what happens on the Public Works building. With regards to the parking area and the school land, hopefully with the City Manager's relationship and a new county commissioner we can get some work done on school land. I am glad to see that we are moving forward to fixing some safety issues on 206<sup>th</sup>.

#### **Q. ADJOURNMENT**

Mayor Kurt Mayabb adjourned the meeting at 8:05 PM.

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Mayor, Kurt Mayabb

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City Clerk/Treasurer, Jennifer Smith



Piedmont Municipal Authority  
**MEETING MINUTES**

**Regular Meeting Agenda**

Monday, September 26, 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

**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 7:51pm
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 August 22,2022

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

**THE VOTE WAS:**

**AYE:** Councilman Jonathan Hisey, Councilman Austin Redus, Councilman Ron Cardwell and  
Councilman Ryan 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