



Piedmont City Council
NOTICE OF MEETING

Regular Meeting Agenda

Monday, April 25, 2022 -6:30 PM
Piedmont City Hall – Council Chambers
314 Edmond Road NW

- Kurt Mayabb Mayor
- Kevan Blasdel Mayor Pro-Tem, Ward One
- Ron Cardwell Ward Two
- Ryan Austin Redus Ward Three
- Jonathan Hisey Ward Four
- Melissa Ashford Ward Five

- Michael Segler City Attorney
- Jennifer Smith City Clerk

1. CALL TO ORDER

Announce the presence of a Quorum

2. ROLL CALL

3. INVOCATION & PLEDGE OF ALLEGIANCE

4. APPOINTMENTS AND PROCLAMATIONS

Presentation to outgoing Councilmember Kevan Blasdel Ward 1.

Appointment of new Councilmember Ryan Aller to Ward 1.

Council will take a 10-minute recess to Welcome Councilman Aller and say goodbye to Councilman Blasdel.

APPOINTMENTS CONTINUED

Appointment of Mayor-Pro Tem to City council for a term of one year.

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 Regular Meeting Minutes of March 28, 2022. **(Pg.6)**
- B. Approval of minutes from the April 11, 2022 workshop **(Pg.12)**
- C. Income Statement **(Pg.13)**
- D. Encumbrance Report **(Pg.20)**
- E. Check Approval Register **(Pg.23)**

F. Approve Lindsey Grigg-Moak for nomination as a trustee to the OMAG board. *(Pg. 31)*

6. ITEMS REMOVED FROM CONSENT AGENDA

7. CITIZENS COMMENTS

Residents may address City Council regarding an item that is 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

A. Discussion, possible action and presentation by Dick Greenly from Pumps of Oklahoma, Inc. in reference to drilling a horizontal well.

MOTION

B. Discussion, consideration and possible action on a Residential PUD Application submitted by Premium Land LLC requesting a rezoning from the established A-1 Zoning District to Zoning District PUD – including, but not limited to variances from the Code of Ordinances - Tract 1 approx. 11 acres RS-3 (single family CODE: 7,500 sq. ft. 25% coverage, PROPOSED 7,200 sq. ft. 40% coverage), Tract 2 approx. 14 acres RD-1 (two family CODE: 10,000 sq. ft. 35% PROPOSED: 7,600 sq. ft. 50% COVERAGE) and Tract 3 approx. 54 acres RM-1 (multi-family residential CODE: 10,000 sq. ft. 45% coverage PROPOSED: 2,050 sq. ft. 60% coverage)at the following described property: (500 ft East of Piedmont Road on the North Side of 150th): A tract of land situated in the Southwest Quarter (SW/4) of Section four (4), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), Piedmont, Canadian County, Oklahoma, said tract being more particularly described as follows: COMMENCING at the Southwest corner of said SW/4; thence S89°34'41" E along the South line of said SE/4 a distance of 500.00 feet to the POINT OF BEGINNING; thence N00°11'2" E a distance of 1396.29 feet; thence S89°50'03" E a distance of 1780.00 feet; thence S00°11'02" W a distance of 1971.24 feet to a point on the South line of said SW/4; thence N89°34'41" W along said South line a distance of 1780.02 feet to the POINT OF BEGINNING. Said tract contains 3,501,729 Sq Ft or 80.39 Acres, more or less. (Cottonwood Meadows, this property is 500ft east of Piedmont Rd off 150th)(Pg.33)

MOTION

C. Discussion, consideration and possible action for the consideration on a Commercial PUD Application submitted by Boo Real Estate requesting a rezoning from the established A-1 Zoning District to Zoning District PUD. Including, but not limited to variances from the Code of Ordinances – Tract 1 approx. 2.63 acres C-2 General Commercial, Code: 9,900sqft minimum lots. PROPOSED Lot Coverage Maximum shall be 90% instead of 50%. Front Yard setbacks off internal public streets shall be 10 ft. Internal Side Yard setbacks shall be 10 ft. Exterior Side Yard setbacks shall be 10 ft. Tract 2 approx. 12.36 acres RS-2 Single Family Residential Code: 7,500 sq ft minimum lot size PROPOSED: Minimum Lot Size shall be 6,200 sf instead of 7,500 sf. Lot Coverage Maximum shall be 45% instead of 25%. Front Yard setback shall be 15 ft instead of 25 ft. Internal Side Yard setback shall be 5 ft for the first story. Internal Side

Yard setback shall be 7 ft for the second story. Exterior Side Yard setbacks shall be 5 ft for the first story. Exterior Side Yard setbacks shall be 7 ft for the second story. Minimum Distant between homes shall to 10 ft. Lot Width at Front Building line shall be 60ft. Minimum size residential home shall be 1,800sqft. At the follow 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 SE/4 SE/4; Thence S 89°32'36" W along the South line of said SE/4 Se/4 a distance of 832.86 feet to the point of beginning; Thence continuing S 89°32'36" W a distance of 495.15 feet to the Southwest Corner of the SE/4 SE/4; Thence N 00°05'32" E along the West line of the SE/4 SE/4 a distance of 1319.53 feet to the Northwest Corner of the SE/4 SE/4; Thence N 89°30'51" E along the North line of the SE/4 SE/4 a distance of 495.16 feet; Thence S 00°05'32" W a distance of 1319.78 feet to the point of beginning. Said tract having an area of 15 Acres, more or less. (The Haven, this property is on Edmond rd NW just North of the Civic Center).*(Pg. 63)*

MOTION

- D.** Discussion, and possible action, on ordinance 705 an ordinance amending the employee retirement system, defined contribution plan for the city of piedmont & piedmont municipal authority, Oklahoma by adopting a revised and restated retirement plan; providing retirement benefits for eligible employees of the city of piedmont & piedmont municipal authority, Oklahoma; providing for purpose and organization; providing for definitions; providing for eligibility and participation; providing for non-alienation of benefits; providing for employer and employee contributions; providing for accounting, allocation, and valuation; providing benefits; providing for required notice; providing for amendments and termination; providing for transfer to and from other plans; creating a retirement committee and providing for powers, duties, and rights of retirement committee; providing for payment of certain obligations; providing for duration and payment of expenses; providing for effective date; providing for vesting schedules; providing for a fund to finance the system to be pooled with other incorporated cities, towns and their agencies and instrumentalities for purposes of administration, management, and investment as part of the Oklahoma municipal retirement fund; providing for payment of all contributions under the system to the Oklahoma municipal retirement fund for management and investment; providing for repealer and severability; adopting those amendments mandated by the internal revenue code; and declaring an emergency. *(Pg. 84)*

MOTION ON SECOND READING AND EMERGENCY

- E.** Discussion, and possible action, on ordinance 706 an ordinance amending the employee retirement system, defined contribution plan for the position of city manager for the city of piedmont & piedmont municipal authority, Oklahoma by adopting a revised and restated retirement plan; providing retirement benefits for eligible employees of the city of piedmont & piedmont municipal authority, Oklahoma; providing for purpose and organization; providing for definitions; providing for eligibility and participation; providing for non- alienation of benefits; providing for employer and employee contributions; providing for accounting, allocation, and valuation; providing benefits; providing for required notice; providing for amendments and termination; providing for transfer to and from other plans; creating a retirement committee and providing for powers, duties, and rights of retirement committee; providing for payment of certain obligations; providing for duration and payment of expenses; providing for effective date; providing for vesting schedules; providing for a fund to finance the system to be pooled with other incorporated cities towns and their agencies and instrumentalities for purposes of administration, management, and investments part of the

Oklahoma municipal retirement fund; providing for payment of all contributions under the system to the Oklahoma municipal retirement fund for management and investment; providing for repealer and severability; adopting those amendments mandated by the internal revenue code; and declaring an emergency. *(Pg. 86)*

MOTION ON SECOND READING AND EMERGENCY

- F.** Discussion, and possible action, on ordinance 707 repealing ordinance 626 regarding the keeping of chickens in the city limits. And declared an emergency. *(Pg. 88)*

MOTION AND EMERGENCY

- G.** Discussion, and possible action, on nominations for the OEMA board of trustee. We need to appoint a trustee and also an alternate trustee to serve from July 1, 2022-June 30, 2025. *(Pg. 89)*

MOTION

- H.** Discussion, and possible action, on allowing accessory dwelling units.

MOTION

MOTION TO OPEN PUBLIC HEARING

- I.** Public Hearing of the City/General manager's recommended fiscal year (FY) 2022-2023 Annual operating budget for the City of Piedmont/ Piedmont Municipal Authority and the Piedmont Special Projects Authority. *(Pg.91)*

MOTION TO CLOSE PUBLIC HEARING

- J.** Discussion, and possible action on a new sound system for the Civic Center. *(Pg.108)*

MOTION

- K.** Discussion and possible action on SRB proposal to complete road work that needs to be done on 192nd and 220th. *(Pg,109)*

MOTION

- L.** Discussion and possible action on agreement with SRB engineering for on call service. *(Pg.114)*

MOTION

- M.** Discussion, possible action to go out for RFQ for City Attorney.

MOTION

N. Change order for Mustang Rd. from Brinley engineering for oil cost and fencing. (Pg. 124)

MOTION

O. Discussion, possible action on an Ordinance for a Farmers Market.

MOTION

P. Discussion, possible action on a Construction trash Ordinance.

MOTION

Q. Discussion, possible action on going out for RFQ for a city engineer.

MOTION

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. (Pg. 125)

RECESS COUNCIL MEETING TO PMA MEETING

MOTION

RECONVENE COUNCIL MEETING

MOTION

11. CITY MANAGER’S REPORT

12. REMARKS AND INQUIRIES BY MAYOR AND CITY COUNCIL

13. ADJOURNMENT

In reviewing and responding to any agenda item, the City Council may, in whole or in part, adopt, approve, conditionally approve, ratify, deny, defer, amend, strike or continue any agenda item. When more information is needed to act on an item, the City Council may refer the matter to the City Manager, to the City Attorney, or to a board or commission for additional study. Items may be deferred or continued indefinitely or to a specific date or stricken from the agenda entirely. The Mayor and City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

The Piedmont City Hall is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Clerk’s Office at (405) 373 -2621.

I certify that this Notice of Meeting was posted on this ___ day of ___, 2022 at _____ a.m. / p.m. as required by law in accordance with Title 25 OS Sec.311 of the Oklahoma Statutes and that the appropriate news media was contacted. As a courtesy, this Agenda is also posted on the City of Piedmont website www.piedmont-ok.gov

Jennifer Smith, City Clerk



Piedmont Municipal Authority
NOTICE OF MEETING

Regular Meeting Agenda

Monday, April 25, 2022 -6:30 PM
Piedmont City Hall – Council Chambers
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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 Ward Five

- Michael Segler City Attorney
- Jennifer Smith City Clerk

1. CALL TO ORDER

Announce the presence of a Quorum

2. ROLL CALL

3. CONSENT AGENDA

All matters listed under the consent agenda are considered to be routine by the city council and will be enacted by one motion. There will not be separate discussion of these items, if discussion is desired, that item will be removed from the Consent agenda and will be considered separately.

- A. Approval of Regular Meeting Minutes of March 28, 2022. **(Pg. 127)**
- B. Income Statement **(Pg. 130)**
- C. Check Approval Register **(Pg.134)**

MOTION

4. ITEMS REMOVED FROM CONSENT AGENDA

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.

6. SCHEDULED BUSINESS

- A. Discussion, and possible action, on ordinance 705 an ordinance amending the employee retirement system, defined contribution plan for The City of Piedmont & Piedmont Municipal Authority, Oklahoma by adopting a revised and restated retirement plan; providing retirement benefits for eligible employees of The City of Piedmont & Piedmont Municipal Authority. AND DECLARING AN EMERGENCY. **(Pg. 84)**

MOTION ON SECOND READING AND EMERGENCY

- B. Discussion, and possible action regarding Gordon’s Hollow water service.

MOTION

- C. Discussion, consideration, and possible action on Development Impact fees for water and the sewer system.

MOTION

- D. Discussion, possible action of professional services with Garver Engineering in reference to obtaining water rights. *(Pg. 141)*

MOTION TO OPEN PUBLIC HEARING

- E. Public Hearing of the City/General manager’s recommended fiscal year (FY) 2022-2023 Annual operating budget for the City of Piedmont/ Piedmont Municipal Authority and the Piedmont Special Projects Authority. *(Pg.91)*

MOTION TO CLOSE PUBLIC HEARING

MOTION

7. 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 Sec. 311.9, Title 25 Oklahoma State Statues.

8. RECESS TO THE PSPA MEETING (Pg. 147)

In reviewing and responding to any agenda item, the Board of Trustees may, in whole or in part, adopt, approve, conditionally approve, ratify, deny, defer, amend, strike or continue any agenda item. When more information is needed to act on an item, the Board of Trustees may refer the matter to the Manager, to the Board Attorney, or to a board or commission for additional study. Items may be deferred or continued indefinitely or to a specific date or stricken from the agenda entirely.

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I certify that this Notice of Meeting was posted on this ___ day of ___, 2021 at _____ am / pm. as required by law in accordance with Title 25 OS Sec.311 of the Oklahoma Statutes and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Piedmont website www.piedmont-ok.gov

Jennifer Smith, City Clerk



**PIEDMONT SPECIAL PROJECT
AUTHORITY
NOTICE OF MEETING**

Special Meeting Agenda

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1. CALL TO ORDER

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3. CONSENT AGENDA

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A. Approval of Regular Meeting Minutes of February 28, 2022. **(Pg,149)**

4. ITEMS REMOVED FROM CONSENT AGENDA

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.

6. SCHEDULED BUSINESS

MOTION TO OPEN PUBLIC HEARING

A. Public Hearing of the City/General manager’s recommended fiscal year (FY) 2022-2023 Annual operating budget for the City of Piedmont/ Piedmont Municipal Authority and the Piedmont Special Projects Authority.

MOTION TO CLOSE PUBLIC HEARING

MOTION

B. 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 Sec. 311.9, Title 25 Oklahoma State Statutes.

C. RECESS TO THE REGULAR CITY COUNCIL MEETING

In reviewing and responding to any agenda item, the Board of Trustees may, in whole or in part, adopt, approve, conditionally approve, ratify, deny, defer, amend, strike or continue any agenda item. When more information is needed to act on an item, the Board of Trustees may refer the matter to the Manager, to the Board Attorney, or to a board or commission for additional study. Items may be deferred or continued indefinitely or to a specific date or stricken from the agenda entirely.

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