



# Piedmont City Council Meeting Minutes

## Meeting Minutes

Monday, January 24, 2022 -6:30 PM  
Piedmont City Hall – Council Chambers  
314 Edmond Road NW

The City of Piedmont met in Regular session on Monday, January 24, 2022, at 6:30 p.m. in the George Fina Municipal Building Council Chambers. Notice of the meeting was posted as required on Wednesday, January 19, 2022 at 11 a.m. in compliance with the Open Meeting Law, 25 O.S., Section 301, et. seq.

### I. CALL TO ORDER

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Mayor Pro Tem Kevan Blasdel called the meeting at 6:31pm

### II. ROLL CALL

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City Clerk Jennifer Smith called roll and a quorum was present

Councilman Present: Mayor Pro-Tem Kevan Blasdel, Councilman Ron Cardwell,  
Councilman Jonathan Hisey, Councilman Austin Redus, and  
Councilman Melissa Ashford

Councilman Absent: Mayor Kurt Mayabb

### III. INVOCATION & PLEDGE OF ALLEGIANCE

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Mayor Pro Tem Kevan Blasdel led the Invocation & Pledge of Allegiance

### IV. CONSENT AGENDA

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- A. Approval of the Special Meeting Minutes of January 4, 2022.
- B. Income Statement
- C. Encumbrance Report
- D. Check Approval Register
- E. Accept and Place on file 2021 Routine Bridge Inspection Report for the City of Piedmont prepared by MKEC Engineering Inc. (Mark B. Roath, Interim City Manager)
- F. Accept and Place on file Addendum A to DEQ Consent Order Case No. 21-132 (Mark B. Roath, Interim City Manager)
- G. Approve Addendum to the City Force Enterprise Software Agreement. (Scott Garnand, Community Development Director)
- H. Approve IntellaVault Annual Service Agreement for cloud storage. (Scott A Singer, Chief of Police)
- I. Approve the purchase of a 2022 Ford F250 Crew Cab from John Vance, Guthrie, Oklahoma, via State Contract, in an amount not to exceed \$35,071.40. (Joshua Johnston, Public Works Director)

- J. Approve Request to install “Deer Crossing” signs on Edmond Road starting at 2300’ from Mustang Road and Continuing East. *(Kurt Mayabb, Mayor)*
- K. Approve and Declare Certain City Equipment as Surplus. *(Jennifer Smith, City Clerk/Treasurer)*

**Mayor Pro Tem Kevan Blasdel** made a motion to approve consent items a, b, c, b, d, f, h, and k. Motion was seconded by **Councilman Jonathan Hisey**.

**VOTE WAS:**

**AYE:** Mayor Pro-Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Austin Redus, and Councilman Melissa Ashford

**NAY:** None

**V. ITEMS REMOVED FROM CONSENT AGENDA**

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**Councilman Jonathan Hisey** pulled item E of the consent agenda

**Councilman Jonathan Hisey** addressed the council

MKEC is my employer. They were awarded this Contract by ODOT, not the city. MKEC was awarded this contract prior to my election. I will abstain from voting for ethical purposes.

**Councilman Melissa Ashford** made a motion to approve item E of the consent agenda. Motion was seconded by **Councilman Ron Cardwell**.

**AYE:** Mayor Pro-Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Austin Redus, and Councilman Melissa Ashford

**NAY:** None

**ABSTAIN:** Councilman Jonathan Hisey

**City Manager Mark Roath** pulled items G of the consent agenda

**City Manager Mark Roath** addressed the council

We would like to make a few minor changes before the approval of this agreement. The first change, the contract mentions November 3, 2021 as the date to enter into this agreement. We would like to change that date to January 24, 2022. Second Change, were asked how we would like to receive the disbursements payments. We would like to take the first option, disbursements to be distributed to customer, which would be the city, twice per month (on the 5<sup>th</sup> and 20<sup>th</sup>).

**Councilman Ron Cardwell** addressed the council

How long have we used this system?

**Community Development Director Scott Garnand** addressed the council

We have used this system since 2014.

**Councilman Ron Cardwell** addressed the council

Once thing that caught my eye was item 2. Fee changes on the contract. It seems to me they can notify us that they are changing and we don’t have a say in it.

**City Manager Mark Roath** addressed the council

That is just a pass through. This is customary.

**Councilman Jonathan Hisey** addressed the council

Are we currently using this to collect fees or is this going to be in addition to what we are doing?

**Community Development Director Scott Garnand** addressed the council

This will be in addition to the payment methods we are currently taking.

**City Manager Mark Roath** addressed the council

This will be a service for our customers when making payments in the Community Development Department

**Councilman Jonathan Hisey** made a motion to approve item G with changes to the agreement date of January 24, 2022 and disbursements twice monthly (the 5<sup>th</sup> and 20<sup>th</sup>). Motion was seconded by **Councilman Melissa Ashford**.

**VOTE WAS:**

**AYE:** Mayor Pro-Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Austin Redus, and Councilman Melissa Ashford

**NAY:** None

**City Manager Mark Roath** pulled items I of the consent agenda

**City Manager Mark Roath** addressed the council

I ask that this item be pulled and brought back. There was a technical issue not known when this agenda was put together. Once we have everything together for this item, we can bring it back to the council.

**Councilman Austin Redus** made a motion to remove item I and bring it back at the next meeting. Motion was seconded by **councilman Jonathan Hisey**

**VOTE WAS:**

**AYE:** Mayor Pro-Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Austin Redus, and Councilman Melissa Ashford

**NAY:** None

**Councilman Ron Cardwell** pulled item j of the consent agenda

**Councilman Ron Cardwell** addressed the council

There is a lot of missing information on the need for deer crossing signs for Edmond Road. How many signs will there be and where will they be placed? It starts setting a precedence. I don't think we have much history of finding hit deer along Edmond Road. You start putting those signs up in a couple of areas and people know there are deer. I don't think the signs are specific enough and/or will provide much benefit.

**City Manager Mark Roath** addressed the council

The mayor has asked this item to be on the agenda. With Mayor Kurt Mayabb unable to attend this meeting, I ask that the council hold off on taking action and bring it back for the next City Council meeting. Doing so will allow the Mayor the chance to provide more details on this item.

**Councilman Ron Cardwell** made a motion to move item j to the next City Council meeting for more information. Motion was seconded by **Councilman Austin Redus**

**VOTE WAS:**

**AYE:** Mayor Pro-Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Austin Redus, and Councilman Melissa Ashford

**NAY:** None

## **VI. PRESENTATIONS AND AWARDS**

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### **A. Presentation of the Employee of the Year Award.**

Court Clerk Valorie Cumming and Firefighter David Cumming were presented with an Employee of the Year award by **Mayor Pro Tem Kevan Blasdel and City Manager Mark Roath.**

## **VII. CITIZENS COMMENTS**

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*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.*

### **Chris Miller** addressed the council

I am the president of champion homeowners. A client of mine is trying to buy a property at 1574 Jane circle in Cottonwood Estates Addition. The property is currently zoned AG1. In September 2005 as this neighborhood was being developed, there was a rezone of this area to RE2. I have minutes from the meeting that reflect this rezone. Sometime between 2005 and current those zoning maps have been lost. There is no record of this showing as residential. There are currently 20-30 homes in this neighborhood that are ¾ acre tracts. As it stands these homes can't be sold due to the mortgage companies not backing the house because of the zoning. You can get a conventional loan where the bank will hold the loan. This particular client just got out of the service and has a VA loan. When this process was started the loan amounts were at 2.75% we have extended this as long as we can. If we have to relock it, it will be up to 3.75%. The urgency of this matter is quite high.

### **Brittany Anderson** addressed the council

I live off of Mustang and 164<sup>th</sup>. In 2020 there was work done to the waterlines in this area. There are still PVC pipes sticking out of the ground. This is a safety issue- especially with a bus stop area. They were once filled with sand and that helped for the time being. I have been told for two years that the road was going to be worked on. I am patient and willing to wait, however I wanted to bring this to the Council's attention.

## **VIII. PUBLIC HEARING**

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*All person's interested in Items D and F under Scheduled Business shall have an opportunity to be heard.*

Motion to open public hearing was held until business item was at discussion.

--Discussion, and possible action, on Ordinance \_\_\_ Amending the Zoning Ordinance of the City of Piedmont, Oklahoma, by Rezoning 5580 Mustang Road from A-1 to RE (lot split).

--Discussion, and possible action, on Ordinance \_\_ prohibiting the use of Compression Release Engine Braking within the Corporate Limits.

## **IX. SCHEDULED BUSINESS**

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### **A. Discussion, and possible action, on directing City staff to officially notify Mark and Phil, LLC that a portion of Makenzie Trail in Shenandoah I was not accepted by the City of Piedmont as a Public Street. (Kurt Mayabb, Mayor)**

#### **Councilman Jonathan Hisey** addressed the council

City Staff needs to send a letter to the developer Mark and Phil, LLC to inform them that their section of the street they constructed was not accepted as a street.

#### **Councilman Ron Cardwell** addressed the council

This is a follow up to the as-builts that were submitted. There was visible evidence the road was

experiencing damaged. The motion that was approved was to have the City Attorney and City Engineer investigate why the road was doing that and why it appears to be substantially different than what was approved in the plans. The letter should state that the general none performance and damage seen on the road that we are not accepting that section of 800 feet until further investigation is done.

**Councilman Jonathan Hisey** made a motion to direct staff to officially notify Mark and Phil, LLC their 800 feet of Mackenzie Trail was not accepted by the City of Piedmont as a public street as it was not constructed by the approved plans and the City Engineer and the City Attorney will provide a further report on what happened. Motion was seconded by **Councilman Ron Cardwell**.

**VOTE WAS:**

**AYE:** Mayor Pro-Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, and Councilman Melissa Ashford

**NAY:** Councilman Austin Redus

**B. Discussion, and possible action, on Development Impact Fees. (*Kurt Mayabb, Mayor*) (Pg. 173)**

**Councilman Jonathan Hisey** made a motion to open a public hearing for business item B. Motion was seconded by **Councilman Melissa Ashford**.

**VOTE WAS:**

**AYE:** Mayor Pro-Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Austin Redus, and Councilman Melissa Ashford

**NAY:** None

**Katie Cornman** addressed the council

My husband is a home builder and I am a realtor, we are fully behind and support this item. Oklahoma City has large increases in rates and that has not stopped development and growth. With the condition of our roads, I think this would be a great way to bring money in that could help rebuild and correct roads.

**Mark Simpson** addressed the council

The impact fee was once \$2500 and was later lowered to \$750. Oklahoma City has a \$6000 impact fee. This is a better alternative to getting money for road repairs than adding additional money to the utility bill.

**Councilman Jonathan Hisey** made a motion to close the public hearing. Motion was seconded by **Councilman Ron Cardwell**.

**VOTE WAS:**

**AYE:** Mayor Pro-Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Austin Redus, and Councilman Melissa Ashford

**NAY:** None

**Councilman Jonathan Hisey** addressed the council

I am glad to hear there is support on an increase of impact fee from home builders. I want to have staff research fee prices and bring back to the February meeting. Do we know what the transportation impact fee is in Piedmont?

**Mayor Pro Tem Kevan Blasdel** addressed the council

There is not a transportation impact fee in the City of Piedmont

**Councilman Jonathan Hisey** addressed the council

When I was reading the subdivision regulations there was mention of the transportation fee being put into a separate account for capital improvements. I was unsure if we were collecting said fees.

**Councilman Ron Cardwell** addressed the council

I am in favor of a developer paying for the development. One of the many reasons why the fee on the utility bill was shot down was because we are making existing citizens pay for the growing developments rather than the new developer paying for the development. I have had similar situations in the town of Arcadia and Luther. I would like to have the permit raised an addition \$2500. We can use that to get started while we do research on the prices other cities are charging.

**Councilman Jonathan Hisey** made a motion to direct city staff to research development and transportation impact fees and bring a recommendation back to the February meeting. Motion was seconded by **Councilman Ron Cardwell**

**VOTE WAS:**

**AYE:**

Mayor Pro-Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Austin Redus, and Councilman Melissa Ashford

**NAY:**

None

**C. Discussion, and possible action, on keeping Chickens within the City of Piedmont. (*Kurt Mayabb, Mayor*)**

**Councilman Jonathan Hisey** addressed the council

A resident had received a formal code violation letter in regards to chickens. The ordinance for chickens' states "chickens shall not be kept in front or side yards." I agree we should not have chicken coups in the front yards. Side yards however, I am inclined to agree with the resident that that is too restrictive. In this case, the individual has a five-acre lot, and they did build a nice chicken coup on the side of the home. I did research, Edmond's requirements were not as strict as Piedmonts. Edmond allows coups on lots as small as 1/3 of an acre. Two to four laying hens can be on a 14,250 square foot property. To obtain a permit the coup must have a forty-two-foot set back to all dwelling units and neighboring structures. We should look at lowering the minimum lot size to ½ acre and removing the side yard restriction.

**Mayor Pro Tem Kevan Blasdel** addressed the council

Is there a restriction on distance from neighboring structures in our requirements?

**Councilman Jonathan Hisey** addressed the council

There is a fifty-yard restriction of building a coup within neighboring structures and ten feet off the property line.

**Councilman Ron Cardwell** addressed the council

You could be in the side yard and be more than fifty feet of a neighboring structure. It would be best to

take out the side yard restriction and stick with measurement distance. We aren't enforcing chickens to be cleaned daily, we need that to be taken out of the ordinance and replaced with kept clean.

**Councilman Jonathan Hisey** made a motion to city staff bring back a revised Ordinance #626 and bring back to the February meeting with the following changes; paragraph A1 remove side yard and paragraph A5 remove daily. Motion was seconded by **Councilman Melissa Ashford**

**VOTE WAS:**

**AYE:** Mayor Pro-Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Austin Redus, and Councilman Melissa Ashford

**NAY:** None

**Councilman Jonathan Hisey** made a motion to revise ordinance 626 to lower the minimum lot size to half an acre and bring back for consideration at the February meeting. Motion was seconded by **Councilman Ron Cardwell**

**VOTE WAS:**

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

**NAY:** Mayor Pro-Tem Kevan Blasdel and Councilman Melissa Ashford

**D. Discussion, and possible action, on Ordinance \_\_\_ Amending the Zoning Ordinance of the City of Piedmont, Oklahoma, by Rezoning 5580 Mustang Road from A-1 to RE (lot split). (*Scott Garnand, Community Development*)**

**Councilman Melissa Ashford** made a motion to open a public hearing. Motion was seconded by **Councilman Ron Cardwell**.

**VOTE WAS:**

**AYE:** Mayor Pro-Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Austin Redus, and Councilman Melissa Ashford

**NAY:** None

**Councilman Jonathan Hisey** made a motion to close the public hearing. Motion was seconded by **Councilman Melissa Ashford**.

**VOTE WAS:**

**AYE:** Mayor Pro-Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Austin Redus, and Councilman Melissa Ashford

**NAY:** None

**Community Development Director Scott Garnand** addressed the council

This is an ordinance to rezone from a A1 5-acre lot between Ash and Apache on Mustang Road. It has

been approved by the Planning Commission to split the lot into two 2.5 acres lots. They are asking to be zoned RE.

**Councilman Melissa Ashford** made a motion to approve item d. motion was seconded by **Councilman Ron Cardwell**.

**VOTE WAS:**

**AYE:** Mayor Pro-Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Austin Redus, and Councilman Melissa Ashford

**NAY:** None

**E. Discussion, and possible action, on Identifying Potential Streets to Designate as a Truck Route within the Corporate Limits. (*Scott Garnand, Community Development Director*)**

**Community Development Director Scott Garnand** gave a Presentation of truck routes in city limits.

**Mayor Pro Tem Kevan Blasdel** made a motion to not mark the city route designated for truck routes other than the ones we already have. Motion was seconded by **Councilman Melissa Ashford**.

**VOTE WAS:**

**AYE:** Mayor Pro-Tem Kevan Blasdel, Councilman Austin Redus, and Councilman Melissa Ashford

**NAY:** Councilman Jonathan Hisey and Councilman Ron Cardwell,

**F. Discussion, and possible action, on Ordinance \_\_ prohibiting the use of Compression Release Engine Braking within the Corporate Limits. (*Scott A. Singer, Chief of Police and Michael Segler, City Attorney*)**

**Councilman Jonathan Hisey** made a motion to open a public hearing. Motion was seconded by **Councilman Melissa Ashford**.

**VOTE WAS:**

**AYE:** Mayor Pro-Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Austin Redus, and Councilman Melissa Ashford

**NAY:** None

**Councilman Ron Cardwell** made a motion to close a public hearing. Motion was seconded by **Councilman Melissa Ashford**.

**VOTE WAS:**

**AYE:** Mayor Pro-Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Austin Redus, and Councilman Melissa Ashford

**NAY:** None

**Chief of Police Scott Singer** addressed the council

This is an ordinance to stop the use of dynamic braking system. These breaks are used on heavy hauling trucks to allow them to stop quickly. We are experiencing people in town with these breaks. They are stopping at stop signs using the compression released breaks rather than their mechanical breaks.

**Councilman Melissa Ashford** made a motion to approve item f. motion was seconded by **Councilman Jonathan Hisey**

**VOTE WAS:**

**AYE:** Mayor Pro-Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Austin Redus, and Councilman Melissa Ashford

**NAY:** None

**G. Discussion, and possible action, on the Reinforced Concrete Box (RCB) at Edmond Road involving the Mustang Road Reconstruction Project. (*Jason Brinley, Brinley Engineering*)**

**Councilman Jonathan Hisey** addressed the council

Since the estimated cost has not been negotiate with Mr. Brinley and there is a change order associated with the contract, typically you pay more than you normally would when you add work in that's not in their contract. I inquired how we came to this estimated cost, Mr. Roath sent me the email from Mr. Brinley. Mr. Brinley noted there are ATT phone lines on both sides of the existing box culvert. There is one crossing Edmond Road, 20 feet to the west and 15 feet to the east. Mr. Brinley stated he thinks ATT will prevent any work being done for months. Even if we approve to get it done, it could take months due to ATT having to locate the phone lines. They may be down with the rest of the project before we get the phone lines out of the way.

**Councilman Ron Cardwell** made a motion to leave the intersections existing structure the way it is and move forward with building a road as designed. Motion was seconded by **Councilman Melissa Ashford**

**VOTE WAS:**

**AYE:** Mayor Pro-Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Austin Redus, and Councilman Melissa Ashford

**NAY:** None

**H. Discussion, and possible action, on a Proposal Agreement for Construction Management and Inspection Services for the Mustang Road Reconstruction Project from Smith Roberts Baldischwiler LLC in an amount not to exceed \$55,721.54. (*Jason Brinley, Brinley Engineering*)**

**Councilman Jonathan Hisey** made a motion to approve the agreement with Smith Roberts Baldischwiler LLC for the Mustang Road Reconstruction. Motion was seconded by **Councilman Melissa Ashford**

**VOTE WAS:**

**AYE:** Mayor Pro-Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Austin Redus, and Councilman Melissa Ashford

**NAY:**

None

- I. Discussion, and possible action, on Establishing a Public Works Building Committee. *(Mark B. Roath, Interim City Manager)*

**City Manager Mark Roath** addressed the council

The building Committee will be working to assist in putting together ideas for the building for our public works department. We will have a committee appointed by Mayor Kurt Mayabb, it will be one councilman, one resident of the city, City manager or his designee, Public Works Director, and the mayor himself.

**Councilman Jonathan Hisey** addressed the council

I think this is a really good plan--

**Councilman Ron Cardwell** addressed the council

I also think this is a good plan. This process will deliver what Public Works Department really need, as well as it will be a benefit to the city and citizens of the town. I envision the public works, police department, and Fire Department having the availability to fuel service at this location that has emergency power back up. With that being said, I would like to tell the council I would like to represent you, and I hope that you would also vote for me or choose me to do this because this is right in line with my professional career and daily job.

**City Manager Mark Roath** addressed the council

We will have to pass that along to the mayor.

**Councilman melissa Ashford** made a motion to approve item i. Motion was seconded by **Councilman Jonathan Hisey**.

**VOTE WAS:**

**AYE:**

Mayor Pro-Tem Kevan Blasdel, Councilman Ron Cardwell, Councilman Jonathan Hisey, Councilman Austin Redus, and Councilman Melissa Ashford

**NAY:**

None

- J. Discussion, and possible action, on Request for Qualifications (RFQ) for City Attorney Services. *(Kurt Mayabb, Mayor)*

**City Manager Mark Roath** addressed the council

We have put this on the agenda for request for attorney services. Our current attorney is allowed to submit to the RFQ.

**Councilman Jonathan Hisey** addressed the council

It is a good thing to request for qualifications for city attorney services.

**Councilman Ron Cardwell** made a motion to publish the RFQ and have it back to the city council. Motion was seconded by **Councilman Jonathan Hisey**.

**VOTE WAS:**

**AYE:**

Councilman Ron Cardwell and Councilman Jonathan Hisey

**NAY:**

Mayor Pro-Tem Kevan Blasdel, Councilman Austin Redus, and  
Councilman Melissa Ashford

**K. Discussion, and possible action, on appointments to Boards and Committees. (Kurt Mayabb, Mayor)**

No appointments to Boards or Committees

**X. 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.*

No new business

**Mayor Pro Tem Kevan Blasdel** made a motion to recess to the piedmont municipal authority meeting. Motion was seconded by **Councilman Melissa Ashford**.

**VOTE WAS:**

**AYE:**

Mayor Pro-Tem Kevan Blasdel, Councilman Ron Cardwell,  
Councilman Jonathan Hisey, Councilman Austin Redus, and  
Councilman Melissa Ashford

**NAY:**

None

**XI. CONVENE AS PIEDMONT MUNICIPAL AUTHORITY**

*Majority of a Quorum required for approval.*

**Councilman Melissa Ashford** made a motion to reconvene to the regular city council meeting. Motion was seconded by **Councilman Ron Cardwell**.

**VOTE WAS:**

**AYE:**

Mayor Pro-Tem Kevan Blasdel, Councilman Ron Cardwell,  
Councilman Jonathan Hisey, Councilman Austin Redus, and  
Councilman Melissa Ashford

**NAY:**

None

**XII. CITY MANAGER'S REPORT**

**City Manager Mark Roath** addressed the council

We have a new fire engine; it is very impressive. It is a great addition to the Fire Department. Mustang road project will begin February 14<sup>th</sup>.

**XIII. REMARKS AND INQUIRIES BY MAYOR AND CITY COUNCIL**

**Councilman Jonathan Hisey** addressed the council

revenues for the city are looking good. Our numbers are up, we are at 80% on sales tax only half way through the fiscal year. Thank you, City Manager Mark Roath. The chicken ordinance reminds me of the 4H

program. We need to work on the revocable permit. I believe it was a mistake not allowing the city to get RFQ for attorneys. We need to look at attorney services. We need to look at a contract.

**Councilman Ron Cardwell** addressed the council

Brittany Anderson, we need to talk to JJ and figure something out.

**Councilman Melissa Ashford** addressed the council

Public Works Director Joshua Johnston and City Manager Mark Roath, please make sure Brittney Andersons issue is addressed. Thank you, City Manager Mark Roath.

**Mayor Pro Tem Kevan Blasdel** addressed the council

thank you staff for keeping the city going. Thank you, City Manager Mark Roath.

#### **XIV. ADJOURNMENT**

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**Mayor Pro Tem Kevan Blasdel** adjourned the meeting at 8:34pm

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**Mayor Pro Tem, Kevan Blasdel**

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**City Secretary, Arielle Garcia**



# Piedmont Municipal Authority

## MEETING MINUTES

### Meeting Minutes

January, 24, 2022 -6:30 PM

Piedmont City Hall – Council Chambers

314 Edmond Road NW

The City of Piedmont met in Regular session on Monday, January 24, 2022, at 6:30 p.m. in the George Fina Municipal Building Council Chambers. Notice of the meeting was posted as required on Wednesday, January 19, 2022 at 11a.m. in compliance with the Open Meeting Law, 25 O.S., Section 301, et. seq.

#### I. CALL TO ORDER

Trustee Kevan Blasdel called the meeting at 7:51pm

#### II. ROLL CALL

City Clerk Jennifer Smith called roll and a quorum was present

Trustees Present: Trustee Kevan Blasdel, Trustee Ron Cardwell, Trustee Jonathan Hisey, Trustee Austin Redus, and Trustee Melissa Ashford

Trustees Absent: Mayor Kurt Mayabb

#### III. 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 Special Meeting Minutes of January 4, 2022.

B. Income Statement

C. Check Approval Register

D. Accept and Place on file Addendum (A) to DEQ Consent Order Case No. 21-132. (Mark B. Roath, Interim City Manager)

Trustee Melissa Ashford made a motion to approve item a, b, and c of the consent agenda. Motion was seconded by Trustee Ron Cardwell.

#### VOTE WAS:

AYE: Trustee Kevan Blasdel, Trustee Ron Cardwell, Trustee Jonathan Hisey, Trustee Austin Redus, and Trustee Melissa Ashford

NAY: None

#### IV. ITEMS REMOVED FROM CONSENT AGENDA

**Trustee Jonathan Hisey** pulled item d of the consent agenda

**Trustee Jonathan Hisey** addressed the board

Why are we under a consent order?

**City Manager Mark Roath** addressed the council

I asked DEQ to allow us an extension on time. DEQ granted the time to us. We received the addendum in October. I stated in November and asked for an extension to May 2022.

**Trustee Ron Cardwell** made a motion to approve addendum (a) to DEQ consent order on file and we get this advertised and done before May 1, 2022. Motion was seconded by **Trustee Melissa Ashford**.

**VOTE WAS:**

**AYE:** **Trustee Kevan Blasdel, Trustee Ron Cardwell, Trustee Jonathan Hisey, Trustee Austin Redus, and Trustee Melissa Ashford**

**NAY:** **None**

## **V. 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.*

## **VI. SCHEDULED BUSINESS**

### **A. Discussion, and possible action, on PMA water service connection to Gordon's Hollow Subdivision. (Kurt Mayabb, Mayor)**

**Trustee Jonathan Hisey** addressed the board

a developer is building a subdivision outside of the city limits in piedmont. He has requested connections to the PMA water systems in January 2019. That request was denied because of there was not antiquity pressure. There is proposed 29 connections. In the meantime, the developer drilled some wells. The wells were not successful. The developer came back to the city for his water issue. The City Manager, Public Works Director and developer worked out some sort of deal where the developer got a 2-inch meter. The developer was also building a house for the Public Works Director at the time. The City Manager violated the resolution we discussed about homes outside city limits built after January 1, 2000. Crab tree homes also violated the PMA resolution because they did not apply for water connection as they did in 2019. Crab tree knew the proper procedure was and they did not follow it. Mr. Cardwell and myself met with the current city manager and city engineer this afternoon. The developer is also putting in his own water system. Essentially what is going on is, we have a outside water system connection to the City of Piedmont Municipal Authority water system. We never granted any permission to do anything like that. PMA needs to enter into an agreement with the developer for bulk water sales to his water system with the understanding that we are not responsible for any pressure problems he may have.

**Trustee Ron Cardwell** addressed the board

Our responsibility ends at the meter on Richland Road for the water system. Anything inside the property is not our responsibility. As part of the agreement, we are not responsible for any pressure issues in that area.

**Trustee Jonathan Hisey** made a motion to direct staff to draft a formal agreement with the developer at Gordon Hollow for bulk water sales that defines the specific requirements for each party and bring back to the next scheduled February PMA meeting for approval. Motion was seconded by **Councilman Ron Cardwell**.

**VOTE WAS:**

**AYE:** **Trustee Kevan Blasdel, Trustee Ron Cardwell, Trustee Jonathan Hisey, Trustee Austin Redus, and Trustee Melissa Ashford**

**NAY:** None

**B. Discussion, and possible action, on Development Impact Fees for the Water System. (Kurt Mayabb, Mayor)**

**Trustee Jonathan Hisey** addressed the board

our waterlines already need attention and updates. When we have more taps going in, they are contributing to the issues. They should be paying to help upgrade the lines. This is a similar item to the transportation fee we discussed in City Council.

**Trustee Austin Redus** addressed the board

What are cities around us charging?

**Trustee Kevan Blasdel** addressed the board

Oklahoma City has impact fees for streets and parks. They base it on square footage for a home being built. It is for property in the urban area but not in their core area, they are charged \$.31 per square foot. That would be for a home or subdivision of 300 homes from 2000 square feet to 2500 square feet each. That would generate \$200 impact fee. Yukon and Edmond do not have impact fees.

**Trustee Ron Cardwell** made a motion to direct the city manager to look into comparable water impact fees and have it evaluated and brought back to the next PMA meets. Motion was seconded by **Trustee Jonathan Hisey**.

**VOTE WAS:**

**AYE:** Trustee Kevan Blasdel, Trustee Ron Cardwell, Trustee Jonathan Hisey, Trustee Austin Redus, and Trustee Melissa Ashford

**NAY:** None

**C. Discussion, and possible action, on General Release and Settlement Agreement between Larchmont Farms, LLC and the Piedmont Municipal Authority. (Ray Jones, Attorney-at-Law)**

**Trustee Ron Cardwell** made a motion to approve the settlement agreement contingent on the removal of item number 5 for transparency and subject to the review and approval of the city attorney. Motion was seconded by **Trustee Melissa Ashford**.

**VOTE WAS:**

**AYE:** Trustee Kevan Blasdel, Trustee Ron Cardwell, Trustee Jonathan Hisey, Trustee Austin Redus, and Trustee Melissa Ashford

**NAY:** None

**D. Discussion, and possible action, on application by Robert Francisco, located at 4420 Trails End Street, N.E., Piedmont, Oklahoma 73078, for three (3) individual water taps. (Mark B. Roath, Interim City Manager and Joshua Johnston, Public Works Director)**

**Trustee Jonathan Hisey** addressed the board

Mr. Francisco needs to sign a letter agreeing to possible lower water pressure at peak times.

**Trustee Jonathan Hisey** made a motion to approve item d on condition 3 taps with the agreement he may not have adequate water pressure at peak demands. Motion was seconded by **Trustee Melissa Ashford**.

**VOTE WAS:**

**AYE:** **Trustee Kevan Blasdel, Trustee Ron Cardwell, Trustee Jonathan Hisey, Trustee Austin Redus, and Trustee Melissa Ashford**

**NAY:** **None**

- E. **Discussion, and possible action, on Resolution No. \_\_ of the Piedmont Municipal Authority Ratifying and Amending Moratorium Prohibiting Connection to the Piedmont Utility System to Service Property not Within the Limits of the City of Piedmont; Prohibiting Increase in Size of Existing Taps; Providing for Disconnection of Dormant Accounts; and Prohibiting Splitting of Services. (Michael Segler, Board Attorney)**

**Trustee Melissa Ashford** made a motion to approve item e. motion was seconded by **Trustee Ron Cardwell**.

**VOTE WAS:**

**AYE:** **Trustee Kevan Blasdel, Trustee Ron Cardwell, Trustee Jonathan Hisey, Trustee Austin Redus, and Trustee Melissa Ashford**

**NAY:** **None**

**VII. 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.*

No new business

**VIII. MANAGER'S REPORT**

None

**IX. REMARKS AND INQUIRIES BY TRUSTEES**

None

**X. ADJOURNMENT**

**Trustee Kevan Blasdel** adjourned the Piedmont Municipal Authority meeting at 8:25pm

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**Mayor Pro Tem, Kevan Blasdel**

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**City Secretary, Arielle Garcia**