Edmond City Council Minutes - August 25, 2025

Regular Meeting

1. **Call to Order of the Edmond City Council Meeting.**

Mayor Nash called the regular meeting of the Edmond City Council to order at 5:30 PM, Monday, August 25, 2025, in the City Council Chambers at City Hall, located at 22 East Main Street in Edmond, Oklahoma. Public notice of the date, time, and place for this meeting was provided in the Edmond City Council 2025 Schedule of Regular Meetings, filed in the Edmond City Clerk's Office on August 27, 2024, at 10:30 AM. The date, time, place, and agenda for this meeting was also posted on the City of Edmond's website and at City Hall on August 21, 2025, at 2:13 PM. Written notice of the date, time, place, and agenda of the regular meeting was delivered to those requesting notice on August 21, 2025, at 2:22 PM.

PRESENT: Mayor Nash, Councilmembers Fraim, Moore, Murdock Nichols, and Watterson

ABSENT: None

2. **Presentations:**

A. **Presentation of a Proclamation Recognizing August 2025 as National Emergency Management Awareness Month.**

B. **City Manager's Update:**

- **Sales, Use, and Lodging Tax**
- **Library/YMCA**
- **City Center Complex**

3. **Appointments and Reappointments:**

A. **Mayor Appointments and Reappointments:**

1. **Ratifying Appointment of Marsha Ingersoll on the Community Agency Review Commission to Specify Term Expiration Consistent with Subsequently Enacted Ord. No. 3981; Term Expires May 2, 2025 to Serve Concurrently with the Mayor.**

2. **Ratifying Appointment of Matthew Hayes on the Citizen TIF Oversight Committee to Specify Term Expiration Consistent with Subsequently Enacted Ord. No. 4023; Term to Expire June 30, 2027.**

B. **Ward One Appointments and Reappointments:**

1. **Ratifying Appointment of Clark Jolley on the Citizen TIF Oversight Committee to Specify Term Expiration Consistent with Subsequently Enacted Ord. No. 4023; Term to Expire June 30, 2027.**

C. **Ward Two Appointments and Reappointments:**

1. **Ratifying Appointment of Regan Raff on the Citizen TIF Oversight Committee to Specify Term Expiration Consistent with Subsequently Enacted Ord. No. 4023; Term to Expire June 30, 2027.**

D. Ward Three Appointments and Reappointments:

1. Ratifying Appointment of Dylan Billings on the Citizen TIF Oversight Committee to Specify Term Expiration Consistent with Subsequently Enacted Ord. No. 4023; Term to Expire June 30, 2027.

E. Ward Four Appointments and Reappointments:

1. Ratifying Appointment of Glen C. Maynard on the Citizen TIF Oversight Committee to Specify Term Expiration Consistent with Subsequently Enacted Ord. No. 4023; Term to Expire June 30, 2027.

Motion by Councilmember Moore, seconded by Councilmember Watterson, to approve all appointments and reappointments as listed under agenda item 3. Motion carried as follows:

YES: Mayor Nash, Councilmembers Fraim, Moore, Murdock Nichols, and Watterson

NO: None

4. Recess of the Edmond City Council Meeting.

Motion by Councilmember Fraim, seconded by Councilmember Murdock Nichols, to recess the Edmond City Council meeting. Motion carried as follows:

YES: Mayor Nash, Councilmembers Fraim, Moore, Murdock Nichols, and Watterson

NO: None

Mayor Nash reconvened the Edmond City Council meeting.

8. City Council General Consent Items:

A. Consideration of Approval of City Council Special Meeting Minutes: August 11, 2025.

B. Consideration of Approval of City Council Regular Meeting Minutes: August 11, 2025.

C. Consideration of Approval of the City Council Schedule of Regular Meetings for Calendar Year 2026.

D. Consideration of Acceptance of the City Treasurer's Month-End Pooled and Trustee Investment Reports for April, May, and June 2025.

E. Case No. PR24-00017; Consideration of Approval of a Final Plat of Wild Rose Ranch Section 2, Located Northwest of Sorghum Mill and Bryant. (Crafton Tull)

F. Consideration of Acceptance of Donated Utility Easement from Lynn E. and Bradley William Fielding, Associated with The Lakes at Cross Timbers Phase 2, Located Southeast of Covell Road and Coltrane Road.

G. Consideration of Approval of Resolution No. 32-25 Conferring the Authority of the Edmond Public Works Authority to the City of Edmond for the Purposes of Carrying Out Contractual Obligations Related to the Guthrie-Edmond Regional Airport.

H. Consideration of Approval of Resolution No. 33-25 Adopting a Policy to Authorize Temporary Limited Budget Transfer by the City Manager Without City Council Approval; and Providing an Effective Date.

I. Consideration of Approval of Resolution No. ___ Approving the City Manager's Proposed Changes to the Organizational Structure of the City Departments; and Adopting an Organizational Chart Reflecting the Same; and Providing an Effective Date.

J. Consideration of Approval of Resolution No. ___ Appointing Katy King as Assistant to the Mayor and Council for an Indefinite Term; Fixing Compensation; and Providing an Effective Date.

K. Consideration of Approval of Agreement for Professional Services with Edmond Family Counseling to Support City of Edmond Mental Health Initiatives; $100,445.68.

L. Consideration of Approval of Transfer of Funds from Liability / Tort Claim Reserves to Workers' Compensation Reserve Fund to Meet the Fund Balance Requirement of Title 810 of the Oklahoma Administrative Code and Title 85A of the Oklahoma Statutes Applicable to Governmental Entities that Opt to Self-Fund its Workers' Compensation Obligations; $110,831.00.

M. Consideration of Approval of Contract Renewal for Third-Party Collection Services for the Municipal Court with Perdue, Brandon, Fielder, Collins & Mott, LLP; $70,000.00.

Mayor Nash asked if any Councilmember wished to pull any of the thirteen items under City Council General Consent for separate discussion and/or action.

Mayor Nash stated that agenda items 8.C., 8.I., and 8.J. would be pulled for separate action.

Motion by Councilmember Watterson, seconded by Councilmember Fraim, to approve agenda items 8.A. through 8.M., excluding items 8.C., 8.I., and 8.J., under City Council General Consent. Motion carried as follows:

YES: Mayor Nash, Councilmembers Fraim, Moore, Murdock Nichols, and Watterson

NO: None

9. City Council Discussion and Consideration Items:

A. Consideration of City Council General Consent Agenda Items Pulled for Separate Discussion and/or Action.

Mayor Nash introduced agenda item 8.C. Members of the City Council expressed their preference that the one meeting in July be changed from the second Monday of the month to the fourth Monday of the month.

Motion by Councilmember Moore, seconded by Councilmember Fraim, to continue agenda item 8.C. to the September 8, 2025, Edmond City Council meeting. Motion carried as follows:

YES: Mayor Nash, Councilmembers Fraim, Moore, Murdock Nichols, and Watterson

NO: None

Motion by Councilmember Moore, seconded by Councilmember Murdock Nichols, to continue agenda items 8.I. and 8.J. to the September 8, 2025, Edmond City Council meeting. Motion carried as follows:

YES: Mayor Nash, Councilmembers Fraim, Moore, Murdock Nichols, and Watterson

NO: None

B. Presentation and Discussion of Tax Increment Finance (TIF) Project Updates.

Leana Dozier, Economic Development Program Manager, presented Tax Increment Finance (TIF) project updates and answered questions from members of the City Council.

Ms. Dozier committed that she would offer the same presentation to the Edmond Public Schools Board.

C. Discussion and Consideration of Options for the Potential Renewal(s) of the 1% General Fund Sales Tax and the 2017 Capital Improvement Sales Tax.

Randy Entz, Interim City Manager, presented general information regarding the agenda item.

Members of the City Council discussed potential options for renewing the general fund sales tax and capital improvement sales tax, including leaving it at the same rate or increasing the rate.

Sherry Jordan, President and CEO of the Edmond Chamber of Commerce, noted that the Chamber of Commerce Board supported extending the sales taxes and having the vote as soon as possible.

Motion by Councilmember Moore, seconded by Councilmember Watterson, to direct staff to add necessary agenda items to the next agenda to call elections to renew both the current general fund and capital improvement taxes at their current rates, for ten years, on November 18, 2025, with the capital improvement tax dedicated to roads / traffic improvements. Motion carried as follows:

YES: Mayor Nash, Councilmembers Fraim, Moore, Murdock Nichols, and Watterson

NO: None

10. City Council Public Hearing Items:

A. Case No. Z24-00015; Public Hearing and Consideration of Ordinance No. 4042 Rezoning from "A" Single-Family Dwelling District to "PUD Z24-00015" Villas at Kickingbird Planned Unit Development, Located at 2700 East Danforth Road. (Sun Properties)

Mayor Nash asked if the applicant was present. The applicant responded affirmatively.

Ken Bryan, Director of Planning, provided general information regarding the agenda item and noted that the Planning Commission unanimously recommended approval at their August 5, 2025, meeting.

David Box, representing the applicant, offered to answer any questions.

Mayor Nash asked if anyone in the audience wished to speak regarding the agenda item. No one responded.

Motion by Councilmember Moore, seconded by Councilmember Murdock Nichols, to approve agenda item 10.A. Motion carried as follows:

YES: Mayor Nash, Councilmembers Fraim, Moore, Murdock Nichols, and Watterson

NO: None

Motion by Councilmember Moore, seconded by Councilmember Murdock Nichols, to recess the Edmond City Council meeting until 6:56PM. Motion carried as follows:

YES: Mayor Nash, Councilmembers Fraim, Moore, Murdock Nichols, and Watterson

NO: None

Mayor Nash reconvened the Edmond City Council meeting.

B. Case No. Z25-00015; Public Hearing and Consideration of Ordinance No. ___ Rezoning from "D-2" Neighborhood Commercial to "PUD Z25-00015" 4691 W. I-35 Frontage Road Planned Unit Development, Located on the North Side of Memorial Road, on the West Side of I-35 Frontage Road. (Kalidy, LLC)

Mayor Nash asked if the applicant was present. The applicant responded affirmatively.

Ken Bryan, Director of Planning, provided general information regarding the agenda item and noted that the Planning Commission recommended approval at their August 5, 2025, meeting by a vote of 4 in favor to 1 opposed.

David Box, representing the applicant, and Sara Hanna, a project architect, presented additional information regarding the project.

Mayor Nash asked if anyone in the audience wished to speak regarding the agenda item.

Lydia Lee, an Edmond resident, spoke in opposition to the project based on the PUD being vague and incomplete, the driveway distance, number of parking spaces, lighting, and location of trash bins.

Charles Mills, an Edmond resident, spoke in opposition to the project based on the use of the proposed project, stating that it should be commercial, not residential.

Brandon Pratt, an Edmond resident, spoke in opposition to the project based on concerns about groundwater contamination.

Paula Burkes, an Edmond resident, spoke in opposition to the project based on concerns about density.

Lori Scott, an Edmond resident, spoke in opposition to the project stating that there likely would not be appropriate amenities for those living on the property.

Mr. Box, responding to comments made, noted that the project does not request any variances for parking, fire, and landscaping and that at the site plan stage a compliant plan would have to be presented.

Mr. Box noted that the applicant was committed to meeting code requirements and the I-35 plan, but that at this stage in the process, the applicant had not completed final drawings and materials to show such detail.

Members of the City Council asked clarifying questions of staff regarding the viability of the project, the vagueness of the PUD, the driveway separation on the project, contamination issues, and material finishes allowed on the building.

Councilmember Moore noted his opposition to the project based on the size of the building on a limited size lot as well as the I-35 plan category being for high intensity activity, including employment and retail opportunities, and that the planned portion of the project being used for retail was limited.

Councilmember Watterson expressed appreciation that community meetings were held and that some changes to the original plan were made. Councilmember Watterson noted that the type of housing proposed as part of the project is needed in Edmond and the area is appropriate for this type of project.

Councilmember Murdock Nichols noted her desire for more information and clarity, her opposition to certain finish types such as stucco, and her desire for more retail as part of the project.

Mr. Box noted that the applicant was willing to strike stucco and wood from the allowed material types so the project would be brick veneer, masonry, rock, or stone. Mr. Box also noted that the applicant was willing to commit to a minimum of 4,000 square feet of retail on the ground floor in addition to the leasing office.

Mayor Nash noted that with 4,000 square feet of retail, parking would not be sufficient for the overall project. Mayor Nash noted his belief that the project was too big for the specific piece of land it was proposed on.

Motion by Councilmember Watterson, seconded by Councilmember Murdock Nichols, to continue agenda item 10.B. to the September 22, 2025, Edmond City Council meeting. Motion carried as follows:

YES: Councilmembers Fraim, Murdock Nichols, and Watterson

NO: Mayor Nash, Councilmember Moore

11. Citizens Comments.

Lydia Lee, an Edmond resident, spoke regarding her concerns about the quality of staff reports.

12. Comments from the Mayor and Members of the City Council.

None.

13. Adjournment of the Edmond City Council Meeting.

Motion by Councilmember Moore, seconded by Councilmember Murdock Nichols, to adjourn the Edmond City Council meeting. Motion carried as follows:

YES: Mayor Nash, Councilmembers Fraim, Moore, Murdock Nichols, and Watterson

NO: None

City Clerk

Mayor

Edmond Public Works Authority Minutes - August 25, 2025

Regular Meeting

Chairperson Nash called the regular meeting of the Edmond Public Works Authority to order on Monday, August 25, 2025, in the City Council Chambers at City Hall, located at 22 East Main Street in Edmond, Oklahoma. Public notice of the date, time, and place for this meeting was provided in the Edmond Public Works Authority 2025 Schedule of Regular Meetings, filed in the Edmond City Clerk's Office on August 27, 2024, at 10:30 AM. The date, time, place, and agenda for this meeting was also posted on the City of Edmond's website and at City Hall on August 21, 2025, at 2:13 PM. Written notice of the date, time, place, and agenda of the regular meeting was delivered to those requesting notice on August 21, 2025, at 2:22 PM.

PRESENT: Chairperson Nash, Trustees Fraim, Moore, Murdock Nichols, and Watterson

ABSENT: None

5. Public Works Authority General Consent Items:

A. Consideration of Approval of Public Works Authority Regular Meeting Minutes: August 11, 2025.

B. Consideration of Approval of the Edmond Public Works Authority Schedule of Regular Meetings for Calendar Year 2026.

C. Consideration of Approval of Resolution No. 5-25 Conferring the Authority of the Edmond Public Works Authority to the City of Edmond for the Purposes of Carrying Out Contractual Obligations Related to the Guthrie-Edmond Regional Airport.

D. Consideration of Approval of Professional Services Agreement with Cowan Group Engineering, LLC for On-Call Water and Wastewater Engineering Services.

Chairperson Nash asked if any Trustee wished to pull any of the four items under Edmond Public Works Authority General Consent for separate discussion and/or action. No Trustee responded.

Motion by Trustee Watterson, seconded by Trustee Fraim, to approve agenda items 5.A. through 5.D. under Edmond Public Works Authority General Consent. Motion carried as follows:

YES: Chairperson Nash, Trustees Fraim, Moore, Murdock Nichols, and Watterson

NO: None

6. Public Works Authority Discussion and Consideration Items:

A. Consideration of Public Works Authority General Consent Agenda Items Pulled for Separate Discussion and/or Action.

None

7. Adjournment of the Edmond Public Works Authority Meeting.

Motion by Trustee Moore, seconded by Trustee Fraim, to adjourn the Edmond Public Works Authority meeting. Motion carried as follows:

YES: Chairperson Nash, Trustees Fraim, Moore, Murdock Nichols, and Watterson

NO: None

Secretary

Chairperson