Edmond City Council Minutes - September 8, 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, September 8, 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 September 5, 2025, at 10:26 AM. Written notice of the date, time, place, and agenda of the regular meeting was delivered to those requesting notice on September 5, 2025, at 10:40 AM.

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

ABSENT: None

2. Presentations:

A. Presentation of a Proclamation Recognizing September 2025 as National Preparedness Month and Presentation of Suggested Items to be included in a Simple Home Emergency Preparedness Kit.

Ben Curry, Director of Emergency Communication and Emergency Management provided handouts on preparing for a natural disaster and presented an example of a home emergency kit.

B. Presentation of a Proclamation Recognizing September 9, 2025 as Neighbors Night Out in the City of Edmond.

J.D. Younger, Police Chief, recognized the service of the Community Policing Board and the importance of building relationships within the community. Daniela Deuel, Board Chair explained some of the initiatives of the Community Policing Board.

C. Presentation of a Proclamation Recognizing September 17 through 23, 2025 as Constitution Week in the City of Edmond.

3. Appointments and Reappointments:

A. Mayor Appointments and Reappointments:

1. Appointment of Austin Fugitt to the Edmond Economic Development Authority Board to Fulfill the Unexpired Term of Avilla Williams; Term Expires June 30, 2026.

2. Appointment of Annette Klososky to the Capital Improvement Projects Advisory Board to Fulfill the Unexpired Term of Preston Watterson; Term Expires June 30, 2026.

3. Ratifying Appointment of Christina Huff on the Citizen's Participation Committee to Specify Term Expiration Consistent with the Citizen Participation Plan For the City of Edmond, Oklahoma as Adopted by City Council on July 26, 2021; Term to Expire November 26, 2028.

4. **Appointment of Marsha Ingersoll on the Community Agency Review Commission; Term Expires May 2, 2027 to Serve Concurrently with the Mayor.**

B. Ward One Appointments and Reappointments:

1. **Ratifying Appointment of Cody Boyd on the Citizen's Participation Committee to Specify Term Expiration Consistent with the Citizen Participation Plan For the City of Edmond, Oklahoma as Adopted by City Council on July 26, 2021; Term to Expire February 25, 2029.**

C. Other Appointments and Reappointments:

1. **Appointment of Richard Cordis to the KickingBird Golf Advisory Board as the Men's Golf Association Representative; Term Expires June 30, 2028.**

Motion by Councilmember Fraim, seconded by Councilmember Moore, 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 Watterson, 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 18, 2025.

B. Consideration of Approval of City Council Special Meeting Minutes: August 20, 2025.

C. Consideration of Approval of City Council Special Meeting Minutes: August 22, 2025.

D. Consideration of Approval of City Council Special Meeting Minutes: August 25, 2025.

E. Consideration of Approval of City Council Regular Meeting Minutes: August 25, 2025.

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

G. Consideration of Approval of Resolution No. 34-25 Appointing Katy King as Assistant to the Mayor and Council for an Indefinite Term; Fixing Compensation; and Providing an Effective Date.

H. 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.

I. Consideration of Acceptance of Donated Utility Easement from Oklahoma Home Builders, LLC.

J. Case No. PR24-00024; Consideration of Approval of a Final Plat of Bison Ridge Phase 2, Located Southeast of Danforth and Air Depot. (Johnson & Associates)

K. Consideration of Approval of Purchase of Backup and Data Protection System Maintenance Renewal with Rubrik Inc and Quote Provided by CDW-Government Referencing State Contracts SW1041 and SW1020; $123,141.40.

L. Consideration of Approval of the Federal Fiscal Year 2025 Community Development Block Grant (CDBG) Program Funding Totaling $80,000.00 Including Public Services, and Metropolitan Fair Housing Council of Greater OKC (Citywide):

- **Edmond Mobile Meals, Inc., $15,000.00 (Nutritional Assistance Programs);**
- **Hope Center of Edmond, $20,000.00 (Nutrition and Medical Services Assistance Programs);**
- **Project 66, $15,000.00 (Nutritional Assistance Programs);**
- **Edmond Public School Foundation, $20,000.00 (Mental Health/Educational Services);**
- **Metropolitan Fair Housing Council of Greater OKC (MFHC), $10,000.00 (Funded from the 20% CAP from the General Administration Budget).**

M. Consideration of Approval of an Interim Sports Partnership Lease Agreement with the Greater OKC Pickleball Club for use of the KickingBird Pickleball Center; $10.00 Annual Revenue.

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. No Councilmember responded.

Mayor Nash stated that agenda item 8.H. would be continued to the September 22, 2025, City Council meeting.

Motion by Councilmember Moore, seconded by Councilmember Watterson, to approve agenda items 8.A. through 8.M., excluding item 8.H., 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.

Motion by Councilmember Moore, seconded by Councilmember Murdock Nichols, to continue agenda item 8.H. to the September 22, 2025, City Council meeting. Motion carried as follows:

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

NO: None

B. Consideration of Acceptance of Proposal and Approval of a Purchase from ACS Playground Adventures for New Playground Equipment to be Installed at Westborough Park; $150,000.00.

Brad Raney, Director of Parks and Recreation, provided information on the proposed improvements to Westborough Park. He noted that an engagement event was conducted and votes from the children were obtained as to the design of the improvements. He also estimated completion would be in spring of 2026.

Motion by Councilmember Fraim, seconded by Councilmember Murdock Nichols, to approve agenda item 9.B. Motion carried as follows:

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

NO: None

C. Presentation and Discussion on Proposed Changes to Increase the Unassigned Fund Balance in the General Fund by Reducing the Adopted Fiscal Year 25/26 Budget by $1,194,832.00.

Randy Entz, Interim City Manager, provided information regarding the budget changes and departments affected and unaffected by these changes. He noted that the next step will be a budget amendment at the upcoming City Council meeting. He also answered questions from members of the City Council.

Councilmember Watterson and Mayor Nash asked to see the breakdown of the dollars before the next City Council meeting.

10. City Council Public Hearing Items:

A. Case No. SP25-00007; Public Hearing and Consideration of Approval of a Site Plan Application for Whole Foods Market at Legacy at Covell, Located on the North Side of Covell Road, East of Sooner Road. (Covell 35 Development, 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 19, 2025, meeting by a vote of 4 in favor to 0 opposed.

Steven Cooksey with Kimley-Horn provided additional information about the site plan and variance requested. He answered questions from the Mayor and Councilmembers.

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 Fraim, to approve agenda item 10.A., including the variance. Motion carried as follows:

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

NO: None

B. Case No. Z25-00007; Public Hearing and Consideration of Ordinance No. 4053 Rezoning from "A" Single Family Dwelling District to "PUD Z25-00007" Planned Unit Development for Farmpond, Located on the East Side of Thomas Drive, South of Covell Road. (Simple Storage, 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 19, 2025, meeting by a vote of 4 in favor to 0 opposed.

Kendall Dillon with Crafton Tull clarified the limits of the PUD and provided information and answered questions regarding the site stating they were not asking for any variances.

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

Motion by Councilmember Watterson, seconded by Councilmember Murdock Nichols, to approve item 10.B. Motion carried as follows:

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

NO: None

C. **Case No. Z25-00003; Public Hearing and Consideration of Ordinance No. 4054 Rezoning from "G-A" General Agricultural to "PUD Z25-00003" Planned Unit Development, Located on the East Side of Air Depot Boulevard, South of Danforth Road. (Sneed 2012 Revocable Trust)**

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 19, 2025, meeting by a vote of 3 in favor to 1 opposed. He also answered questions from the Mayor.

Mayor Nash expressed concern about developing by Planned Unit Development (PUD) and not following the 2018 and 2050 East Edmond Plan.

Mark Zitzow, with Johnson & Associates, stated they were looking to provide a different housing typology than what is already present in the area. He answered questions from the Mayor and Councilmember Moore regarding the item.

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

Councilmember Watterson noted he would abstain on the agenda item.

Motion by Councilmember Moore, seconded by Councilmember Murdock Nichols, to approve item 10.C. Motion failed as follows:

YES: Councilmember Murdock Nichols

NO: Mayor Nash, Councilmembers Fraim, Moore, and Watterson

D. Public Hearing and Consideration of Approval of Variances to Title 23, Section 23.40.090, and Other Applicable Sections, for Placement of Fill, Compensatory Storage, and Multi-Family Apartment Structures in the FEMA 1% Floodplain and Spring Creek Regulatory Floodplain for a Proposed Multifamily Project Located South of 2nd Street and West of I-35 Frontage. More Precisely, Located at the South Dead-End of Katie Michele Blvd. (Spectre Holdings, LLC)

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

Keith Beatty, Senior Development Engineer, provided general information regarding the agenda item and noted that the Stormwater Drainage Advisory Board voted against the variances at the August 5, 2025 meeting by a vote of 2 in favor to 3 opposed.

Mr. Beatty also stated that City requirements for variances are modeled after FEMAs requirements for variance and economic development is not a reason for granting a variance. He added that granting a variance does put our FEMA Community Rating at risk. He said the applicant doesn't satisfy the requirements for granting a variance and they haven't shown hardship at this time. He also stated that because of continued flooding based on FEMA maps the City has invested in our own flood plain studies which are more stringent and restrictive than FEMAs. He confirmed the applicants are showing a reduction in the base flow elevation and velocity is showing a slight decrease than has historically been reported in the area.

Billy Lewis, attorney representing the applicant, provided an overview of the project and stated the applicant is incurring a great deal of costs that will benefit the surrounding properties and the City to manage the flood plain issue by lowering the flood elevations around this area. Mr. Lewis said they are following FEMA regulations, and the City has adopted a regulatory flood plain which is greatly larger than the FEMA flood plain. He stated that exceptional hardship is not defined and cited a treatise regarding flood plain variances that stated that when a municipality's requirements exceed the minimum federal requirements this may warrant a variation based on a deviation from higher standards. In addition, the same treatise also referred to an offsetting benefit for the surrounding community which this project provides. He also confirmed that anything that is on the applicant's property is their responsibility to maintain.

Rick Massey, Red Plains Professional Inc. said the applicant has gone through multiple flood plain studies and the conclusion is the applicant is slowing the base flood elevation of this section of the tributary, taking precautions to ensure it is properly armored to eliminate concerns of erosion and taking into account the new sanitary sewer line that is being installed. He listed previous projects that he has worked on with the City that have been approved and stated that he "wouldn't be standing before you if I thought that what we are proposing with compensatory storage would create damage to any of the adjacent residents or properties."

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

Dan O'Neil, an Edmond resident, provided historical information about this property in regard to rezoning.

David Maschino, partner at Maschino Hudelson & Associates, provided details on the project plans and estimated annual economic impact for the project.

An Edmond resident, who did not introduce himself, asked a question about the ingress and egress of the property and wondered if a traffic signal had been considered on 2nd Street.

Taylor Hildenbrand, Edmond resident and Chair of the Parks and Recreation Advisory Board asked the developer about the economic impact if the trail was not there.

Motion by Councilmember Murdock Nichols, seconded by Councilmember Moore, to approve item 10.D. 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 7:25 PM. Motion carried as follows:

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

NO: None

Mayor Nash reconvened the Edmond City Council meeting.

E. **Public Hearing and Consideration of the Following Items Related to the Scheduling of a Special Election on November 18, 2025, for the Purpose of Submitting to the Registered, Qualified Voters of the City of Edmond, the Question of Approval of the Extension of The Existing .50% Sales Tax For Capital Improvements And The Extension Of The Existing 1% General Purpose Sales Tax:**

1. **Public Hearing And Consideration Of Ordinance No. 4054 Amending Existing Sales Tax Ordinance No. 3527; Amending Sections 3.04.150(A) And Section 3.04.150(B) Of The Edmond Municipal Code; Providing For An Extension of An Existing One Percent (1.0%) General Sales Tax For An Additional Ten Years And Eleven Days; Providing For Effective And Operative Dates; And Providing For Repeal of Certain Ordinance Provisions And Severability.**
2. **Public Hearing And Consideration Of Ordinance No. 4055 Amending Existing Sales Tax Ordinance No. 3528; Amending Subsections 3. And 4. of Section 3.04.180 of The Edmond Municipal Code; Providing For An Extension of An Existing One Half of One Percent (0.50%) Sales Tax For An Additional Ten Years; Establishing The Purpose of The Tax During The Extension; Providing Effective And Operative Dates; And Providing For Repeal of Certain Ordinance Provisions And Severability.**
3. **Public Hearing and Consideration of Resolution No. 35-25 Authorizing the Calling and Holding of an Election in the City of Edmond, in the State Of Oklahoma on the 18th Day of November, 2025, For The Purpose Of Submitting To The Registered, Qualified Voters Of Said City, Two Propositions, the First Proposition Being the Question of the Approval Ordinance No. 4054 Amending Ordinance No. 3527 for the Purpose of Extending the Duration of an Existing One Percent (1.0%) City of Edmond General Purpose Sales Tax, Which Was Most Recently Approved by the Voters on April 5, 2016, for an Additional Ten Years and Eleven Days; and the Second Proposition Being the Question of Approval of Ordinance No. 4055 Amending Ordinance No. 3528 for the Purpose of Extending the Duration of the Existing One-Half of One Percent (0.50%) City of Edmond Special Purpose Sales Tax, Commonly Known as the Public Safety Center Sales Tax, Which Was Most Recently Approved by the Voters on April 5, 2016, for an Additional Ten Years and Establishing the Purpose of the Tax Collected During Such Ten Year Extension to Provide Funds to Pay the Cost of Capital Improvements in the Form of Street Repairs and Improvements for the City of Edmond as Recommended by the Capital Improvement Projects**

Advisory Board and as Determined by the Edmond City Council and/or to Secure and Pay Debt Service on Obligations Issued for Such Purpose by a Public Trust of Which the City is Beneficiary, Provided The Projects May Also Be Funded From Other Revenue Sources if They Become Available; and Other Matters Related Thereto.

4. **Special Election Proclamation and Notice hereby Calling for a Special Election to be held on November 18, 2025.**

Randy Entz, Interim City Manager, explained the background for the special election and the items that will be up for vote including a brief explanation of the questions that will be on the ballot.

Councilmember Moore relayed the concern that citizens have about the 0.5 % sales tax being solely dedicated to street repairs and improvements.

Sherry Jordan, President and CEO of the Edmond Chamber of Commerce voiced support for the special election.

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

Rick Smith, Edmond citizen and Parks and Recreation Board member, voiced his support of the 0.5% sales tax now knowing that Parks funding would not be affected. He expressed his hope that we could readdress funding and revenues for Parks in the future.

Councilmember Fraim wanted to note that we will still need to look for future revenues and funding for the City.

Taylor Hildenbrand, Edmond resident and Chair of the Parks and Recreation Advisory Board, invited the council to their next board meeting.

Taylor Wilson, Edmond resident, supports the 0.5% sales tax going towards roads and fully agrees that we will need to come back at a later date to raise the sales tax more. He also added that sponsoring activities in the Parks might be an additional revenue source that could be considered.

Motion by Councilmember Watterson, seconded by Councilmember Fraim, to approve item 10.E.1. Motion carried as follows:

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

NO: None

Motion by Councilmember Murdock Nichols, seconded by Councilmember Moore, to approve item 10.E.2. 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 approve item 10.E.3. Motion carried as follows:

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

NO: None

Motion by Councilmember Watterson, seconded by Councilmember Moore, to approve item 10.E.4. Motion carried as follows:

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

NO: None

11. Executive Session

A. Enter into Executive Session on Advice of the City Attorney to Discuss Pending Lawsuit Styled: The City of Edmond v. Steven D. Ferguson and Shirley G. Ferguson, Case No. CV-2025-983, Oklahoma County District Court, as Authorized Pursuant to 25 Okla. Stat. Section 307(B)(4) because Disclosure Would Seriously Impair the Ability of the Public Body to Process the Claim or Conduct a Pending Investigation, Litigation or Proceeding in the Public Interest.

B. Enter into Executive Session on Advice of the City Attorney to Discuss Pending Claim or Action styled Coltrane Land Development, LLC v. City of Edmond, Case No. CJ-2025-5761, Oklahoma County District Court, as Authorized Pursuant to 25 Okla. Stat. Section 307(B)(4) because Disclosure Would Seriously Impair the Ability of the Public Body to Process the Claim or Conduct a Pending Investigation, Litigation or Proceeding in the Public Interest.

C. Enter into Executive Session on Advice of the City Attorney to Discuss Pending Claim or Action styled Covell Creek, LLC v. City of Edmond v. Ashford Oaks Homeowners Association, Inc., Case No. CJ-2016-552, Oklahoma County District Court, as Authorized Pursuant to 25 Okla. Stat. Section 307(B)(4) because Disclosure Would Seriously Impair the Ability of the Public Body to Process the Claim or Conduct a Pending Investigation, Litigation or Proceeding in the Public Interest.

Motion by Councilmember Moore, seconded by Councilmember Watterson, to go into executive session for agenda items 11.A. through 11.C. Motion carried as follows:

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

NO: None

Motion by Councilmember Watterson, seconded by Councilmember Moore, to leave executive session. Motion carried as follows:

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

NO: None

D. Consideration of Action With Regard to Pending Lawsuit styled The City of Edmond v. Steven D. Ferguson and Shirley G. Ferguson.

No action taken.

12. Citizens Comments.

None

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

Councilmember Moore wanted to express his sincere appreciation to City staff members who made the transition to our new City Hall and Municipal Court buildings possible. He requested a letter he has written be submitted to the record expressing his appreciation.

14. Adjournment of the Edmond City Council Meeting.

Motion by Councilmember Watterson, 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 - September 8, 2025

Regular Meeting

Chairperson Nash called the regular meeting of the Edmond Public Works Authority to order on Monday, September 8, 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 September 5, 2025, at 10:26 AM. Written notice of the date, time, place, and agenda of the regular meeting was delivered to those requesting notice on September 5, 2025, at 10:40 AM.

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 25, 2025.

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

C. Consideration of Approval for Professional Services Agreement with Freese and Nichols, Inc. for the SS25-00003 North Arcadia Lake Regional Lift Station Project; $254,460.00.

D. Consideration Approval of Purchase of Enterprise Video Camera System for Electric Substations from Digi Security Systems on Oklahoma State Contract SW1048D; $183,027.39.

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 Murdock Nichols, seconded by Trustee Watterson, 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 Murdock Nichols, 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