**Edmond City Council Minutes - October 13, 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, October 13, 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 October 9, 2025, at 2:21 PM. Written notice of the date, time, place, and agenda of the regular meeting was delivered to those requesting notice on October 9, 2025, at 2:29 PM.

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

**ABSENT:** None

2. **Presentations:**

A. **Presentation of a Proclamation Recognizing October 2025 as Pedestrian Safety Month in the City of Edmond.**

3. **Appointments and Reappointments:**

A. **Mayor Appointments and Reappointments:**

1. **Appointment of Ashley Nicole Bradley to the Parks and Recreation Advisory Board to Fulfill the Unexpired Term of Samantha Talley-Anderson; Term Expires June 30, 2027.**

2. **Appointment of Jeffery Spencer to the Community Policing Board to Take Effect November 1, 2025; Term Expires October 31, 2028.**

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

1. **Appointment of David Greenfield to the Arcadia Lake Commission to be Effective November 1, 2025; Term Expires October 31, 2028.**

2. **Reappointment of Ed Cunliff to the Urban Forestry Commission; Term Expires October 31, 2028.**

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

1. **Appointment of Duke Lamar Miller to the Arcadia Lake Commission to be Effective November 1, 2025; Term Expires October 31, 2028.**

D. **Other Appointments and Reappointments:**

1. **Appointment of Justin Smith to the Visit Edmond Tourism Advisory Board as the Leadership Edmond Representative; Term Expires April 2026.**

2. **Appointment of Dan Lindsey to the Capital Improvement Projects Advisory Board as the Edmond Public Schools Representative.**

Motion by Councilmember Fraim, seconded by Councilmember Moore, to approve all appointments and reappointments 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 Moore, 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.

9. **City Council General Consent Items:**

A. **Consideration of Approval of City Council Special Meeting Minutes: September 22, 2025.**

B. **Consideration of Approval of City Council Regular Meeting Minutes: September 22, 2025.**

C. **Consideration of Acceptance of Final Plat, Public Improvements, and Maintenance Bonds for Stone Hill at Iron Horse Ranch Phase 2.**

D. **Consideration of Acceptance of Donated Utility Easement from IHRE Land Development Company, LLC, Associated with Stone Hill at Iron Horse Ranch Phase 2, Located Southwest of Coffee Creek Road and Sooner Road.**

E. **Consideration of Approval of the Following Items Related to the Lake Access Project Serving Uncommon Ground Sculpture Park:**

1. **Consideration of Approval of Waiver, Indemnification, and Release by and between the City, the French Family Charitable Foundation, and Uncommon Ground Sculpture Park, Inc.**

2. **Consideration of Acceptance of Dedication of Right of Way for the Purpose of Constructing Lake and Recreational Project No. SAP-255D(727)LG) serving Uncommon Ground Sculpture Park Located at the Intersection of E 2nd Street and N Coltrane Road.**

3. **Consideration of Approval of Project Agreement by and Between the City of Edmond and the Oklahoma Department of Transportation for the Construction of Lake Access Project (Project No. SAP-255D(727)LG).**

**F.** **Consideration of Acceptance of Award for the Comprehensive Community Mental Health Services for Children with Serious Emotional Disturbances (SED) Grant Agreement with the U.S. Department of Health and Human Services for the Edmond System of Care.**

**G.** **Consideration of Acceptance of an Easement from Henderson Hills Baptist Church for a Public Sanitary Sewer Line for the Library and YMCA Project; $26,289.00.**

**H.** **Consideration of Approval of Agreement Modification No. 1 with the Oklahoma Department of Transportation for Spring Creek / Northwest Connector Trail.**

**I.** **Consideration of Approval of Agreement Modification No. 1 with the Oklahoma Department of Transportation for Sidewalks on Edmond Road and Second Street.**

**J.** **Consideration of Approval of a Mutual Cooperation Agreement Between the City of Edmond and the Board of County Commissioners of Oklahoma County for the Reconstruction of Coffee Creek Road, Between Bryant and Broadway; $995,000.00.**

**K.** **Consideration of Approval to Use Fuelman Fleet Cards for Purchasing Fuel for City Emergency Vehicles and Citylink Buses from State Contract SW0101A; Estimated Annual Cost of $380,000.00.**

**L.** **Consideration of Approval of Bid Disposition by the Purchasing Manager for Multiple Annual Supply Contracts for Various City Departments :**

- **Towing City Vehicles (Including Renewal Options) for Vehicle Maintenance Department for an Estimated Annual Amount of $25,000.00;**

- **Decorative Street & Security Lights (Including Renewal Options) for Field Services - Traffic for an Estimated Annual Amount of $100,000.00;**

- **Sale of Spent Sludge Lime (Including Renewal Options) for Water Resources; revenue of $1 per cubic yard removed.**

**M.** **Consideration of Acceptance of Proposal and Approval of Agreement with UHY Advisors Mid-Atlantic, Inc. (UHY) for Internal Audit Services for Fiscal Year 2025-26, $51,500.00.**

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. No Councilmember responded. Mayor Nash stated that agenda item 9.G. would be considered separately.

Motion by Councilmember Moore, seconded by Councilmember Watterson, to approve agenda items 9.A. through 9.M., with the exception of 9.G., under City Council General Consent. Motion carried as follows:

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

**NO:** None

**10. City Council Discussion and Consideration Items:**

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

Councilmember Murdock Nichols exited the City Council Chambers.

Motion by Councilmember Moore, seconded by Councilmember Watterson, to approve agenda item 9.G. under City Council General Consent. Motion carried as follows:

**YES**: Mayor Nash, Councilmembers Fraim, Moore, and Watterson

**NO:** None

Councilmember Murdock Nichols reentered the City Council Chambers.

**B. Consideration of Approval of Resolution No. 39-25 Amending and Adopting Article 5.13 - Parental Leave of the Personnel Policies and Procedures of the City of Edmond; Establishing an Effective Date; And Providing Distribution to Personnel.**

Randy Entz, Interim City Manager, provided general information regarding agenda item 10.B.

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

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

**NO:** None

**C. Presentation and Discussion of the Results of the Pavement Assessment Completed by Infrastructure Management Services.**

Brad Moery, Senior Civil Engineer, presented and answered questions from members of the City Council about agenda item 10.C.

**D. Consideration of Approval of an Agreement with The Superlative Group for Valuation of the City's Marketable Assets to Determine Potential Opportunities for Sponsorships and Naming Rights and to Assist in Developing a Comprehensive Sponsorship Policy; $49,750.00.**

Brad Raney, Parks and Recreation Director, provided general information regarding agenda item 10.D.

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

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

**NO:** None

**11. City Council Public Hearing Items:**

**A. Internet Crimes Against Children Grant:**

1. **Consideration of Approval of a Budget Amendment for a Supplemental Appropriation Recording Grant Revenue and Increasing Police Budget for Equipment and Training by Said Amount; $7,034.70.**

2. **Consideration of Approval of Agreements with the Oklahoma State Bureau of Investigation (OSBI) to Receive $7,034.70 in Funding via the OSBI Internet Crimes Against Children (ICAC) Grant for Electronics Tool Kits and Training Conference.**

JD Younger, Chief of Police, provided general information regarding agenda items 11.A.1. and 11.A.2.

Mayor Nash asked if anyone in the audience wished to speak regarding agenda items 11.A.1. or 11.A.2. No one responded.

Motion by Councilmember Moore, seconded by Councilmember Watterson, to approve agenda item 11.A.1. Motion carried as follows:

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

**NO:** None

Motion by Councilmember Moore, seconded by Councilmember Watterson, to approve agenda item 11.A.2. Motion carried as follows:

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

**NO:** None

**B. City Center Complex:**

1. **Consideration of Approval of a Budget Amendment for a Supplemental Appropriation from 2000 CIP Reserves to the 2000 CIP Budgets for the City Hall, Court, and Parking Garage; $292,750.11.**

2. **Consideration of Approval of Change Order No. 2 with Flintco, LLC for the City Center Complex; $292,750.11 Increase.**

Leana Dozier, Downtown Transformation Manager, provided general information regarding agenda items 11.B.1. and 11.B.2.

Mayor Nash asked if anyone in the audience wished to speak regarding agenda items 11.B.1. or 11.B.2. No one responded.

Motion by Councilmember Murdock Nichols, seconded by Councilmember Fraim, to approve agenda items 11.B.1. and 11.B.2. Motion carried as follows:

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

**NO**: None

**C. Case No. PR24-00018; Public Hearing and Consideration of Approval of a Preliminary Plat for Villas at Kickingbird, Located at 2700 East Danforth Road.**

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

Ken Bryan, Director of Planning, provided general information regarding the agenda item, noting that the Planning Commission recommended approval at their September 16, 2025, meeting by a vote of 4 in favor and 0 opposed.

Mayor Nash asked if the applicant wish to speak or if Council had any questions. Mayor Nash asked Mr. Bryan about landscaping requirements and landscaping in the PUD plan. Mr. Bryan responded that the PUD requires ten percent open space.

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

Dan O'Neil, an Edmond resident, spoke about quality of life as it related to tree preservation and landscaping included in the PUD.

Mark Grubbs, on behalf of applicant, responded to comments regarding landscaping.

Councilmember Fraim asked about inserting more trees; Mr. Grubbs stated that the PUD was designed to meet PUD landscaping requirements.

Councilmember Moore asked if the applicant could agree to increase landscaping; Mr. Grubbs answered that the landscape architect determined the number of trees that could be included in the presented PUD.

Councilmember Watterson asked the applicant to clarify whether the PUD met the ten percent landscape requirement; Mr. Grubbs responded affirmatively.

Motion by Councilmember Fraim, seconded by Councilmember Murdock Nichols, to approve agenda item 11.C. Motion carried as follows:

**YES:** Councilmembers Fraim, Murdock Nichols, and Watterson

**NO:** Mayor Nash, Councilmember Moore

Motion by Councilmember Moore, seconded by Councilmember Murdock Nichols, to recess the City Council meeting until 6:45 PM. Motion carried as follows:

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

**NO:** Councilmember Fraim

Mayor Nash reconvened the Edmond City Council meeting.

**D. Case No. Z24-00017; Public Hearing and Consideration of Ordinance No. 4058 Rezoning Certain Property Generally Located Between Westminster and Hiwassee and Between 15th and 33rd from "G-A" General Agriculture to "PUD Z24-00017" East Edmond 15A Planned Unit Development and Providing an Effective Date.**

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

Ken Bryan, Director of Planning, provided general information regarding the agenda item, noting that the Planning Commission recommended approval at their September 16, 2025, meeting by a vote of 3 in favor and 1 opposed.

Todd McKinnis and Hank Byma, representing the applicant, provided general information regarding agenda item 11.D.

Mayor Nash asked for clarification from the applicant on whether there would be additional natural preservation beyond what was colored in green on the presentation.

Mr. McKinnis agreed, noting that no site plan would have development in areas identified in green and that the tree preservation ordinance and other applicable landscaping requirements would be followed on the remainder of the development.

Councilmember Moore noted area residents' concerns and encouraged all parties to continue dialogue as the process moves forward. Councilmember Moore complimented the applicant's intention to preserve green space within the project. Mr. McKinnis affirmed that dialogue would continue between all parties.

Councilmember Fraim expressed approval of the PUD as presented.

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

Tyler Ashby, a nonresident, spoke of concerns about buffers around his property and possible drainage issues created by the project.

Wes Schoemaker, an Edmond resident, expressed his support of the intentionality of the proposed PUD and the integrity of the McClendon family.

Jeff Henderson, a nonresident, spoke of concerns about buffer zones between the yellow areas depicted in the presentation and existing residential properties.

Matthew Myers, an Edmond resident, expressed support for the project.

Mike Schween, a nonresident, expressed concerns regarding the watershed and how it would affect Lake Hiwassee.

J.D. Chamberlain, a nonresident, expressed concerns regarding the content of chemical runoff during construction of the new development. Mr. Chamberlain also expressed concerns about overpopulating the Jones School District and that any agreed upon details for the proposed PUD should be presented in writing.

Dan O'Neil, an Edmond resident, expressed concerns that the City's cost to provide infrastructure would not be offset with sales tax revenue generated by future residents of the project.

Scott Kaserman, an Edmond resident, expressed support for the project.

Mayor Nash noted that the project could spur sales tax growth.

Councilmembers Watterson, Murdock Nichols, and Moore expressed support for the proposal. Councilmember Moore commented that he was encouraged by the intentionality in the creation of the PUD proposal and in the integrity of the applicants and their representatives.

Motion by Councilmember Fraim, seconded by Councilmember Murdock Nichols, to approve agenda item 11.D. Motion carried as follows:

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

**NO:** None

**12. Executive Session**

**A. Enter into Executive Session on Advice of the City Attorney to Discuss Pending Lawsuit Styled: City of Edmond, Oklahoma v. Spectre Holdings, LLC; and Country Treasurer for Oklahoma County, Case No. CJ-2025-2992, 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 Murdock Nichols, seconded by Councilmember Watterson, to go into executive session for agenda item 12.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 leave executive session. Motion carried as follows:

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

**NO:** None

**B. Consideration of Action With Regard to Pending Lawsuit styled: City of Edmond, Oklahoma v. Spectre Holdings, LLC; and County Treasurer for Oklahoma County.**

Motion by Councilmember Moore, seconded by Councilmember Watterson, to instruct the City Attorney to file a written exception to the Report of Commissioners and file a demand for jury trial in Oklahoma County District Court Case No. CJ-2025-2992. Motion carried as follows:

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

**NO**: None

**13. Citizens Comments.**

Sam Kearney, an Edmond resident, spoke regarding the upcoming sales tax renewal election.

**14. Comments from the Mayor and Members of the City Council.**

Councilmember Watterson noted a recent tour of the recycling facility in downtown Oklahoma City.

**15. Adjournment of the Edmond City Council Meeting.**

Motion by Councilmember Murdock Nichols, seconded by Councilmember Fraim, 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 - October 13, 2025**

**Regular Meeting**

Chairperson Nash called the regular meeting of the Edmond Public Works Authority to order on Monday, October 13, 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 October 9, 2025, at 2:21 PM. Written notice of the date, time, place, and agenda of the regular meeting was delivered to those requesting notice on October 9, 2025, at 2:29 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: September 22, 2025.**

   B. **Consideration of Approval of a Certificate of Substantial Completion for the Parking Garage associated with Oxlley Apartments.**

   C. **Consideration of Approval to Use Fuelman Fleet Cards for Purchasing Fuel for City Emergency Vehicles and Citylink Buses from State Contract SW0101A; Estimated Annual Cost of $380,000.00.**

   D. **Consideration of Approval of Bid Disposition by the Purchasing Manager for Multiple Annual Supply Contracts for Various City Departments:**

   - **Towing City Vehicles (Including Renewal Options) for Vehicle Maintenance Department for an Estimated Annual Amount of $25,000.00;**
   - **Decorative Street & Security Lights (Including Renewal Options) for Field Services - Traffic for an Estimated Annual Amount of $100,000.00;**
   - **Sale of Spent Sludge Lime (Including Renewal Options) for Water Resources; revenue of $1 per cubic yard removed.**

   E. **Consideration of Acceptance of an Easement from Henderson Hills Baptist Church for a Public Sanitary Sewer Line for the Library and YMCA Project; $26,289.00.**

   Chairperson Nash asked if any Trustee wished to pull any of the five items under Edmond Public Works Authority General Consent for separate discussion and/or action. No Trustee responded. Chairperson Nash stated that agenda items 5.C and 5.E would be considered separately.

   Motion by Trustee Moore, seconded by Trustee Watterson, to approve agenda items 5.A., 5.B., and 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.

Keith Stewart, Director of Public Works, provided general information regarding agenda item 5.C.

Motion by Trustee Fraim, seconded by Trustee Murdock Nichols, to approve agenda item 5.C. under Edmond Public Works Authority General Consent. Motion carried as follows:

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

**NO:** None

Trustee Murdock Nichols exited the City Council Chambers.

Motion by Trustee Watterson, seconded by Trustee Moore, to approve agenda item 5.E. under Edmond Public Works Authority General Consent. Motion carried as follows:

**YES:** Chairperson Nash, Trustees Fraim, Moore, and Watterson

**NO:** None

Trustee Murdock Nichols reentered the City Council Chambers.

B. **Discussion and Consideration of the Amended and Restated Development and Financing Assistance Agreement with Townsend Courts, LLC for Development of a Mixed-Use Townhouse Neighborhood in Downtown Edmond Located at East 3rd Street and West of South Littler.**

Leana Dozier, Downtown Transformation Manager, provided general information regarding agenda item 6.B. and answered question from members of the Edmond Public Works Authority.

Motion by Trustee Fraim, seconded by Trustee Murdock Nichols, to approve agenda item 6.B. Motion carried as follows:

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

**NO:** None

7. **Public Works Authority Public Hearing Items:**

A. **Arcadia Lake Water Treatment Plant:**

1. **Consideration of Approval of a Budget Amendment for a Supplemental Appropriation for Change Order No. 1 to the Construction Contract with Archer Western Construction, LLC for WC22-00001 - Arcadia Lake Water Treatment Plant 01B Project; 11,719,417.97.**

2. **Consideration of Approval of Change Order No. 1 to the Construction Contract with Archer Western Construction, LLC for WC22-00001 - Arcadia Lake Water Treatment Plant 01B Project; $11,719,417.97 Increase.**

Kris Neifing, Director of Water Resources, provided general information regarding agenda items 7.A.1. and 7.A.2.

Motion by Trustee Watterson, seconded by Trustee Fraim, to approve agenda items 7.A.1. and 7.A.2. Motion carried as follows:

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

**NO:** None

8. **Adjournment of the Edmond Public Works Authority Meeting and Reconvene the Edmond City Council 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