Edmond City Council Minutes - January 12, 2026

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, January 12, 2026, in the City Council Chamber 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 2026 Schedule of Regular Meetings, filed with the Edmond City Clerk on September 9, 2025, at 8:00 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 January 8, 2026, at 1:29 PM. Written notice of the date, time, place, and agenda of the regular meeting was delivered to those requesting notice on January 8, 2026, at 1:42 PM.

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

ABSENT: None

2. **Presentations:**

None

3. **Appointments and Reappointments:**

A. Mayor Appointments and Reappointments:

1. **Ratifying Appointment of Mary Meritt to the Edmond Historic Preservation Trust; Effective Date of February 13, 2023.**

B. Ward One Appointments and Reappointments:

1. **Appointment of Daryn Rody to the Community Agency Review Commission; Term Expires June 2028.**

C. Ward Three Appointments and Reappointments:

1. **Appointment of Jennifer Wallis to the Community Policing Board to Fulfill the Unexpired Term of Jay Alsup; Term Expires October 31, 2027.**

D. Other Appointments and Reappointments:

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

Motion by Councilmember Watterson, 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 Moore, seconded by Councilmember Fraim, 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 Regular Meeting Minutes: December 8, 2025.**

B. **Case No. PR25-00017; Consideration for a Final Plat of Kelly Hollow Apartments, Located Northwest of Kelly Ave and W Edmond Road. (SMC Consulting Engineers)**

C. **Consideration of Acceptance of Final Plat, Public Improvements, and Maintenance Bonds for Carmel Valley Place.**

D. **Consideration of Acceptance of Donated Utility Easement from Wal-Mart Real Estate Business Trust, a Delaware Statutory Trust, for 1301 E. 2nd Street.**

E. **Consideration of Acceptance of Donated Easement from 2nd and Coltrane LLC, Associated with the Retail Center that includes Eddie's Restaurant, Located at 2838 E. 2nd Street.**

F. **Consideration of Approval of Contract Amendment to the Public Fleet Conversion Grant Contract with the Association of Central Oklahoma Governments (ACOG).**

G. **Consideration of Approval of Purchases of Vehicles, Utility Vehicles, Equipment, Beds, Toppers, and Accessories for All Departments from State Contracts SW0035, SW0035T, SW0106, SW0196, SW197 for FY25-26; Not to Exceed the Approved Budget Amount of $3,261,889.20.**

H. **Consideration of Approval of the Second Renewal with American Medical Response (AMR) Ambulance Service, Inc. for the Delivery of Emergency Medical Services; $1,238,930.00 Annually.**

I. **Consideration of Approval of Purchase of Recurring Annual Software Support and Maintenance for the Customer Information System CIS Infinity Software from Harris Computer Corporation; $259,285.57.**

J. **Consideration of Acceptance of Proposal and Approval of Agreement with Envelopes and Forms, Inc dba SureBill, for the Outsourcing of Utility Bill Print / Mail services; $242,740.00 Annual Estimate.**

K. **Consideration of Approval to Renew Property Lease with Crooked Stick, LLC. for Approximately 5,160 Square Feet Located at 321 W 15th St. for Information Technology Department Additional Office Space; $126,000.00.**

L. **Consideration of Approval of Purchase of Annual Software Subscription License Renewal for the Onbase Plan Review and Document Management System from Hyland Software Inc; $84,948.80.**

M. **Consideration of Approval of Repayment of FEMA Disaster Assistance Funds Related to the DR-4575 Winter Storm to the Oklahoma Department of Emergency Management; $53,153.85.**

N. **Consideration of Approval of an Agreement with CentralSquare Technologies, LLC and an Amendment with Tyler Technologies, Inc., to Implement Unify CAD, a CAD to CAD Link Between the City of Edmond's and Oklahoma City's Dispatch Centers; $25,076.00.**

O. **Consideration of Approval of a Community Expansion of Nutrition Assistance (CENA) Grant Agreement from Areawide Aging Agency and Recording Grant Revenue to be Received; $23,071.88.**

P. **Consideration of Approval of Small Municipal and County Government Enterprise Agreement (SGEA), Master Agreement, and Professional Services with Environmental Systems Research Institute, Inc. (Esri) for the Geographic Information System (GIS) Software; $60,300.00 Annually Plus $8,125.00 for Onsite/Remote Support.**

Q. **Consideration of Approval of Purchase of Annual Software Subscription License Renewal for Automated Utility Design (AUD) Provided by Spatial Business Systems, Inc; $13,750.00.**

R. **Consideration of Approval of Contract with the Association of Central Oklahoma Governments (ACOG) to Provide Traffic Count Data and Authorizing the City Clerk to Certify Federal Aid Eligibility on Behalf of the City of Edmond; $12,250.00.**

S. **Consideration of Approval of Purchase of Additional Software as a Service, and Associated Implementation Fees with Tyler Technology, Inc for Enforcement Mobile Driver Exchange Module; $5,060.00.**

T. **Consideration of Approval of Purchase of an Additional Localized Recording Appliance from Digi Security Systems on Oklahoma State Contract SW1048D; $2,116.83.**

U. **Consideration of Approval of Change Order No. 1 for Additional Material Testing and Special Inspection Services from Standard Engineering and Field Services Related to the Construction of Fire Station No. 6; $1,436.75 Increase.**

V. **Consideration of Approval of a Purchase and Sale Agreement between the City of Edmond and Honeyfield Development, LLC, for Certain Real Estate Interests and Easements Associated with an Abandoned Pipeline Generally Located East of Kelly Avenue, and South of Covell Road; $8,125.90 Revenue.**

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

Mayor Nash noted that he would like to pull agenda items 9.G. and 9.K. for separate discussion and consideration.

Motion by Councilmember Watterson, seconded by Councilmember Moore, to approve agenda items 9.A. through 9.V., excluding agenda items 9.G. and 9.K., 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 Watterson requested additional information regarding agenda item 9.G.

Bobby Masterson, Assistant Director of Public Works, provided additional details regarding the vehicles to be purchased as part of agenda item 9.G.

Motion by Councilmember Watterson, seconded by Councilmember Fraim, to approve agenda item 9.G. Motion carried as follows:

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

NO: None

Councilmember Watterson noted concerns about the lease of space for employees versus using City owned space, proposed as part of agenda item 9.K.

AJ Krieger, City Manager, noted that efforts will be made to utilize City owned space in the future.

Motion by Councilmember Watterson, seconded by Councilmember Fraim, to approve agenda item 9.K. Motion carried as follows:

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

NO: None

B. Consideration of Waiver of Competitive Bids and Approval of Sole Provider Purchase from J&R Equipment for Necessary Repairs to Ques, Vactor, and Labrie (Solid Waste) Equipment; J&R Equipment is the Licensed Dealer in the State of Oklahoma and Therefore Must be Used for Dealer Repairs to Equipment; $200,000.00 Annual Estimate.

Bobby Masterson, Assistant Director of Public Works, provided general information regarding agenda item 10.B.

Motion by Councilmember Moore, seconded by Councilmember Murdock Nichols, to acknowledge evidence that there is only one vendor for this particular purchase and waiving competitive bids. Motion carried as follows:

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

NO: None

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

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

NO: None

C. Discussion and Consideration of Directing City Staff to File Necessary Notices to Adjust City Council Meeting Dates for November 2026.

Motion by Councilmember Watterson, seconded by Councilmember Murdock Nichols, to direct city staff to file necessary notices to adjust City Council meeting dates for November 2026. Motion carried as follows:

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

NO: None

D. Discussion and Consideration of Future City Council Workshop Meeting Formats, Locations, Dates, Times, and Frequency.

Members of the City Council discussed various options for future City Council Workshops noting that changing days and times should be considered depending on the topic of the workshop as well as that workshops should be held at times and dates convenient to the public.

Members of the City Council expressed willingness to have more discussion items held as part of City Council / Edmond Public Works Authority meetings.

E. Presentation, Discussion, and Consideration of Possible Direction to City Staff for Future Citizen Engagement Opportunities and Timeline Regarding the Use of Paving the Way Sales Tax Funds for Street Repairs and Improvements.

AJ Krieger, City Manager, Casey Moore, Director of Management Services, and Steve Lawrence, Director of Engineering, provided general information regarding agenda item 10.E.

Members of the City Council provided feedback and ideas for ways to engage citizens regarding the use of paving the way sales tax funds for street repairs and improvements.

F. Presentation and Discussion of the Proposed City of Edmond 2026 State Legislative Agenda.

Casey Moore, Director of Management Services, and Brookes Wright, with CSS Partners, provided an overview of the proposed City of Edmond 2026 State Legislative Agenda.

Members of the City Council provided feedback regarding the proposed legislative agenda.

Mr. Moore noted that the proposed legislative agenda would be brought back to the next Council meeting for consideration.

G. Consideration of Approval of the Amended and Restated Development and Financing Assistance Agreement with 103 Broadway, LLC, to Induce and Support a Mixed-Use Development at the Northwest Corner of Broadway and Hurd in Downtown Edmond to Provide for Assistance in Development Financing to 103 Broadway, LLC; Amount Not to Exceed $2,594,157.00.

Motion by Councilmember Murdock Nichols, seconded by Councilmember Moore, to approve agenda item 10.G. 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 6:55PM. 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 reconvene the Edmond City Council meeting. Motion carried as follows:

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

NO: None

11. City Council Public Hearing Items:

A. Vista Lane Trail Project:

1. Consideration of Approval of a Budget Amendment for a Supplemental Appropriation from 2017 CIP Fund Reserves to the 2017 CIP - Vista Lane Trail Budget; $80,000.00.

2. Consideration of Approval of Payment of Invoice from the Oklahoma Department of Transportation (ODOT) for Transportation Alternates (TA) Set-Aside Program Funding for Edmond Trail Along Vista Lane from State Highway 66 / 2nd Street to Hafer Park; $80,000.00.

Christy Batterson, Director of Housing and Community Development, 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 the agenda items. No one responded.

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

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

NO: None

B. Oklahoma 911 Management Authority Grant:

1. Consideration of Approval of an Oklahoma 911 Management Authority Grant Award Agreement; Including a Total Project Cost of $125,380.00, $100,304.00 to be Provided by Grant and $25,076.00 Required as the City Match.

2. Consideration of Approval of a Budget Amendment for a Supplemental Appropriation Recording Grant Revenue from Oklahoma 911 Management Authority Grant Award and Increasing 911 Dispatch Budget by Said Amount; $125,380.00.

Ben Curry, Director of Emergency Management, 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 the agenda items. No one responded.

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

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

NO: None

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

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

NO: None

C. Case No. ES25-00005; Public Hearing and Consideration of Approval of Ordinance No. 4066 Closing a Utility Easement, Generally Located at 5908 Calcutta Lane; Providing for Repealer and Severability; and Providing an Effective Date. (Christopher Rodriguez)

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

Ken Bryan, Director of Planning, provided general information regarding agenda item 11.C., noting that the Planning Commission recommended approval at their December 2, 2025, meeting by a vote of four in favor to zero opposed.

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 11.C. Motion carried as follows:

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

NO: None

D. Case No. SP23-00003; Public Hearing and Consideration of Approval of an Extension of a Site Plan for 103 N Broadway, Located on the Northwest Corner of Hurd and Broadway. (103 Broadway LLC)

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

Ken Bryan, Director of Planning, provided general information regarding agenda item 11.D., noting that the Central Edmond Urban District Board unanimously recommended approval at their December 9, 2025, meeting.

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

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

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

NO: None

E. Case No. SP25-000021; Public Hearing and Consideration of Approval of a Site Plan for 26 W Hurd Shell, located West of Broadway, on the South Side of W Hurd Street to also include Consideration of Approval of a Variance to Section 22.6.4(J)(3) of Title 22, Zoning Ordinance of the Edmond Municipal Code, to Eliminate the Requirement to Construct a 12-foot Sidewalk Along the Property Frontage. (Elliott Architects)

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

Ken Bryan, Director of Planning, provided general information regarding agenda item 11.E., noting that the Central Edmond Urban District Board unanimously recommended approval of both the variance and site plan at their December 9, 2025, meeting.

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

Motion by Councilmember Fraim, seconded by Councilmember Murdock Nichols, to approve a variance to section 22.6.4(J)(3) to eliminate the requirement to construct a 12-foot sidewalk along the property frontage. 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 the Site Plan for Case No. SP25-00002, with a variance to section 22.6.4(J)(3) as previously approved this evening. Motion carried as follows:

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

NO: None

F. Case No. DD24-00008; Consideration of a Deed Certification for Caspian Lakes, Located on the North Side of East 33rd Street, East of Post Road. (Caspian Lakes, LLC)

Said Consideration to Include Consideration of Approval of the Following Variances to Title 21, Subdivisions, of the Edmond Municipal Code for the Aforementioned Deed Certification.

1. **A Variance to Section 21.03.070, "Water Lines" of the Edmond Municipal Code to Eliminate the Requirement to Connect to the City Water Supply if it is Located in the Right-Of-Way of a Street within One-Fourth Mile (1,320 feet) in Any Direction; and**

2. **A Variance to Section 21.03.080, "Water Lines in Residential Acreage Subdivisions" of the Edmond Municipal Code to Eliminate the Requirement to Connect to the City Water Supply if it is Located in the Right-Of-Way of a Street Within One-Fourth Mile (1,320 feet) in Any Direction.**

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

Ken Bryan, Director of Planning, provided general information regarding agenda item 11.F., and noted that the Planning Commission recommended the following at their December 2, 2025, meeting: recommended denial of a variance to section 21.03.070, by a vote of one in favor and three opposed; recommended denial of a variance to section 21.03.080, by a vote of one in favor and three opposed; and recommended approval of the deed certification without the requested variances by vote of four in favor and zero opposed.

Greg Massey, with Red Plains Professional and representing the applicant, provided additional detail regarding the applicant's request, noting that the applicant planned to use the additional three lots for family and close friends.

Mr. Massey noted the cost of extending the water line was estimated to be greater than $300,000.

Mayor Nash noted that extending the water line would create a dead end, requiring staff to service the water line as well as potential issues with water pressure in the area.

Councilmember Moore asked that the applicant provide reasons that the variances should be approved.

Mr. Massey noted that extending the water lines would require an addition 2,000 feet of dead end line, that other developments in the area that could be served by the line in the future are already developed, and that unless the City was planning to loop back into the Town of Arcadia, there would be no way to loop the system.

Councilmember Watterson requested that staff respond to the issue regarding the dead end line.

Steve Lawrence, Director of Engineering, stated that dead end lines are a bad thing, but the City does occasionally have them in places where development would occur in the future. He stated that those situations are okay for staff to have to flush the lines.

Mr. Lawrence noted that a planned unit development was recently approved one mile east of this property and that City staff were currently looking at how that property would be served with water.

Mr. Lawrence also noted that having water lines in large parcel lots can make it difficult to maintain the freshness and quality of the water.

Mr. Lawrence summarized by saying that permanent dead end lines would not be great, but that dead end lines that would eventually be expanded were how the overall water system was developed.

Councilmember Fraim asked for clarification on whether there was developable land adjacent to the subject property.

Mr. Lawrence stated that there is developable land one mile to the East, specifically citing the PUD that was already approved.

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 a variance to section 21.03.070. Motion failed as follows:

YES: Mayor Nash, Councilmember Moore

NO: Councilmembers Fraim, Murdock Nichols, and Watterson

Motion by Councilmember Moore, seconded by Councilmember Fraim, to approve a variance to section 21.03.080. Motion failed as follows:

YES: Mayor Nash, Councilmember Moore

NO: Councilmembers Fraim, Murdock Nichols, and Watterson

Motion by Moore, seconded by Councilmember Murdock Nichols, to approve the deed certification application for Case No. DD24-00008 with no variances. Motion carried as follows:

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

NO: None

G. Case No. SP24-00022; Public Hearing and Consideration of Approval of a Site Plan for Take 5 Oil Change Located at 1800 E 2nd Street to also include Consideration of a Variance to Section Title 21.02.030(A) of Title 21, Subdivisions of the Edmond Municipal Code, to Reduce the Right-Of-Way Dedication on 2nd Street from the Required 90-feet to 70-feet with an Adjacent 20-foot Utility Easement. (Altar Group PLLC)

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

Ken Bryan, Director of Planning, provided general information regarding agenda item 11.G., and noted that the Planning Commission recommended the following at their December 2, 2025, meeting: recommended approval of a variance to section 21.02.030(A), by a vote of three in favor and one opposed; and recommended approval of the site plan for case no. SP24-00022 by vote of four in favor and zero opposed.

The applicant provided additional information regarding the agenda item.

Mr. Bryan explained the difference between providing seventy feet of right-of-way plus a twenty foot utility easement versus providing ninety feet of right-of-way.

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 Fraim, to approve a variance to section 21.02.030(A) to reduce the right-of-way dedication on 2nd Street from the required ninety feet to seventy feet with an adjacent twenty foot utility easement. Motion carried as follows:

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

NO: None

Motion by Councilmember Watterson, seconded by Councilmember Fraim, to approve a site plan for case no. SP24-00022, with a variance to section 21.022.030(A) as previously approved this evening. Motion carried as follows:

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

NO: None

H. Case No. SP23-00036; Public Hearing and Consideration of an Appeal of a Planning Commission Decision for a Site Plan Application for Gardenia Apartments, Located on the North Side of Ayers Avenue, West of Bryant Avenue. (DAP Ventures, LLC)

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

Ken Bryan, Director of Planning, provided general information regarding agenda item 11.H., and noted that a motion to approve the subject item failed at the Planning Commission, at their December 2, 2025, meeting, by a vote of two in favor to two opposed.

David Box, representing the applicant, provided additional information regarding agenda item 11.H. Mr. Box noted that at the time the rezoning was approved, City Council had requested certain commitments from the original applicant be written and submitted to the City. Mr. Box noted that ten items were submitted to the City and included with those meeting's minutes.

Mr. Box noted that the current applicant was different than the original applicant, but that those additional commitments run with the land.

Mr. Box stated that the current application complies with both the requirements of City code and the commitments made during the rezoning process.

Councilmember Fraim asked for clarification on the elevation changes between the subject property and adjacent properties.

Mr. Box noted that he didn't have that specific information, but noted that the agreed to commitments included a thirty foot buffer, an eight foot masonry wall, and trees to be planted that would be eight to twelve feet in height at the time of planting.

Councilmember Watterson requested clarification on whether there were any variances from the previous application.

Mr. Bryan stated that there were no variances.

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

Gary Bartley, a local property owner, spoke in opposition to the north building included as part of the project, noting his concerns about the number of stories of the buildings, flooding issues, and retaining native trees.

Charles Owen, an adjacent property owner, spoke in opposition to the north building included as part of project, noting his concerns with the number of stories, the length of the masonry wall, drainage issues, and potential issues for sewer lines in the area.

Nicole Peterson, an adjacent property owner, spoke in opposition to the north building included as part of the project, noting her concerns with the number of stories and sight lines that would impact privacy into the adjacent single-family home properties. Ms. Peterson distributed copies of a document labeled as minutes from a Community Connections meeting dated September 6, 2018. She highlighted that the document used the language of "proposed two-story apartment buildings." Ms. Peterson also noted that the included concept drawing had buildings oriented differently, with most windows facing east and west rather than north and south. Ms. Peterson noted other apartments that involve sensitive borders and how they were handled.

Mr. Box noted that the masonry wall would extend the entire length of the property line. Mr. Box also noted that the masonry wall would be a brick wall.

Mr. Box responded to the document provided by Ms. Peterson noting that those weren't his words, that he recalled discussion of height and did not recall the number of stories being discussed. Mr. Box noted that there would be pitched roofs on the proposed project.

Mr. Box noted that the minutes from the approval of the rezoning referenced the commitment letter, and that letter made no mention of number of stories, just the height of the buildings. Mr. Box noted that the City Council could have requested a restriction on the number of stories but did not. He stated that instead of that, the inclusion of the wall, extra landscaping, and extra buffer were included to address those concerns.

Chase Henniger, a local resident and member of the Central Edmond Urban District Board, spoke in support of the project, noting the excellent location for multi-family including transit services and grocery stores. Mr. Henniger stated that with the wall and trees, there would be no direct sight line from the subject property to the existing neighborhood.

Mr. Bartley noted that local residents were concerned with the number of stories for the north building, not the other buildings.

Mr. Box noted the significant setback required among the other commitments already previously addressed.

Councilmember Murdock Nichols requested clarification on the height of all three buildings.

Mr. Box noted that all three buildings would be less than thirty-five feet high.

Councilmember Murdock Nichols noted that developments can't add to flooding issues.

Councilmember Murdock Nichols asked if the developer would be willing to walk the property to identify trees of interest to save.

Danny Parker, the developer for the project, noted that there is a native tree preserve on the northeast corner of the proposed development, with the architect marking trees.

Councilmember Fraim asked if all requirements have been met with the 2018 commitments from the original developer.

Mr. Bryan stated that would be his interpretation.

Councilmember Moore noted that citizens were not opposing the southern buildings, but concerned about the north building. He expressed frustration that a solution hadn't been found to the issues brought up by citizens.

Mr. Box stated that the issues brought up were the same issues brought up in 2018 and that while not everyone was satisfied with the solution to those issues, in the developer's opinion, the solution was agreed to when the City Council approved the rezoning, with additional commitments from the developer.

Councilmember Moore asked if any accommodations could be made by the developer to address citizen concerns.

Mr. Box stated that the proposal include sixty-nine units as included in the original 2018 commitments.

Councilmember Moore asked if the building was bigger, if the number of stories could be reduced.

Mr. Box stated that at the stage the developer was in, they were so far down the line and that it was the product they wished to build. Mr. Box stated that the approval made in 2018 was not only binding on the developer but the City as well.

Mayor Nash noted his concerns based on the materials provided by Ms. Peterson, specifically the orientation of the buildings being different than the current proposal.

Mayor Nash also expressed frustration with the materials included in the agenda packet and the building height not being labeled as thirty-five feet as well as the details on the proposed pitched roof being inconsistent.

Mr. Parker stated that all buildings included as part of the project are three stories and below thirty-five feet in height.

Mr. Bryan provided information regarding the materials included as part of the agenda item, noting that they were the same as what was provided to the Planning Commission.

Mr. Box stated that the application complies with the zoning that exists on the property.

Mayor Nash asked how he could make a decision on the item without the correct information in his packet.

Mr. Box responded that the Council could condition any motion to require staff to ensure that no building permit could be issued without construction plans being consistent with City ordinances.

Mayor Nash stated that the Council could also continue the agenda item and see if a resolution could be reached.

Mr. Box stated that the resolution was already made and it was complying with the City Council decision made in 2018.

Mayor Nash noted that he was trying to address an HOA and homeowners that thought they were getting a two-story project with buildings that were not facing their backyards.

Mr. Box stated he couldn't speak to what homeowners were thinking, but that those same individuals were at the public meetings in 2018 and were present for the approval and the agreement that was referenced in the meeting.

Mayor Nash stated that the current City Council had not acted on the property, and that he couldn't speak, without looking at the minutes, on whether the City Council had addressed the issue of number of floors.

Mr. Box stated that he had read the minutes and would be willing to read them again to Council. Mr. Box noted that the membership of the City Council had changed since the original approval, but the decision of that previous City Council was binding on the current membership. Mr. Box stated that the zoning runs with the land.

Mayor Nash asked Mr. Box to step back from the podium so he could address the developer.

Mayor Nash noted that the local HOA wasn't opposing the entire development but concerned about a piece that should have a solution. Mayor Nash stated that members of the City Council support workforce housing. Mayor Nash stated that members of the City Council also want to live up to commitments made to adjacent property owners.

Mr. Parker stated that he had looked at the development very extensively and that three stories on the north building is the only solution that he sees.

Mayor Nash asked how many units are on the third floor of the north building.

Mr. Parker stated it was eight units.

Mayor Nash asked if there was a way to shift units so the north building was two stories.

Mr. Parker stated that options were looked at extensively and that option has "not been provided."

Mayor Nash asked if the developer could increase the size of the other buildings if the Council would provide variances to landscaping or reducing the number of required parking spaces.

Councilmember Fraim stated that he did not have a problem with working something out but he did have a problem with changing the rules on a capital investor when its been agreed to.

Councilmember Fraim stated that the issue comes down to whether they meet the requirements and if so, the Council is making a ministerial decision.

Mayor Nash said his concern was not what Councilmember Fraim was discussing, but not having the information in the agenda packet to understand whether the project met the thirty-five foot height limitation requirement.

Councilmember Murdock Nichols requested clarification on why the materials, provided in the agenda packet, were provided versus others.

Mr. Bryan noted that Planning Department has attempted to provide the same information to Council that was provided to the Planning Commission for consistency and that could be changed in the future.

Councilmember Murdock Nichols noted that the correct information was now displayed in the Council Chambers and that the building was under thirty-five feet. She stated that she also understood that staff would not issue a building permit if the building was over thirty-five feet and that she personally did not need time to study it.

Councilmember Murdock Nichols noted that, by right, a single-family home could be built that was thirty five feet tall. She noted that someone in the HOA could build a thirty-five foot tall home and it would be unfair to say that you can have a thirty-five foot tall home but not a thirty-five foot tall apartment building.

Councilmember Moore stated that people will talk about the need for more workforce housing, but that when projects are brought, no one can agree. Councilmember Moore noted that local residents are saying that they would agree to the project if the north building was reduced by one story.

Mr. Box noted that negotiations about projects typically happen at the zoning phase. Mr. Box stated that negotiations already happened eight years ago and that the site plan should not be a reopening of entitlements.

Mr. Parker asked for clarification if the neighborhood is asking for the north building to be reduced by one story.

Mr. Moore stated that was correct.

Mr. Parker stated the issue had been looked at extensively and that cannot be done and meet the sixty-nine units planned.

Councilmember Watterson stated that in the conceptual drawing from the rezoning phase, distributed by Ms. Peterson, the buildings were oriented differently with the lengths of the apartment buildings facing away from the adjacent neighborhood. Councilmember Watterson asked if the developer had considered flipping his project so that the proposed south buildings were on the north side.

Mr. Box stated the developer had never seen the referenced drawing before this meeting.

Councilmember Fraim stated that he might like that design better but that it was dangerous grounds for members of the City Council to be redesigning a project at this stage.

Motion by Councilmember Fraim to approve agenda item 11.H.

Councilmember Watterson noted that he was just asking if that design had been looked at.

Mr. Parker stated that his engineers had looked at options and the proposed one was the best one.

Councilmember Murdock Nichols noted the concerns brought up by local residents regarding privacy, drainage, and trees.

Councilmember Watterson asked if there had been a line-of-sight elevation done for what the view would be from the third story, with the wall and trees installed, in the adjacent yards.

Mr. Box stated it had not, but noted the significant eighty-eight foot setback, thirty-foot green belt, and eight-foot wall.

Mayor Nash reiterated his question of how councilmembers can make decisions when the correct information is not included in the agenda packet.

Motion by Councilmember Fraim, seconded by Councilmember Moore, to approve agenda item 11.H. Motion failed as follows:

YES: Councilmembers Fraim and Murdock Nichols

NO: Mayor Nash, Councilmembers Moore and Watterson

12. Executive Sessions and Action Items:

A. Enter into Executive Session on Advice of the City Attorney to Discuss Pending Lawsuit Styled: Davis et al v. City of Edmond and Edmond Public Works Authority, Case No. CJ-2025-2570, 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 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 Watterson, 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: Davis et al v. City of Edmond and Edmond Public Works Authority.

Motion by Councilmember Moore, seconded by Councilmember Murdock Nichols, to approve settlement in the above referenced matter and authorizing the City Attorney to execute settlement documents that conform to the mediation agreement dated January 9, 2026. Motion carried as follows:

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

NO: None

13. Citizens Comments.

None

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

Mayor Nash announced the passing of former Councilmember Gary Moore.

15. Adjournment of the Edmond City Council Meeting.

Motion by Councilmember Fraim, seconded by Councilmember Moore, 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 - January 12, 2026

Regular Meeting

Chairperson Nash called the regular meeting of the Edmond Public Works Authority to order on Monday, January 12, 2026, in the City Council Chamber 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 2026 Schedule of Regular Meetings, filed with the Edmond City Clerk on September 9, 2025, at 8:00 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 January 8, 2026, at 1:29 PM. Written notice of the date, time, place, and agenda of the regular meeting was delivered to those requesting notice on January 8, 2026, at 1:42 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: December 8, 2025.

B. Consideration of Approval of Professional Services Contract with Surveying and Mapping, LLC (SAM) for Stormwater Infrastructure Survey Phase 1; $993,652.70.

C. Consideration of Approval of Professional Services Contract with MKEC Engineering, Inc. for Design of Summer Oaks Addition North and South Detention Ponds Stormwater Infrastructure Improvements; $41,000.00.

D. Consideration of Acceptance of an Easement from Bruce E. Dorsey and Linda G. Dorsey for SS24-00002 Hunters Creek Sewer Interceptor, Parcels 11A and 11B; $23,725.00.

E. Consideration of Approval of Change Order No. 1 to the Construction Contract with Cimarron Construction Company for WC24-00003 33rd Street Water Line - Phase 1 Project; $26,125.20 Decrease.

F. Consideration of Approval of Change Order No. 4 to the Construction Contract with Hydro Resources Mid-Continent Inc. for WC20-00004 Water Wells - Phase 1 Project; $388,416.67 Decrease.

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

Motion by Trustee Moore, seconded by Trustee Watterson, to approve agenda items 5.A. through 5.F. 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

B. Discussion and Consideration of Directing City Staff to File Necessary Notices to Adjust Edmond Public Works Authority Meeting Dates for November 2026.

Councilmember Watterson noted that adjusting the meeting dates in November from November 9th and November 23rd to November 16th and November 30th would allow for there to not be a meeting scheduled on the same week as Thanksgiving.

Motion by Trustee Watterson, seconded by Trustee Moore, to direct city staff to file necessary notices to adjust Edmond Public Works Authority meeting dates for November 2026. Motion carried as follows:

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

NO: None

C. Consideration of Approval of the Amended and Restated Development and Financing Assistance Agreement with 103 Broadway, LLC, to Induce and Support a Mixed-Use Development at the Northwest Corner of Broadway and Hurd in Downtown Edmond to Provide for Assistance in Development Financing to 103 Broadway, LLC; Amount Not to Exceed $2,594,157.00.

Leana Dozier, Economic Development Program Manager, and AJ Krieger, City Manager, provided general information regarding agenda item 6.C.

Trustee Fraim noted the economic impact of the project if approved.

Chairperson Nash expressed concern about the length of time the project took to get to this point.

Trustee Moore asked that the project information be presented to the school board.

Trustees Murdock Nichols and Watterson expressed support for the project.

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

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

NO: None

7. Public Works Authority Public Hearing Items:

A. Consideration of Approval of a Budget Amendment to Transfer Funds within the Drainage Budget for Miscellaneous Materials and Supplies to the Drainage Budget for Vehicle Maintenance; $3,000.00.

Steve Lawrence, Director of Engineering, provided general information regarding agenda item 7.A.

Chairperson Nash asked if any member of the audience wished to speak regarding the agenda item. No one responded.

Motion by Trustee Watterson, seconded by Trustee Fraim, to approve agenda item 7.A. 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.

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