Edmond City Council Minutes - February 23, 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, February 23, 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 February 19, 2026, at 8:16 AM. Written notice of the date, time, place, and agenda of the regular meeting was delivered to those requesting notice on February 19, 2026, at 8:27 AM.

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

ABSENT: None

2. **Citizen Comments.**

None

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

A. Case No. SP25-00021; Public Hearing and Consideration of Approval of a Site Plan for Kuykendall Dermatology, Located at 1135 E 9th Street, Just West of Bryant. (Red Prairie Design Group)

Said Consideration to Include Consideration of Approval of the Following Variances to Title 22, Zoning Ordinance, of the Edmond Municipal Code:

1. **A Variance to Section 22.6.1(E)(4)(b) Which Requires 150 Feet Between Points of Access;**
2. **A Variance to Section 22.6.1.C(8)(a) Which Requires a 10 Foot Perimeter Buffer when Parking is Located in a Street Yard.**

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

Ken Bryan, Director of Planning, provided general information regarding agenda item 3.A., and noted that the Planning Commission unanimously recommended approval at their January 20, 2026, meeting of both variances and the site plan. Mr. Bryan also answered questions from the councilmembers.

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

Dan O'Neil, Edmond resident, expressed his concern regarding the safety of the children from the surrounding schools and questioned the need for the landscape variance.

Patrick Bumpus, Architect with Red Prairie Design Group, responded to questions from the Councilmembers and public regarding the project and explained the need for the variances.

Motion by Councilmember Moore, seconded by Councilmember Fraim, to approve a variance to section 22.6.1(E)(4)(b) for agenda item 3.A. Motion carried as follows:

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

NO: None

Motion by Councilmember Moore, seconded by Councilmember Fraim , to approve a variance to section 22.6.1.C(8)(a) for agenda item 3.A. Motion carried as follows:

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

NO: None

Motion by Councilmember Moore, seconded by Councilmember Fraim, to approve the site plan for agenda item 3.A. with said variances. Motion carried as follows:

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

NO: None

B. Case No. Z25-00019; Public Hearing and Consideration of Approval of Ordinance No. 4068 Rezoning from "D-0" Suburban Office to "PUD Z25-00019" Bryant Brownstones Planned Unit Development, Located on the Southwest Corner of Bryant Ave and Locust Lane. (CEC, Inc)

Mayor Nash announced that item 3.B. will be continued to the March 23, 2026 City Council meeting.

Motion by Councilmember Watterson, seconded by Councilmember Moore, to continue agenda item 3.B. to the March 23, 2026, City Council meeting. Motion carried as follows:

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

NO: None

C. Case No. Z22-00035; Public Hearing and Consideration of Approval of Ordinance No. 4069 Rezoning an Amended Planned Unit Development from "PUD Z22-00035" Kelly Corner to "PUD Z22-00035" Kelly Corner - Amendment, a Mixed-Use Development Located on the Southeast Corner of Covell and Kelly. (Rubenstein & Pitts)

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

Ken Bryan, Director of Planning, provided general information regarding agenda item 3.C., and noted that the Planning Commission recommended approval at their January 6, 2026, meeting by a vote of three in favor to two opposed. In addition, in response to the discussion at the Planning Commission regarding the street cross-section the applicant team and engineering staff cooperated on a possible mitigation where fire hydrates shall not be allowed adjacent to on street parallel parking spaces. If that condition is acceptable to council that change will be incorporated if the item is approved.

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

Todd McKinnis, representing the applicant, provided information on the requested changes to the PUD and answered questions from the Mayor. He also added that any information provided at this meeting regarding oil and gas activity is irrelevant to the amended PUD being discussed.

Mark McCann, McCann Resources Inc. began to speak about the oil and gas leases on the property.

Mayor Nash informed Mr. McCann that we are only speaking on the amendment to the PUD regarding the street width.

Motion by Councilmember Fraim, seconded by Councilmember Murdock-Nichols, to approve agenda item 3.C. Motion carried as follows:

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

NO: None

D. Case No. Z25-00030; Public Hearing and Consideration of Approval of Ordinance No. 4070 Rezoning Property that is on 700 N Midwest Boulevard, From "G-A" General Agricultural to "A" Single Family Dwelling District. (Austin Roberts)

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

Ken Bryan, Director of Planning, provided general information regarding agenda item 3.D., and noted that the Planning Commission unanimously recommended approval at their January 6, 2026, 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 3.D. Motion carried as follows:

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

NO: None

E. Case No. Z25-00020; Public Hearing and Consideration of Approval of Ordinance No. 4071 Rezoning Property that is Located on the Southeast Corner of N Covell Road and N Sooner Road from "A" Single Family Dwelling District to "PUD Z25-00020" Planned Unit Development for the Shoppes at Covell. (Kirk C. Niemeyer)

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

Ken Bryan, Director of Planning, provided general information regarding agenda item 3.E., and noted that the Planning Commission unanimously recommended approval at their January 6, 2026, meeting.

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

David Box, representing the applicant, answered questions from the councilmembers and the public.

Dan O'Neil, Edmond resident, wanted to know more specifics about the landscaping plans.

Kelly Wagnor, Edmond resident, expressed concern about road conditions in the area and inquired about the plans to facilitate the extra traffic coming to the area.

Muhammad Khan, SMC Consulting, stated that he was not the engineer for the project on the southwest side of the intersection and the best contact would be the developer of the property.

Motion by Councilmember Fraim, seconded by Councilmember Watterson, to approve agenda item 3.E. Motion carried as follows:

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

NO: None

F. Case No. Z25-00028; Public Hearing and Consideration of Approval of Ordinance No. 4074 Rezoning Certain Property Located at 1 N Mountain View Road, from "G-A" General Agricultural to "R-2-A" Suburban Estate District and Providing an Effective Date. (Mostafa Mazroei)

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

Ken Bryan, Director of Planning, provided general information regarding agenda item 3.F., and noted that the Planning Commission unanimously recommended approval at their February 3, 2026, meeting.

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 Moore, to approve agenda item 3.F. Motion carried as follows:

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

NO: None

G. Case No. Z25-00025; Public Hearing and Consideration of Approval of Ordinance No. 4075 Rezoning Certain Property Generally Located on the South Side of East Danforth Road, to the East and West of Danforth Crossing Street, from "PUD Z17-00015" Planned Unit Development to "PUD Z25-00025" Planned Unit Development; and Providing an Effective Date. (Danforth Crossing Commercial, LLC)

Mayor Nash announced that item 3.G.has been withdrawn by the applicant.

H. Public Hearing and Consideration of Ordinance No. 4076 Amending Section 10.28.045 of the Municipal Code to Update Statutory References Related to Alcoholic Beverages and Low Point Beer, to Prohibit the Possession of an Open Container of Marijuana While Operating a Motor Vehicle, To Prohibit the Consumption or Secondhand Inhalation of Marijuana While Operating a Motor Vehicle, And to Establish a Punishment for Violation; Providing for Repealer and Severability; And Providing an Effective Date.

JD Younger, Police Chief, provided general information regarding agenda item 3.H.

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 Moore, to approve agenda item 3.H. Motion carried as follows:

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

NO: None

I. Vista Kickingbird Connector Trail Project:

1. **Discussion and Consideration of Potential Update to the 2000 Capital Improvement Projects (CIP) Budget to Account for Required Grant Match for the Vista Kickingbird Connector Trail Project.**

2. **Discussion and Consideration of the Project Agreement with the Oklahoma Department of Transportation (ODOT) for Transportation Alternatives Program (TAP) Funding for the Vista-Kickingbird Connector Trail Project.**

Christy Batterson, Director of Housing and Community Resources, provided general information regarding agenda items 3.I.1. and 3.I.2.

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

Cody Boyd, Edmond Urbanist Association, voiced his support of the project and provided his input on the importance of this trail to the surrounding area.

Motion by Councilmember Murdock-Nichols, seconded by Councilmember Fraim, to approve agenda item 3.I.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 3.I.2. Motion carried as follows:

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

NO: None

J. Downtown Pedestrian Bridge:

1. **Discussion and Consideration of Potential Update to the 2000 Capital Improvement Projects (CIP) Budget to Account for Required Grant Match for the Downtown Pedestrian Bridge Feasibility Study.**

2. **Discussion and Consideration of Project Agreement with the Oklahoma Department of Transportation (ODOT) for Transportation Alternatives Program (TAP) Funding for the Downtown Pedestrian Bridge Feasibility and Design Project.**

A.J. Krieger, City Manager, requested items 3.J.1. and 3.J.2. be continued to the March 9, 2026 City Council meeting.

Motion by Councilmember Fraim, seconded by Councilmember Watterson, to continue agenda items 3.J.1. and 3.J.2. to the March 9, 2026 City Council meeting. 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 Watterson, 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: February 9, 2026.

B. Consideration of Approval of City Council Regular Meeting Minutes: February 9, 2026.

C. Consideration of Acceptance of the City Treasurer's Month-End Pooled and Trustee Investment Report for October 2025.

D. Consideration of Acknowledging Receipt of Oklahoma Department of Environmental Quality (ODEQ) Construction Permits for Bungalow Heights Section 3, Sandstone Hills, Wild Rose Ranch Section 2, Echo Ranch Section 2, Timber Crest 2nd Addition, and Bison Ridge Phase 2.

E. Consideration of Acknowledging Receipt of the Oklahoma Department of Environmental Quality (ODEQ) Construction Permits for Integrated Electric - Hundred Oaks Village Phase 3, Integris Edmond Medical Office Building, Uncommon Ground Sculpture Park, The Pure at Kelley Pointe, and Townsend.

F. Case No. PR21-00027; Consideration of an Extension of the Final Plat for West Woody Creek Phase 1, Located Southeast of Danforth and Coltrane. (Morning Woods, LLC)

G. Case No. PR25-00014; Consideration of Approval of the Final Plat for the Edmond Library and YMCA, Located on the North Side of East 15th Street, East of I-35 Frontage Road. (City of Edmond)

H. Consideration of Acceptance of Public Improvements and Maintenance Bond for WC24-00003 33rd Street Water Line - Phase 1.

I. Consideration of Taking No Action, or Directing Future Action, Regarding the Optional Nominations of City of Edmond Elected or Appointed Officials to Participate in the 2026 Oklahoma Municipal Assurance Group (OMAG) Board of Trustees Election.

J. Consideration of a Resolution No. 02-26 Adopting a Hazardous Conditions Policy; Providing Authority for the City Manager to Declare the Existence of a "Hazardous Condition" and/or a "Hazardous Driving Condition" as Defined in the Policy and to Take Actions He or She Deems Prudent and Necessary; Providing Procedures to be

Followed in the Event of Such Declaration; Establishing an Effective Date; And Providing Distribution to Personnel.

K. **Consideration of Approval of Agreement Between the City of Edmond and Edmond Mobile Meals, Inc. (EMM) for the Community Expansion of Nutrition Assistance (CENA) Grant Program; $23,071.88.**

L. **Consideration of Approval of Agreement Between the City of Edmond and St. John the Baptist Catholic Church for the Rehabilitation of the Samaritan House; $15,000.00.**

Mayor Nash stated he would like to pull agenda items 8.I. and 8.L. for separate consideration.

Motion by Councilmember Moore, seconded by Councilmember Watterson, to approve agenda items 8.A. through 8.H. and 8.J. under City Council General Consent. Motion carried as follows:

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

NO: None

Christy Batterson, Director of Housing and Community Resources, provided general information regarding agenda item 8.K.

Motion by Councilmember Murdock-Nichols, seconded by Councilmember Fraim, to approve agenda item 8.K. under City Council General Consent. Motion carried as follows:

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

NO: None

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

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

Mayor Nash stated that unless we would like someone to be on the board of the Oklahoma Municipal Assurance Group (OMAG), no action would be taken on item 8.I.

Motion by Councilmember Moore, seconded by Councilmember Fraim, to take no action on agenda item 8.I. Motion carried as follows:

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

NO: None

Christy Batterson, Director of Housing and Community Resources, provided general information regarding agenda item 8.L.

Motion by Councilmember Watterson, seconded by Councilmember Murdock-Nichols, to approve agenda items 8.L. Motion carried as follows:

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

NO: None

B. Discussion and Consideration of Approval of Resolution No. 03-26 Adopting a Policy for Budget Adjustments; Superseding the Previously Adopted Temporary Policy for Budget Adjustments Approved August 25, 2025; And Providing an Effective Date.

Mayor Nash provided general information about agenda item 9.B. and requested that the language be updated therefore he recommended continuing the agenda item to the March 9, 2026 City Council meeting.

Motion by Councilmember Moore, seconded by Councilmember Watterson, to update the language of the resolution, place the agenda item under City Council General Consent and continue agenda item 9.B. to the March 9, 2026 City Council meeting. Motion carried as follows:

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

NO: None

C. Discussion and Consideration of Approval of the 2026 City Council Strategic Plan.

Jane Robertson, Management Services Manager, presented the 2026 City Council Strategic Plan and facilitated a discussion with the Mayor and Councilmembers to provide their feedback.

Jeff Stokes, Edmond resident, suggested eliminating the bicycle lanes and making the right lane a slow lane that bicycles and cars use to help with road expansion and reduce traffic congestion.

Motion by Councilmember Moore, seconded by Councilmember Murdock-Nichols, to continue agenda item 9.C. to the March 23, 2026 City Council meeting. Motion carried as follows:

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

NO: None

10. Executive Sessions and Action Items:

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 County 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.

Mayor Nash stated there was nothing to discuss at this time on items 10.A. and 10.B.

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

No Action Taken.

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

Councilmember Watterson acknowledged Leadership Edmond members who attended the City Council meeting. He also shared his appreciation to the Edmond Fire Department for saving a life this past week and for the important work that they do.

12. Adjournment of the Edmond City Council Meeting.

Motion by Councilmember Murdock-Nichols, 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 - February 23, 2026

Regular Meeting

Chairperson Nash called the regular meeting of the Edmond Public Works Authority to order on Monday, February 23, 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 February 19, 2026, at 8:16 AM. Written notice of the date, time, place, and agenda of the regular meeting was delivered to those requesting notice on February 19, 2026, at 8:27 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: February 9, 2026.

B. Consideration of Acceptance of Bid and Approval of Agreement for the Mitch Substation Transformer Replacement for the Electric Department; $199,050.04.

C. Consideration of Approval for Professional Services Agreement with Freese and Nichols, Inc. for the SS25-00004 Oak Tree Lift Station Improvements; $357,100.00.

Chairperson Nash asked if any Trustee wished to pull any of the three 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.C. under Edmond Public Works Authority General Consent. Motion carried as follows:

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

NO: None

6. Public Works Authority Discussion and Consideration Items:

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

None

7. Adjournment of the Edmond Public Works Authority Meeting.

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

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

NO: None

Secretary	Chairperson