Edmond City Council Minutes - April 27, 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, April 27, 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 April 23, 2026, at 11:58 AM. Written notice of the date, time, place, and agenda of the regular meeting was delivered to those requesting notice on April 23, 2026, at 12:09 PM.

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

ABSENT: None

2. **Presentations:**

A. **Presentation of a Proclamation Recognizing May 3-9, 2026 as National Travel & Tourism Week in the City of Edmond.**

3. **Citizen Comments.**

Taylor Wilson, an Edmond resident, spoke regarding tourism, recent development in Edmond, and the Regional Transit Authority budget.

4. **Appointments and Reappointments:**

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

1. **Appointment of Miranda Kiggins to the Urban Forestry Commission; Term Expires October 31, 2029.**

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

1. **Appointment of Andrea Sampley to the Urban Forestry Commission; Term Expires October 31, 2029.**

Motion by Councilmember Moore, seconded by Councilmember Murdock Nichols, to approve all appointments and reappointments as listed under agenda item 4. Motion carried as follows:

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

NO: None

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

A. **Case No. PR25-00016; Public Hearing and Consideration of Approval of a Preliminary Plat for The Grove at Coffee Creek, located South of Coffee Creek Road, West of Boulevard Avenue. (Double Eagle Development)**

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

Kristi McCone, Principal Planner, provided general information regarding agenda item 5.A., and noted that the Planning Commission unanimously recommended approval at their April 7, 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 Fraim, to approve agenda item 5.A. Motion carried as follows:

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

NO: None

B. Case No. PR24-00025; Public Hearing and Consideration of Approval for a Final Plat for Take 5 Oil Change at 1800 East 2nd Street, East of Bryant Ave. (Altar 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 Title 21.02.030(A) Requiring Ninety Feet of Dedicated Right-of-Way and Instead Dedicating Seventy Feet of Right-of-Way and an Associated Twenty Foot Utility Easement.

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

Kristi McCone, Principal Planner, provided general information regarding agenda item 5.B., and noted that the Planning Commission unanimously recommended approval of both the variance and the item at their April 7, 2026, meeting.

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 a variance to section 21.02.030(A) of the Edmond Municipal Code as requested. 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 agenda item 5.B with the aforementioned variance. Motion carried as follows:

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

NO: None

C. Case No. Z26-00007; Public Hearing and Consideration of Approval of Ordinance No. 4082 Rezoning a Property at 11212 E Danforth Road from "G-A" General Agricultural to "R-1" Rural Estate District. (Watson)

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

Kristi McCone, Principal Planner, provided general information regarding agenda item 5.C., and noted that the Planning Commission unanimously recommended approval at their April 7, 2026, meeting.

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 Watterson, to approve agenda item 5.C. Motion carried as follows:

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

NO: None

D. Case No. Z25-00014; Public Hearing and Consideration of Approval of Ordinance No. 4083 Rezoning Certain Property Generally Located on South Bryant, East of Smiling Hill from "PUD Z23-00007" Bryant Avenue and Smiling Hill Boulevard to "PUD Z25-00014" The Stables at Hallmark and Providing an Effective Date. (Sun Properties, LLC)

Motion by Councilmember Watterson, seconded by Councilmember Moore, to continue agenda item 5.D. to the May 11, 2026, City Council meeting. Motion carried as follows:

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

NO: None

E. Case No. Z25-00029; Public Hearing and Consideration of Approval of Ordinance No. 4084 Rezoning Certain Property Generally Located on the Northwest Corner of Covell and Bryant from "A" Single-Family to "PUD Z25-00029" Hutchison Development and Providing an Effective Date. (Hutchison Construction)

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

Kristi McCone, Principal Planner, provided general information regarding agenda item 5.E., and noted that the Planning Commission failed to recommend approval at their April 7, 2026, meeting, by a vote of two in favor to one opposed.

Greg Massey, representing the applicant, provided additional information regarding the agenda item and noted the developer was willing to restrict windows on the second story of the north side so that the neighbor would have privacy.

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

Kimberly Grey, a local Edmond resident, spoke in opposition to the agenda item due to a failure by the developer to meet with local residents.

Mary Epswell, a local Edmond resident, spoke in opposition to the agenda item due to it being not in character with the surrounding area.

Rita Miller, an Edmond resident, spoke in opposition to the agenda item due to the single entrance on Covell.

John Hodge, a local Edmond resident, spoke in opposition to the agenda item due to safety concerns.

Charles Michael, a local Edmond resident, spoke in opposition to the agenda item due to not being notified of meetings by the developer.

GK Powers, a local Edmond resident, spoke in opposition to the agenda item because it does not meet the goals of infill development.

Victor Perez, a local Edmond resident, spoke in opposition to the agenda item due to failure of the developer to reach out.

Greg Massey, representing the developer, reiterated that the action requested was a rezoning, not a site plan approval. Mr. Massey stated that the developer would comply with all City codes. Mr. Massey noted the difficulty of scheduling a meeting with surrounding neighbors since the City no longer facilitates the meetings.

Barry Hutchison, the developer, addressed the City Council on what meetings occurred with neighbors. Mr. Hutchison stated that he had met with five members of the Birnam Woods group in October, after they had contacted him. Mr. Hutchison stated that other individuals had the ability to contact him as well. Mr. Hutchison stated that individuals did contact him after the Planning Commission meeting and he had met with them then.

Councilmember Moore noted that Mr. Massey was familiar with the process and just because the city doesn't facilitate the meetings anymore, that Mr. Massey would not know how to hold one.

Councilmember Murdock Nichols noted that Mayor Nash and Councilmember Moore had, at the plan amendment stage, asked the developer to hold meetings and contact the neighbors. Councilmember Murdock Nichols noted that while it was a rezoning, it was a Planned Unit Development requested with sixteen units. Councilmember Murdock Nichols expressed concern with the density of units on the site as requested. Councilmember Murdock Nichols also expressed concern with the project and the sensitivity for the surrounding area. Councilmember Murdock Nichols reiterated that she was not in favor of this amount of density.

Mr. Hutchison, the developer, noted that he lived approximately three hundred yards away from the proposed development. Mr. Hutchison stated that the development would increase the value of the surrounding neighborhood "in due time."

Councilmember Fraim stated that on one hand the PUD could be better, but the project is not multifamily. Councilmember Fraim stated he was tired of hearing that people that could not afford to live here should not live here. Councilmember Fraim stated that the corner in question will be developed into something eventually, even if not this project.

Councilmember Watterson stated that his understanding was that the requested coordination had not occurred between the developer and neighbors. Councilmember Watterson asked members of the City Council whether the item should be continued to allow conversations and amendments to occur.

Mayor Nash stated that various traffic issues could be resolved at the site plan stage. Mayor Nash reiterated that the conversations he and Councilmember Moore had requested had not occurred between the developer and neighbors. Mayor Nash stated it was not the neighbors' responsibility to contact the developer. Mayor Nash continued that he and Councilmember Moore had asked Mr. Hutchison to contact the neighbors. Mayor Nash noted that the requested meeting had not occurred until after the Planning Commission meeting.

Councilmember Moore stated he considered requesting a continuance but believed that would not be fair to the neighbors. Councilmember Moore stated that the PUD could be improved on. Councilmember Moore expressed frustration that the developer had been asked to meet with the neighbors and had not done so.

Motion by Councilmember Moore, seconded by Councilmember Murdock Nichols, to approve agenda item 5.E. Motion failed as follows:

YES: Councilmember Fraim

NO: Mayor Nash, Councilmembers Moore, Murdock Nichols, and Watterson

6. 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.

10. City Council General Consent Items:

A. Consideration of Approval of City Council Special Meeting Minutes: April 13, 2026.

B. Consideration of Approval of City Council Regular Meeting Minutes: April 13, 2026.

C. Consideration of Approval of City Council Special Meeting Minutes: April 20, 2026.

D. Consideration of Accepting the City Treasurer's Month-End Pooled and Trustee Investment Reports for March 2026.

E. Consideration of Acceptance of Final Plat, Public Improvements, and Maintenance Bonds for The Ember.

F. Consideration of Acceptance of Final Plat, Public Improvements, and Maintenance Bonds for Bungalow Heights, Section 3. (West)

G. Consideration of Approval of Resolution No. 14-26 Adopting the KickingBird Golf Fee Schedule; Superseding the KickingBird Golf Fee Schedule as Previously Approved on August 11, 2025; And Providing an Effective Date.

H. Consideration of Approval of Resolution No. 15-26 Certifying that an Opportunity for Public Comment was Provided Regarding the Proposed Spring Creek Interceptor Wastewater Improvements; Certifying that the Public Comment Opportunity was Published in the Oklahoman; Adopting the Planning and Environmental Information Document for the Proposed Spring Creek Interceptor Wastewater Improvements; Acknowledging the Edmond Public Works Authority's Intention to Construct, Operate, and Maintain such Proposed Facilities in Accordance with State and Federal Requirements; And Providing an Effective Date.

I. Consideration of Approval of a Mutual Cooperation Agreement Between the City of Edmond and the Board of County Commissioners of Oklahoma County for

Reconstruction of Midwest Boulevard, Between Danforth Road and Covell Road; $887,000.00.

J. Consideration of Approval of Purchase of Vertiv Liebert Equipment for Information Technology from Graybar Electric Company, Inc. Utilizing OMNIA Partners Contract Number EV2370; $399,219.35.

K. Consideration of Approval of Purchase of Renewal of Cisco Security Choice Enterprise Agreement with Presidio Networked Solutions through Oklahoma State Contract SW1006C; $73,066.14 Annually.

L. Consideration of Approval of Renewal of Municipal Justice Annual Fees with Acknowledgment of Discontinuance of Enterprise Supervision Module from Tyler Technologies, Inc for Court Services; $55,864.30 Recurring Annual Fees.

M. Consideration of Approval of a Contract Amendment with C4L, LLC for Structural Repair of the KickingBird Pickleball Indoor Court Facility for Change Order No. 1; $28,965.00.

N. Consideration of Approval of Registration, Airfare, Lodging, Travel, Mileage, and Meals for Mayor Nash to Attend the 2026 US Conference of Mayors Annual Meeting; Estimated Total Cost of $5,367.12.

O. Consideration of Approval of Airfare Reimbursement, Lodging, Mileage, and Meals for Councilman Fraim to Attend the ONE Transit Technical Tour; Estimated Total Cost of $1,152.81.

Mayor Nash asked if any councilmember wished to pull any of the fifteen items from general consent for separate discussion or action.

Mayor Nash stated that agenda items 10.K. and 10.M. would be considered separately.

Motion by Councilmember Watterson, seconded by Councilmember Moore, to approve agenda items 10.A. through 10.O., excluding agenda items 10.K. and 10.M., under City Council General Consent. Motion carried as follows:

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

NO: None

11. 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 Fraim, seconded by Councilmember Watterson, to approve agenda item 10.K. under City Council General Consent. 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 agenda item 10.M. under City Council General Consent. Motion carried as follows:

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

NO: None

B. Consideration of Approval of Change Order No. 1 (FINAL) to the Contract for Construction with Rudy Construction for the Downtown ADA Sidewalk and Signal Improvements Project; $121,395.51 Increase.

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

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

NO: None

Councilmember Moore exited the City Council chamber.

C. Consideration of Approval of Renewal of Cisco Flex Plan for Calling and Contact Center with Chickasaw Telecom Inc for Voice Systems on Oklahoma State Contract ITSW1006 - SW1006C; $67,140.24 Annually.

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

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

NO: None

Councilmember Moore reentered the City Council chamber.

D. Consideration of Approval of Waiver of Competitive Bids and Approval of Sole Provider Purchase of Landis+Gyr Products from Border States Industries, Inc; Not to Exceed $400,000.00.

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

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

NO: None

E. Consideration of Acceptance of the Annual Comprehensive Financial Report and Single Audit for the Fiscal Year Ending June 30, 2025, by Andy Cromer of HSPG & Associates.

Andy Cromer, with HSPG & Associates, provided information and answered questions from members of the City Council regarding the annual comprehensive financial report and single audit for the Fiscal Year ending June 30, 2025.

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

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

NO: None

F. Presentation and Discussion of the Performeter for the Fiscal Year Ending June 30, 2025, by Frank Crawford of Crawford and Associates.

Frank Crawford, with Crawford and Associates, provided information and answered questions from members of the City Council regarding the Performeter for the Fiscal Year Ending June 30, 2025.

G. Presentation and Discussion of Building Code Effectiveness Grading Schedule (BCEGS), and Public Protection Classification (PPC) as an ISO (Insurance Services Office) Program.

Christopher Miller provided information and answered questions from members of the City Council regarding building codes, public protection classification, and the ISO program.

H. Discussion and Consideration of Approval of Resolution No. 11-26 Amending the City Council Travel Policy; Setting Forth the Conditions Under Which In-State and Out-Of-State Travel will be Pre-Paid and/or Reimbursed by the City for the Mayor and Members of the City Council; Providing for Distribution and Filing; And Providing an Effective Date.

Councilmembers requested staff make adjustments to the proposed policy and bring back for consideration at a future meeting. No action taken.

I. Discussion and Consideration of Directing City Staff to Prepare an Agenda Item Adjusting the Source of Funds for the Fire Vehicle Maintenance Building Project Approved on March 23, 2026.

Members of the City Council discussed options for the source of funds for the fire vehicle maintenance building project. No action taken.

J. Discussion and Consideration of Approval of the Fiscal Year 2026-2027 Budget for the 2000 Capital Improvement Sales Tax and the 2017 Capital Improvement Sales Tax.

Brad Moery, Senior Civil Engineer, provided information and answered questions from members of the City Council regarding the proposed budgets for the 2000 Capital Improvement Sales Tax and the 2017 Capital Improvement Sales Tax.

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

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

NO: None

K. Presentation and Discussion of a Citywide Fiscal Year 2026-2027 Budget Summary.

Kathy Panas, Director of Finance, provided information and answered questions from members of the City Council regarding the Citywide Fiscal Year 2026-2027 budget summary.

L. Discussion and Consideration of Remaining Timeline and Potential Topics for the Fiscal Year 2026-27 Budget Adoption Process and Budget Hearing.

Members of the City Council discussed the Fiscal Year 2026-2027 budget hearing, noting that it would occur during the regular City Council meeting scheduled for Tuesday, May 26, 2026.

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

Councilmember Murdock Nichols acknowledged bike month and noted the upcoming downtown arts festival.

13. Adjournment of the Edmond City Council Meeting.

Motion by Councilmember Moore, seconded by Councilmember Watterson, 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 - April 27, 2026

Regular Meeting

Chairperson Nash called the regular meeting of the Edmond Public Works Authority to order on Monday, April 27, 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 April 23, 2026, at 11:58 AM. Written notice of the date, time, place, and agenda of the regular meeting was delivered to those requesting notice on April 23, 2026, at 12:09 PM.

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

ABSENT: None

7. Public Works Authority General Consent Items:

A. Consideration of Approval of Public Works Authority Regular Meeting Minutes: April 13, 2026.

B. Consideration of Approval of Resolution No. 01-26 Certifying that an Opportunity for Public Comment was Provided Regarding the Proposed Spring Creek Interceptor Wastewater Improvements; Certifying that the Public Comment Opportunity was Published in the Oklahoman; Adopting the Planning and Environmental Information Document for the Proposed Spring Creek Interceptor Wastewater Improvements; Acknowledging the Edmond Public Works Authority's Intention to Construct, Operate, and Maintain such Proposed Facilities in Accordance with State and Federal Requirements; And Providing an Effective Date.

C. Consideration of Acceptance of an Easement from Autumn Ridge, LLC for SS24-00001 Coffee Creek Interceptor - Phase 2, Parcels 21.1 and 21.2; $183,060.00.

D. Consideration of Acceptance of an Easement from John Spencer Grogan and Alison Grogan for SS24-00002 Hunters Creek Sewer Interceptor, Parcel 4; $120,000.00.

E. Consideration of Acceptance of an Easement from Birnam Woods Addition Homeowners Association, Inc. for SS24-00001 Coffee Creek Interceptor - Phase 2, Parcel 7; $88,060.00.

F. Consideration of Acceptance of an Easement from James L. Gibbs, II and Shaunagh Gibbs for SS24-00002 Hunters Creek Sewer Interceptor, Parcel 15; $15,000.00.

G. Consideration of Acceptance of an Easement from Trevor Hoppers and Kimberly Hoppers for SS24-00003 FY27 Sanitary Sewer Rehabilitation - Phase 1, Parcel 1; $5,000.00.

H. Consideration of Approval of Amended and Restated KickingBird Golf Restaurant and Special Events Center Management Services Agreement; $11,000.00 Fixed Monthly Payment to KickingBird Golf.

I. Consideration of Approval of the Termination of the Flite Golf, LLC Agreement.

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

Motion by Trustee Moore, seconded by Trustee Murdock Nichols, to approve agenda items 7.A. through 7.I. under Edmond Public Works Authority General Consent. Motion carried as follows:

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

NO: None

8. 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. Consideration of Approval of Waiver of Competitive Bids and Approval of Sole Provider Purchase of Landis+Gyr Products from Border States Industries, Inc; Not to Exceed $400,000.00.

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

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

NO: None

Motion by Trustee Watterson, seconded by Trustee Murdock Nichols, to approve the purchase for agenda item 8.B. Motion carried as follows:

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

NO: None

9. 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