Edmond City Council Minutes - August 10, 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, August 10, 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 August 6, 2026, at 8:23 AM. Written notice of the date, time, place, and agenda of the regular meeting was delivered to those requesting notice on August 6, 2026, at 8:34 AM.

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

ABSENT: None

2. **Citizen Comments.**

Victoria Johnson, an Edmond resident, spoke regarding her concerns about the recently approved ordinance regulating massage businesses.

Wendy Spinale, an Edmond resident, spoke regarding her concerns about the recently approved ordinance regulating massage businesses.

3. **Appointments and Reappointments:**

A. **Mayor Appointments and Reappointments:**

1. **Appointment of Steven Dale Barker to the Employee Pension & Retirement Fund Board; Term Expires June 30, 2029.**

2. **Reappointment of Mary Merritt to the Edmond Historic Preservation Trust; Term Expires June 30, 2029.**

3. **Reappointment of Clara Ferate to the Edmond Historic Preservation Trust; Term Expires June 30, 2029.**

4. **Appointment of David Trautman to the Arcadia Lake Commission to Fulfill the Unexpired Term of Sakina Sharp; Term Expires October 31, 2028.**

5. **Reappointment of Cindy Holman To the Public Works Committee; Term Expires June 30, 2029.**

Motion by Councilmember Moore, seconded by Councilmember Watterson, to approve all appointments, reappointments, and removals as listed under agenda item 3. Motion carried as follows:

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

NO: None

4. City Council Public Hearing Items:

A. Case No. Z18-00005; Public Hearing and Consideration of Approval of Ordinance No. 4088 Rezoning Certain Property Generally Located on the North Side of Covell Road, East of Sooner Road, from "PUD Z18-00005" Planned Unit Development - Legacy at Covell to "PUD Z18-00005" Planned Unit Development - Legacy At Covell - Second Amendment and Providing an Effective Date. (Covell 35 Development, LLC)

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

Ken Bryan, Director of Planning, provided general information and answered questions from members of the City Council regarding agenda item 4.A. Mr. Bryan noted that the Planning Commission recommended approval by a vote of four in favor to one opposed at their May 19, 2026, meeting.

Todd McKinnis, representing the applicant, provided additional information and answered questions from members of the City Council regarding agenda item 4.A.

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

Rita Miller, an Edmond resident, spoke regarding her concerns about drainage on the property.

Mr. McKinnis committed that anything that is outside of the project's retaining wall would be available to be provided to the City for right-of-way along I-35, if needed. He further committed that the applicant would be willing to provide whatever right-of-way that is reasonable that enhances the City's ability to develop commerce while not compromising the development that has been discussed. Mr. McKinnis committed to providing a letter to the City saying as such.

Motion by Councilmember Moore, seconded by Councilmember Fraim, to approve agenda item 4.A. Motion carried as follows:

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

NO: None

B. Case No. Z26-00001; Public Hearing and Consideration of Approval of Ordinance No. 4089 Rezoning Certain Property Generally Located on the South Side of Covell Road, West of Sooner Road, from "PUD Z22-000025" Planned Unit Development - Covell Crossing to "PUD Z26-00001" Planned Unit Development - Club Car Wash and Providing an Effective Date. (Club Car Wash Operating, LLC)

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

Ken Bryan, Director of Planning, provided general information and answered questions from members of the City Council regarding agenda item 4.B. Mr. Bryan noted that a Planning Commission motion to recommend approval failed by a vote of one in favor to four opposed at their May 19, 2026, meeting.

Todd McKinnis, representing the applicant, provided additional information and answered questions from members of the City Council regarding agenda item 4.B.

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

John Laws, an Edmond resident, spoke in opposition to the agenda item, stating that the City Council should uphold the recommendation made by the Planning Commission, as well as concerns about incompatibility with neighboring areas and the committed PUD, noise, and vehicle activity.

Dan O'Neil, an Edmond resident, spoke in opposition to the agenda item and changing the PUD from what had been previously approved.

Mr. McKinnis stated that the transitory nature of the master PUD would still be accomplished with the change, with the car wash use being buffered from residential by lower impact development on the site. Mr. McKinnis stated that a representation was made at the Planning Commission meeting that any car wash use was negotiated out of the master PUD and that the vote taken by the Planning Commission was based on that representation. Mr. McKinnis noted that he and Planning staff reviewed the recordings of the original approval process and that was not the case. Mr. McKinnis further argued that the car wash use is less intense than other allowed uses like a restaurant.

Councilmember Fraim noted his concern that adding the car wash use would not add to the character and quality of the site. Councilmember Fraim stated he supported the recommendation of the Planning Commission because it does not increase the caliber of land use.

Councilmember Moore noted his recollection of the original approval, being for retail with perhaps some office uses. Councilmember Moore stated that a car wash use was never contemplated. Councilmember Moore stated he had driven by other car washes and noted sound and noise issues.

Councilmember Murdock Nichols noted her support for the Planning Commission's observations and decision. Councilmember Murdock Nichols stated that she supported being consistent with the PUD that was originally approved.

Councilmember Watterson noted his support for the Planning Commission's decision. Councilmember Watterson stated he was concerned about water and that the current water plant is struggling with keeping up with demand. Councilmember Watterson expressed his appreciation for other Club Car Washes in Edmond but noted that it was not the right time or right spot for adding a new one.

Mayor Nash noted his concern with amending the PUD to allow something that would not generate sales tax for the City. Mayor Nash further noted that changing a parking lot to a car wash does not make the project less dense.

Motion by Councilmember Moore, seconded by Councilmember Watterson, to approve agenda item 4.B. Motion failed as follows:

YES: None

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

C. Case No. Z26-00008; Public Hearing and Consideration of Approval of Ordinance No. 4095 Rezoning Certain Property Generally Located At 1100 East 9th Street From "A - PUD" Single Family Dwelling District Planned Unit Development To "PUD Z26-00008" OCA Sports Complex Planned Unit Development; And Providing An Effective Date.

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

Ken Bryan, Director of Planning, provided general information and answered questions from members of the City Council regarding agenda item 4.C. Mr. Bryan noted that the Planning Commission recommended approval by a vote of three in favor to zero opposed at their July 21, 2026, meeting.

Will Blanchard, representing the applicant, provided additional information and answered questions from members of the City Council regarding agenda item 4.C.

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

Dan O'Neil, an Edmond resident, stated that the project should have two driveways.

Rebecca Graham, an Edmond resident, spoke in favor of the agenda item.

Motion by Councilmember Murdock Nichols, seconded by Councilmember Watterson, to approve agenda item 4.C. Motion carried as follows:

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

NO: None

D. Case No. PR25-00020; Consideration of Approval for a Final Plat of Woodland Park VIII, located on the South Side of Coffee Creek Road, East of Douglas Boulevard. (Bluestem Development)

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

Ken Bryan, Director of Planning, provided general information and answered questions from members of the City Council regarding agenda item 4.D. Mr. Bryan noted that the Planning Commission unanimously recommended approval at their July 7, 2026, meeting.

Jessica Blue, representing the applicant, provided additional information and answered questions from members of the City Council regarding agenda item 4.D.

Councilmember Moore asked if the applicant would be willing to meet with the Stormwater Drainage Advisory Board to discuss the project at their next regularly scheduled meeting. Ms. Blue indicated they would.

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

Taylor Wilson, an Edmond resident, questioned whether any of the project would be using septic systems.

Harrison Turner, also representing the applicant, noted that seventeen lots will be using septic systems.

Rita Wilson, an Edmond resident, expressed concerns regarding drainage.

Motion by Councilmember Moore, seconded by Councilmember Fraim, to approve agenda item 4.D. with the conditions that: (1) the drainage plan be modified to include a permanent drainage structure associated with lots 33 and 34 to direct runoff onto Beechgrove Drive; (2) specific grading plans be required for lots 33 and 34 as part of their building permit applications; and (3) applicant will appear before the Stormwater Drainage Advisory Board at their next regular meeting to brief the board. Motion carried as follows:

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

NO: None

E. Public Hearing and Consideration of Approval of Ordinance No. 4096 Amending Previously Approved Ordinance No. 4071 Rezoning Certain Property Generally Located on the Southeast Corner of North Covell Road and North Sooner Road; Correcting the Scrivener's Error in the Title and Section One of Ordinance No. 4071; Providing for Repealer and Severability; And Declaring an Emergency.

Ken Bryan, Director of Planning, provided general information and answered questions from members of the City Council regarding agenda item 4.E.

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 4.E. Motion carried as follows:

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

NO: None

Motion by Councilmember Watterson, seconded by Councilmember Moore, to approve the emergency clause for Ordinance No. 4096, which provides that an immediate effective date is necessary for the preservation of the peace, health, and public welfare of the City of Edmond and the inhabitants thereof. Motion carried as follows:

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

NO: None

F. Public Hearing and Consideration of Approval of Ordinance No. 4097 Amending Title 8 Chapter 8.28 Weeds and Trash of the Edmond Municipal Code by Amending Section 8.28.045 - Penalties for Violation; Providing for Repealer and Severability; and Providing an Effective Date.

Christy Batterson, Director of Housing and Community Resources, provided general information and answered questions from members of the City Council regarding agenda item 4.F.

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 4.F. Motion carried as follows:

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

NO: None

Motion by Councilmember Moore, seconded by Councilmember Murdock Nichols, to recess the Edmond City Council meeting until 7:00PM. 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, and Watterson

NO: None

Councilmember Murdock Nichols reentered the City Council Chamber.

G. Joint Use Library and YMCA:

1. **Consideration of Approval of a Third Supplemental Agreement with the Young Men's Christian Association of Greater Oklahoma City (YMCA) for Construction of a Library and YMCA; $476,480.92 from the YMCA.**

2. **Consideration of Approval of a Budget Amendment for a Supplemental Appropriation for Construction of the Joint Use Library and YMCA; $476,480.92.**

Frank Hale, Interim Director of Parks and Recreation, provided general information and answered questions from members of the City Council regarding agenda items 4.G.1. and 4.G.2.

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

Motion by Councilmember Moore, seconded by Councilmember Fraim, to approve agenda item 4.G.1. 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 agenda item 4.G.2. Motion carried as follows:

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

NO: None

H. Consideration of Approval of a Budget Amendment for a Supplemental Appropriation from the 2000 CIP Reserves to the 2000 CIP Edmond Historical Museum Budget; $300,000.00.

Christy Batterson, Director of Housing and Community Resources, provided general information and answered questions from members of the City Council regarding agenda item 4.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 Watterson, to approve agenda item 4.H. Motion carried as follows:

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

NO: None

5. 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.

9. City Council General Consent Items:

A. Consideration of Approval of City Council Regular Meeting Minutes: July 27, 2026.

B. Consideration of Approval of the City Council Schedule of Regular Meetings for Calendar Year 2027.

C. Consideration of Directing the Parks and Recreation Advisory Board and the Arcadia Lake Commission to Meet in City Hall Beginning September 2026.

D. Consideration of Acceptance of Donated Easement from Echo Ranch Development LLC, for 365 West Coffee Creek Road.

E. Consideration of Acceptance of Donated Utility Easement from Echo Ranch Development LLC, of Edmond located north-west of Coffee Creek and North Boulevard.

F. Consideration of Acknowledging Receipt of Oklahoma Department of Environmental Quality (ODEQ) Construction Permits for Honeyfield - Phase 1.

G. Consideration of Acknowledging Receipt of Oklahoma Department of Environmental Quality (ODEQ) Construction Permits for Sylhet Drive Addition.

H. Consideration of Approval of Payment for Third-Party Collection Services for the Municipal Court from Perdue, Brandon, Fielder, Collins & Mott, LLP; $70,000.00.

I. Consideration of Amendment to Agreement Between City of Edmond and TEIM Design, PLLC. for Professional Services Dated June 23, 2025, and Approved by City Council August 11, 2025, for the Purpose of Adding an Additional Scope of Work Described in Exhibit A-3 and Providing for Compensation Reflected on Exhibit E; $28,400.00 Increase.

J. Consideration of Approval of Contract Renewal for Pension-Related Actuarial Services from Chuck Dean, D/B/A Dean Actuaries, LLC; $28,301.70.

K. Consideration of Approval of Annual Support and Patch Management Services for Electric Supervisory Control and Data Acquisition (SCADA) with Open Systems International Inc; $20,501.00.

L. Consideration of Approval of Disposal of Used Office Furniture, Kitchen Appliances, Lab Equipment, and Vehicles by Purchasing Agent; $19,095.00 Revenue.

M. Consideration of Approval of Annual Maintenance Fees Associated with Emergency Services Organization (ESO) Software Modules (CAD Integration, Fire Incidents) used for the Edmond Fire Department from ESO Solutions Inc; $18,625.34.

N. Consideration of Approval of Lodging, Airfare, Mileage, and Meals for Mayor Nash and Councilman Watterson to Attend a Peer City Visit to Carmel, Indiana on October 27-30, 2026; Estimated Total Cost of $4,260.00.

O. Consideration of Granting of Easement to Enable Oklahoma Intrastate Transmission, LLC for Relocating an Existing 12-inch High-Pressure Gas Main at the Arcadia Lake Water Treatment Plant; $10.00.

Mayor Nash asked if any member of the City Council wished to pull any of the fifteen items from general consent for separate discussion or action. Mayor Nash stated that agenda items 9.C. and 9.N. would be considered separately.

Motion by Councilmember Watterson, seconded by Councilmember Murdock Nichols, to approve agenda items 9.A. through 9.O., excluding agenda items 9.C. and 9.N., 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 noted that he would like to hear from the relevant boards regarding agenda item 9.C.

Councilmember Murdock Nichols noted that she agreed with moving the boards to City Hall, but would like to hear feedback from the boards if that is not something they want to do.

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

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

NO: None

Members of the City Council discussed agenda item 9.N., including the purpose of the trip and the potential of sending more than two councilmembers on the trip.

Motion by Councilmember Fraim, seconded by Councilmember Watterson, to continue agenda item 9.N. to the August 24, 2026, City Council meeting. Motion carried as follows:

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

NO: None

B. Presentation and Update on the Veterans Flag Retirement Area Project.

Jane Robertson, Management Services Manager, provided an update and answered questions from members of the City Council regarding agenda item 10.B.

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

Councilmember Murdock Nichols noted that schools would be back open soon.

Councilmember Moore recognized a boy scout, noted upcoming Edmond Center Court resurfacing, and the upcoming 40th anniversary event for the post office shooting.

Councilmember Watterson requested that staff look at changes to the recently approved massage ordinance.

Mayor Nash noted that citizens should be vigilant against scammers pretending to be Edmond Electric and the upcoming beach festival event.

12. 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 - August 10, 2026

Regular Meeting

Chairperson Nash called the regular meeting of the Edmond Public Works Authority to order on Monday, August 10, 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 August 6, 2026, at 8:23 AM. Written notice of the date, time, place, and agenda of the regular meeting was delivered to those requesting notice on August 6, 2026, at 8:34 AM.

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

ABSENT: None

6. **Public Works Authority General Consent Items:**

   A. **Consideration of Approval of Public Works Authority Regular Meeting Minutes: July 27, 2026.**

   B. **Consideration of Approval of the Edmond Public Works Authority Schedule of Regular Meetings for Calendar Year 2027.**

   C. **Consideration of Approval of a Third Supplemental Agreement with the Young Men's Christian Association of Greater Oklahoma City (YMCA) for Construction of a Library and YMCA; $476,480.92 from the YMCA.**

   D. **Consideration of Approval of Bid Disposition for Annual Service / Supply Contracts:**

      1. **Carbon Dioxide (Including Renewal Options) for the Water Resources Department for an Estimated Annual Amount of $90,000.00; and**
      2. **Roll Out Carts (Including Renewal Options) for the Solid Waste Department for an Estimated Annual Amount of $154,000.00.**

   E. **Consideration of Approval of Bid Disposition for Annual Service / Supply Contract for Carbon Dioxide Chemicals (Including Renewal Options) for the Water Resources Department; Estimated Annual Amount of $130,000.00.**

   F. **Consideration of Approval of Disposal of Used Office Furniture, Kitchen Appliances, Lab Equipment, and Vehicles by Purchasing Agent; $19,095.00 Revenue.**

   G. **Consideration of Approval of Professional Services Agreement Amendment No. 2 with Huitt-Zollars, Inc. for Design of Edgewood Stormwater Infrastructure Improvements; $10,054.00 Increase.**

   H. **Consideration of Granting of Easement to Enable Oklahoma Intrastate Transmission, LLC for Relocating an Existing 12-inch High-Pressure Gas Main at the Arcadia Lake Water Treatment Plant; $10.00.**

Chairperson Nash asked if any Trustee wished to pull any of the eight items under Edmond Public Works Authority General Consent for separate discussion and/or action. Chairperson Nash stated that agenda item 6.D. would be considered separately.

Motion by Trustee Watterson, seconded by Trustee Murdock Nichols, to approve agenda items 6.A. through 6.H., excluding agenda item 6.D., under Edmond Public Works Authority General Consent. Motion carried as follows:

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

NO: None

7. Public Works Authority Discussion and Consideration Items:

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

Chairperson Nash explained that 6.D.1. was a duplicate of agenda item 6.E. and that no action would be taken on the 6.D.1. portion of the agenda item.

Motion by Trustee Watterson, seconded by Trustee Fraim, to approve agenda item 6.D.2. Motion carried as follows:

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

NO: None

8. Adjournment of the Edmond Public Works Authority Meeting.

Motion by Trustee Murdock Nichols, seconded by Trustee Moore, 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