

Edmond City Council Minutes - October 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, October 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 October 8, 2026, at 3:15 PM. Written notice of the date, time, place, and agenda of the regular meeting was delivered to those requesting notice on October 8, 2026, at 3:18 PM.

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

ABSENT: None

2. Citizen Comments.

None

3. Appointments and Reappointments:

A. Mayor Appointments and Reappointments:

1. Appointment of Derrek Don Belase to the Community Policing Board, Effective November 1, 2026; Term Expires October 31, 2029.

Motion by Councilmember Watterson, seconded by Councilmember Moore, 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:

Motion by Councilmember Watterson, seconded by Councilmember Fraim, to continue agenda items 4.B., 4.C., 4.D., 4.G., and 4.H. to the October 26, 2026, City Council meeting. Motion carried as follows:

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

NO: None

A. Case No. U26-00004; Public Hearing and Consideration of Approval of a Specific Use Permit for Vitality Massage and Shiatsu, Located at 3409 S. Broadway, Suite 611. (Maglio)

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 unanimously recommended approval at their September 8, 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 Watterspm, 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. U26-00002; Public Hearing and Consideration of Approval of a Specific Use Permit for Cypress Spa, Located at 24 E 4th Street. (Yang)**
- C. Case No. U26-00005; Public Hearing and Consideration of Approval of a Specific Use Permit for Anza Magic Medical Massage Therapy, Located at 3208 Teakwood Lane, Suite 106. (Austin John)**
- D. Case No. U26-00011; Public Hearing and Consideration of Approval of a Specific Use Permit for Relaxing Space Massage, Located at 36 E 33rd Street. (Cisiewski)**
- E. Case No. U26-00017; Public Hearing and Consideration of Approval of a Specific Use Permit for a Massage Therapy Business Located at 1801 East 15th Street. (Byrd)**

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.E. Mr. Bryan noted that the Planning Commission unanimously recommended approval at their September 22, 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 4.E. Motion carried as follows:

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

NO: None

- F. Case No. U26-00018; Public Hearing and Consideration of Approval of a Specific Use Permit for Elements Massage, Whose Two Locations are at 1321 North Bryant Avenue and 2133 West 15th Street. (Hazzard-Hatchel)**

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.F. Mr. Bryan noted that the Planning Commission unanimously recommended approval at their September 22, 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 4.F. Motion carried as follows:

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

NO: None

- G. Case No. U26-00019; Public Hearing and Consideration of Approval of a Specific Use Permit for Mona Lisa Massage, Located at 613 South Broadway. (Kiely)**
- H. Case No. U26-00020; Public Hearing and Consideration of Approval of a Specific Use Permit for Crystal Massage, Located at 825 Centennial Boulevard. (Yang)**
- I. Case No. PR26-00001; Public Hearing and Consideration of Approval for a Preliminary Plat for Black Oaks II at Iron Horse Ranch, Located Southeast of Sorghum Mill Road and Coltrane Road. (Staab Holdings LLC)**

Motion by Councilmember Watterson, seconded by Councilmember Moore, to continue agenda item 4.I. to the October 26, 2026, City Council meeting. Motion carried as follows:

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

NO: None

- J. Case No. Z26-00016; Public Hearing and Consideration of Approval of Ordinance No. 4100 Rezoning Certain Property Generally Located on the East Side of Sooner Road, North of East 2nd Street, from "G-A" General Agricultural to "E-1" Retail General Commercial and Providing an Effective Date. (Marathon Rentals, 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.J. Mr. Bryan noted that the Planning Commission unanimously recommended approval at their September 8, 2026, City Council meeting.

Todd McKinnis, representing the applicant, provided additional information regarding agenda item 4.J.

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

Mary Merritt, a local Edmond resident, spoke regarding her concerns regarding the property and requested meetings between the applicant and the adjacent neighborhood homeowners' association.

Members of the City Council discussed the subject property. Councilmember Moore requested that the applicant meet with surrounding neighbors before a decision was reached. Councilmember Fraim expressed concern about the impact of multiple delays for applicants.

Motion by Councilmember Murdock Nichols, seconded by Councilmember Moore, to continue agenda item 4.J. to the October 26, 2026, City Council meeting. Motion carried as follows:

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

NO: Councilmember Fraim

K. Case No. Z26-00014; Public Hearing and Consideration of Approval of Ordinance No. 4104 Rezoning Certain Property Generally Located at 1017 South Westminster from “G-A” General Agricultural to “PUD Z26-00014” Sixty-Six Vines Planned Unit Development and Providing an Effective Date. (Sixty-Six Vines, 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.K. Mr. Bryan noted that the Planning Commission unanimously recommended approval at their September 22, 2026, meeting.

Dean Koleada, representing the applicant, provided additional information regarding the agenda item.

Jennifer Springer, with Edmond Economic Development Authority, provided additional information regarding the projected economic impact of the project.

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

Michelle Brown, a local resident, spoke in support of the project.

Jennifer Fields, a local resident, noted that she had not received much notice of the project, and was concerned about not having enough time to review the project before it was voted on.

David Tropit, a local resident, noted he had only learned of the project today and requested more time to receive additional information.

Robert Brown, a local resident, spoke in support of the project.

Matt Parsons, a local resident, spoke in opposition to the project, concerns about the quality of the project, current illegal rifle hunting on the property, people living on RVs on the property, noise concerns, and traffic.

Catherine Peckinpah, a local resident, spoke in opposition to the project due to privacy, noises, congestion, and other concerns.

Ryan Trenary, an Edmond teacher, spoke in support of the project.

Leah Coleman Arnold, a local florist, spoke in support of the project.

Jim Gillespie, an Edmond resident, spoke in opposition to the project due to noise, negative impact on property value, and other concerns.

Motion by Councilmember Moore, seconded by Councilmember Murdock Nichols, to recess the Edmond City Council meeting until 7:06PM. 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 reconvene the Edmond City Council meeting. Motion carried as follows:

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

NO: None

Councilmember Watterson reentered the City Council Chamber.

Braden Hill, an Edmond resident, spoke in support of the project.

Susan Starnes, an Edmond resident, spoke in support of the project.

Mr. Koleada responded and confirmed that the applicant would be required to follow all applicable laws and regulations.

Todd Edmonds, with HSE Architects and the architect for the project, provided additional details regarding the sound control elements of the project.

Councilmember Moore asked whether the applicant would be willing to meet with neighbors in addition to the meetings that had already occurred.

Zach Barton, with the project, noted he was available to meet with anyone about the project.

Councilmembers Fraim, Watterson, and Murdock Nichols, as well as Mayor Nash, indicated that they were supportive of the project due to the more limited use of the land as compared to a built-out neighborhood.

Councilmember Moore noted that he thought the project was great, but thought communication with the neighbors could be better before the project advances.

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

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

NO: Councilmember Moore

L. Case No. Z26-00017; Public Hearing and Consideration of Approval of Ordinance No. 4105 Rezoning Certain Property Located at 10609 E 33rd Street from “G-A” General Agricultural to “R-1” Rural Estate District and Providing an Effective Date. (Clem)

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.L. Mr. Bryan noted that the Planning Commission unanimously recommended approval at their September 22, 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 Murdock Nichols, to approve agenda item 4.L. Motion carried as follows:

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

NO: None

- M. Public Hearing and Consideration of Approval of Ordinance No. 4106 Amending Chapter 2.90 of the Edmond Municipal Code, Community Policing Board, by Modifying Section 2.90.011 - Purpose, Section 2.90.050 - Committees, and Section 2.90.100 - Functions; Providing for Repealer and Severability; and Providing an Effective Date.**

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

Lakresha Ferguson, chairwoman of the Community Policing Board, provided general information regarding agenda item 4.M.

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.M. 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 Watterson, seconded by Councilmember Moore, to recess the Edmond City Council meeting. Motion carried as follows:

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

NO: None

Mayor Nash reconvened the Edmond City Council meeting.

9. City Council General Consent Items:

- A. Consideration of Approval of City Council Special Meeting Minutes: September 28, 2026.**
- B. Consideration of Approval of City Council Regular Meeting Minutes: September 28, 2026.**
- C. Consideration of Approval of Election Proclamation and Notice of Election and Resolution No. 32-26 for the Calling of Municipal Elections to be held in the City of Edmond, Oklahoma County, State of Oklahoma, on February 9, 2027 and April 6, 2027 to Elect the Mayor and Council Members Representing Wards One and Two.**
- D. Consideration of Approval of Resolution No. 33-26 Certifying that an Opportunity for Public Comment was Provided Regarding the Proposed Hunter's 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 Hunter's Creek Interceptor Wastewater Improvements; Acknowledging the Edmond Public Works Authority Intention to Construct, Operate, and Maintain Such Proposed Facilities in Accordance with State and Federal Requirements; And Providing an Effective Date.

- E. Consideration of Acceptance of a Maintenance Easement from the United States Postal Service (USPS) Allowing Access to USPS Property Located at North Broadway and Hurd Street for the Purpose of Undertaking Certain Maintenance Activities Related to the Yellow Ribbon Sculpture.**
- F. Consideration of Acceptance of Donated Easement from Josh Delich, Associated with the Edmond Independent School District No. 12.**
- G. Consideration of Acceptance of Donated Street / Utility Easement from Josh Delich, Associated with the Edmond Independent School District No. 12.**
- H. Consideration of Acceptance of Donated Public Utility Easement from John Bates, Associated with the Legacy at Covell Shops, LLC.**
- I. Consideration of Acceptance of Donated Public Utility Easement from John Bates, Associated with the Legacy at Covell Shops, LLC.**
- J. Consideration of Acceptance of Donated Public Utility Easement from John Bates, Associated with the Legacy at Covell Shops, LLC.**
- K. Consideration of Acknowledging Receipt of Oklahoma Department of Environmental Quality (ODEQ) Construction Permits for Take 5 Oil Change.**
- L. Consideration of Acknowledging Receipt of Oklahoma Department of Environmental Quality (ODEQ) Construction Permits for Edmond U-Haul.**
- M. Consideration of Acknowledging Receipt of Oklahoma Department of Environmental Quality (ODEQ) Construction Permits for 15th & I-35 Lot.**
- N. Consideration of Acknowledging Receipt of Oklahoma Department of Environmental Quality (ODEQ) Construction Permits for Ruth's Chris.**
- O. Consideration of Approval of Bid Disposition for Annual Service / Supply Contract for Police Vehicle Accessories (Including Renewal Options) for the Police Department to Dana Safety Supply, Inc; Estimated Annual Amount of \$170,000.00.**
- P. Consideration of Approval of Local Fund Contribution to the Regional Transportation Authority of Central Oklahoma for Fiscal Year 2026-2027; \$144,654.00.**
- Q. Consideration of Approval of a Grant Agreement for the Fiscal Year 2026-2027 Primary Public Safety Answering Points (PSAP) One-Time Payment Grant from Oklahoma 9-1-1 Management Authority; \$72,786.00.**
- R. Consideration of Approval of Bid Disposition for Downtown Christmas Lighting and Mitch Park's Luminance from Classic Christmas Lights; \$51,037.50.**

- S. Consideration of Authorizing the Mayor to Execute an Engagement Letter with Fuller Tubb Bickford Warmington & Panach, PLLC to Provide Legal Services Related to the Employment of the City Attorney; Up to \$50,000.00.**
- T. Consideration of Approval of Agreement with the City of Oklahoma City to Receive \$10,184.00 in Funding via the Justice Assistance Grant (JAG) Program.**

Mayor Nash asked if any member of the City Council wished to pull any of the twenty items from general consent for separate discussion or action. No Councilmember responded.

Motion by Councilmember Moore, seconded by Councilmember Watterson, to approve agenda items 9.A. through 9.T., excluding agenda item 9.E., 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.**

AJ Krieger, City Manager, provided additional information and answered questions from members of the City Council regarding agenda item 9.E.

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

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

NO: None

- B. Presentation of Interactive Development Tracker Map.**

Ken Bryan, Director of Planning, provided general information and answered questions from members of the City Council regarding agenda item 10.B.

- C. Presentation and Discussion of a Draft Scope of Work for a Downtown Master Plan.**

Ken Bryan, Director of Planning, provided general information and answered questions from members of the City Council regarding agenda item 10.C.

- D. Consideration of Authorizing the Mayor to Execute an Engagement Letter with Fuller Tubb Bickford Warmington & Panach, PLLC to Provide Legal Services Related to the Employment of the City Attorney; Up to \$50,000.00.**

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

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

NO: Councilmember Murdock Nichols

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

Members of the City Council noted recent and upcoming events in the City of Edmond.

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 - October 12, 2026

Regular Meeting

Chairperson Nash called the regular meeting of the Edmond Public Works Authority to order on Monday, October 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 October 8, 2026, at 3:15 PM. Written notice of the date, time, place, and agenda of the regular meeting was delivered to those requesting notice on October 8, 2026, at 3:18 PM.

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: September 28, 2026.**
- B. Consideration of Approval of Resolution No. 08-26 Certifying that an Opportunity for Public Comment was Provided Regarding the Proposed Hunter's 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 Hunter's Creek Interceptor Wastewater Improvements; Acknowledging the Edmond Public Works Authority Intention to Construct, Operate, and Maintain Such Proposed Facilities in Accordance with State and Federal Requirements; And Providing an Effective Date.**
- C. Consideration of Approval of Bid Disposition for Downtown Christmas Lighting and Mitch Park's Luminance from Classic Christmas Lights; \$51,037.50.**
- D. Consideration of Approval of Change Order No. 2 (FINAL) to the Construction Contract with Brewer Construction Oklahoma, LLC for the Huntwick II Stormwater Infrastructure Improvements Phase 1 Project B26-011; \$2,102.86 Decrease.**

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

Motion by Trustee Moore, seconded by Trustee Fraim, to approve agenda items 6.A. through 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.**

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