

**IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW
THE AGENDA WAS POSTED JULY 19, 2023 AT 2:50 P.M.
AT THE MUNICIPAL BUILDING, 723 SOUTH LEWIS, STILLWATER, OKLAHOMA**

**MINUTES
STILLWATER CITY COUNCIL
SPECIAL MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
JULY 24, 2023**

PRESENT: MAYOR WILLIAM H. JOYCE, VICE MAYOR AMY DZIALOWSKI,
COUNCILORS CHRISTIE HAWKINS, KEVIN CLARK AND TIM HARDIN
ABSENT: NONE

1. CALL MEETING TO ORDER

Mayor Joyce called the meeting to order at 5:30 p.m.

2. PLEDGE OF ALLEGIANCE

The Stillwater City Council led the audience in the Pledge of Allegiance.

3. INTRODUCTION OF NEW STILLWATER REGIONAL AIRPORT DIRECTOR KELLIE REED

Deputy City Manager Melissa Reames introduced the new Stillwater Regional Airport Director Kellie Reed. Ms. Reed gave a brief history of herself and said she was excited to be here. Ms. Reames thanked Gary Johnson for his time and service as Interim Airport Director.

4. CONSENT DOCKET

- a. Approve regular meeting minutes of July 10, 2023
- b. Approve budget amendment appropriating \$239,400 for the Armory Recreation Center roof replacement (Project bid award approved July 10, 2023)
- c. Approve budget amendment appropriating \$12,303 for FY2023 Merry Main Street special event
- d. Approve renewal of Fuel Dispensing Permit at Stillwater Regional Airport for Stillwater Flight Center, Inc.
- e. Stillwater History Museum at the Sheerar quarterly report
- f. Approve bid award to Hodges Farms and Dredging, LLC for a unit price contract amount of \$1,079,639 for the Water Treatment Plant Lagoon Dredging Project Base Bid plus Alternate No. 1; approve budget amendment appropriating construction expenditures of \$1,187,600; and authorize Interim City Manager to sign documents – this project involves the use of ARPA funds and requires City Council approval
- g. Approve budget amendment transferring \$12,000 from General Fund to Stillwater Economic Development Authority to fund payment of interest on Tax Increment Financing District #5 loan
- h. Approve Block 34 Supplemental Donation Agreement

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HAWKINS TO APPROVE THE CONSENT DOCKET AS PRESENTED.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

5. PUBLIC COMMENT ON AGENDA ITEMS NOT SCHEDULED FOR PUBLIC HEARING

There were no requests to speak on agenda items not scheduled for public hearing.

6. ITEMS REMOVED FROM CONSENT DOCKET

None.

7. PUBLIC HEARINGS

- a. Receive public comment regarding a request from Gose & Associates on behalf of Stillwater Medical Center Authority for consideration, discussion, and possible action, including recommending approval or denial to rezone approximately 53 acres of property located East of 12th and Blakely and North of Stillwater Creek, including property more commonly described as 1201 S. Adams Street and 1200 S. Adams Street, from Office (O) and Agriculture (A) to Public (P)

City Planner Jacquelyn Porter reported that the applicant requests review and approval of a map amendment to rezone the property addressed as 1200 & 1201 S. Adams Street from Office (O) to Agriculture (A). The subject property is located on the southwest side of Stillwater on the south side of West 12th Avenue. This is the location of several Stillwater Medical Center medical/clinic offices. The southern portion of the property is vacant land with a portion located in the floodplain. Ms. Porter stated that The Stillwater Medical Center Authority would like to rezone the property to reflect the same Public zoning district as the Stillwater Medical Center Authority's facilities on West 6th Avenue and allow the opportunity for future use of public ballfield(s) on a portion of the land.

Mayor Joyce opened the public hearing.

Stephen Gose, Gose and Associates, spoke on behalf of the applicant.

Mayor Joyce closed the public hearing.

Planning Commission recommended approval with a 4-0 vote.

MOTION BY COUNCILOR HAWKINS, SECOND BY VICE MAYOR DZIALOWSKI TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE MAP AMENDMENT FOR THE PROPERTY LOCATED AT 1200 & 1201 SOUTH ADAMS STREET.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

8. GENERAL ORDERS

- a. Henderson Golf annual report

Michael Henderson, Henderson Golf Management, presented the annual report for Lakeside Golf Course. He reported on the programs offered, program attendance and camps and clinics for all ages and genders. Mr. Henderson presented the past and future investments and improvement made at the golf course. He discussed the budgeted expenses and the revenue. Mr. Henderson answered Council's questions.

No action was taken on this item.

- b. Update on the Block 34 construction project

Interim City Manager Brady Moore stated that this is a very exciting announcement as the City is talking about the final funding donations, the final design and the construction timeline for Block 34. He reported that the City could not move forward with the construction on this project without the generous gifts from Kicker, the Irby family and Simmons Bank. Mr. Moore invited Mr. Steve Irby to the podium to share his thoughts on the project and so Council can express their gratitude for his generous donations.

Mr. Irby stated this is an exciting project that they have been working on for quite some time. He stated that he has been working with Jim Beckstrom and they came up with an idea so they hired an architect that they trust and respect to design the project. Mr. Irby said he was really happy to announce that the project is fully funded. He thanked the City for the street improvements done around Block 34 as that will help make the project pristine and he thanked the entire City staff for being cooperative to work with on this project. Mr. Irby thanked Simmons Bank for their contribution. He stated he thinks this project will be a catalyst for economic development in the City and in the downtown area as well as a great improvement to the quality of life in Stillwater. Mr. Irby introduced Jim Beckstrom, Chairman of the Block 34 Development and Architectural Committee.

Mr. Beckstrom stated it was an honor to be here today and he thanked Mr. Irby, Simmons Bank and the City for making this project possible. He gave a brief history on the concept development of this project, committee and town hall meetings and fundraising. Mr. Beckstrom presented an overview of the Block 34 design and timeline and answered Council's questions.

No action was taken on this item.

- c. Consider approval of State of OK Department of Transportation Project Maintenance, Financing, and Right-of-Way Agreement for the Rails to Trails Project

Interim City Manager Brady Moore reported that on November 14, 2022, City Council authorized staff to develop and submit a grant application for the Oklahoma Department of Transportation, Transportation Alternatives grant in the amount of \$1.2 million. April 3, 2023, Commissioners awarded 62 projects totaling more than \$52 million in municipal transportation alternatives such as pedestrian and bicycle facilities, recreational trails, downtown revitalization and others, as part of the Transportation Alternative Program. The City of Stillwater Rails-to-Trails Boomer Lake to McElroy Trail Project was approved by the Commissioners for the full \$1.2 million.

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HAWKINS TO APPROVE THE STATE OF OKLAHOMA DEPARTMENT OF TRANSPORTATION PROJECT MAINTENANCE, FINANCING, AND RIGHT-OF-WAY AGREEMENT FOR PROJECT NO. J3-7997(004)CI (STILLWATER RAILS-TO-TRAILS PROJECT).

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

- d. Consideration, discussion, and possible action regarding the performance-based efficiency contract with JCI and project financing, including possible action to terminate Performance Contract and authorize payment to JCI for the Performance Development Agreement

City Attorney Kimberly Carnley reported that 10 minutes prior to the start of this meeting she received a response letter from the Attorney General's office regarding the questions about financing with Bank of America. She stated that she has not had time to fully review the document and asked that Council table this item to the August 7, 2023 Council meeting.

9. ORDINANCES

- a. Second Reading

Ordinance No. 3524: An ordinance rezoning a tract of land located at 1017 and 1109 West 9th Avenue, 1022, 1024, 1104, 1110, 1122, and 1124 West 10th Avenue and 920 thru 924 South Jefferson Street from Small Lot Single Family Residential District (RSS) to Two-Family Residential District (RT)

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HAWKINS TO ADOPT ORDINANCE NO. 3524 AS PRESENTED.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

10. APPOINTMENTS

a. Building Trades Board

MOTION BY MAYOR JOYCE, SECOND BY COUNCILOR HARDIN TO REAPPOINT KYLE KELTY TO THE BUILDING TRADES BOARD.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

b. Planning Commission

MOTION BY MAYOR JOYCE, SECOND BY COUNCILOR HAWKINS TO REAPPOINT RILEY WILLIAMS AND JANA PHILLIPS AND TO APPOINT ANDREW VAN LEUVEN TO PLANNING COMMISSION.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

c. Board of Drainage Appeals

MOTION BY MAYOR JOYCE, SECOND BY COUNCILOR CLARK TO REAPPOINT MATTHEW MITCHELL AND DANIEL STORM TO BOARD OF DRAINAGE APPEALS TO A TERM ENDING IN 2025 AND REAPPOINT DR. DALE DANIEL TO BOARD OF DRAINAGE APPEALS TO A TERM ENDING IN 2026.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

11. REPORTS FROM OFFICERS & BOARDS

- a. Miscellaneous items from the City Attorney: None.
- b. Miscellaneous items from the City Manager:
 - Interim City Manager Brady Moore reported that the weather changes affect our aging water utilities infrastructure. The heat, cold, rain, etc. all play a role in the soil around the water mains and pipes. Beginning Sunday evening and through the early hours this morning, our Water Utilities crew were able to repair a 24" water main near the Cimarron Turnpike on N. Seadog St. He thanked Director James Driskel and the entire Water Utilities team for their avid commitment to ensuring our customers have water, even if that means working around the clock, throughout the night and day in extreme weather conditions. Water was fully restored to the customers by 5 a.m. this morning.

- Interim City Manager Brady Moore stated that the City is excited to share with our community that the new City of Stillwater website will launch tomorrow, Tuesday, July 25. The website address is: stillwaterok.gov and our previous website at Stillwater.org will redirect users to the new, improved site. He stated that the City is happy with the new vendor that was chosen and all the neat features that are available. Aside from the main navigation, information may be found by using the chatbot located in the bottom right corner or the search engine.
- c. Miscellaneous items from the City Council:
- Councilor Hardin announced that the Stillwater Police Department will host National Night Out on Tuesday, August 1, from 6 to 9 p.m. at Southern Woods Park. This is an annual community-building opportunity for Stillwater families, friends, emergency responders and other organizations to strengthen crime prevention awareness. There will be games, food and fun. So please save the date and we hope to see everyone at the event.
 - Councilor Clark asked residents to mark their calendars for Oklahoma Tax-Free Holiday Weekend from Aug. 4-6. During this time, sales of eligible items are exempt from sales tax. Retailers are required to participate in this three-day tax holiday and may not collect sales and use tax on qualified footwear and clothing items priced less than \$100 dollars. We ask our community members to please shop local and take advantage of this savings weekend here in Stillwater. For more information about the holiday and to find a list of exempt items, go to: tax.ok.gov.
 - Councilor Hawkins announced that the City is accepting applications for citizen representatives to serve on various committees including Board of Adjustment, Planning Commission, Building Trades Board, and Board of Drainage Appeals. These committees are essential for increased development and infrastructure projects within our community. The position on the Building Trades Board needs to be filled by someone active in the electrical trade. The position on the Board of Drainage Appeals needs to be filled by someone with knowledge of hydrology, engineering, storm water management or related field and have no economic interest in the development or construction industries. If anyone would like to get involved in your local government and help make Stillwater even greater, please consider serving on one or more of these committees. For more information and to apply online, go to stillwater.org/citizenboards.
 - Vice Mayor Dzialowski reminded residents to participate in the Stillwater Chamber of Commerce "Purchase on Perkins" Road campaign where patrons can potentially win \$1,000 in cash prizes while they are shopping local. While Perkins Rd./US 177 roadway construction project is a necessity, this shop local campaign helps show much needed support to the businesses located along this roadway. To enter, just visit a store on Perkins Road and make a purchase. Next, scan the QR code on the receipt and fill out a survey to enter the contest. For more information, visit the Chamber's Facebook page and their website at Stillwaterchamber.org
 - Mayor Joyce gave updates on some of the larger transportation projects:
 - Husband Street Bridge:** This is set to be complete in mid- to late- August. We are currently on schedule.
 - 3rd Street Bridge:** Set to be complete by first of November.
 - 12th Street – the closure from Duncan to Duck:** Recent weather challenged our original completion date. The new completion date for the roadway to be reopened is August. 26. Just a reminder, this construction project was for installation of the drainage culvert to help reduce flooding.
 - N. Perkins Rd/US 177 (ODOT project):** We remain on schedule for all four lanes to be completed and opened by the end of August. ODOT has ensured

ADA accessible bus stops will be included. The 10' wide sidewalks may not be completed before the roadway is complete but they will follow shortly after. The City greatly appreciates our business owners on Perkins Road who have weathered the roadway construction project and also many thanks to our patrons who have continued to support the businesses. Also, the City appreciates our community members who have been patient and kind during the construction projects throughout our city.

- i. Discussion about scheduling items for future meetings.

12. QUESTIONS & INQUIRIES

None.

13. ADJOURN

MOTION BY COUNCILOR HAWKINS, SECOND BY COUNCILOR HARDIN TO ADJOURN THE JULY 24, 2023 SPECIAL MEETING OF THE STILLWATER CITY COUNCIL.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

The July 24, 2023 special meeting of the Stillwater City Council adjourned at 6:39 p.m.



WILLIAM H. JOYCE, MAYOR
STILLWATER CITY COUNCIL



TERESA KADAVY
CITY CLERK