



Together, Investing in Municipal Excellence

CITY COUNCIL MEETING AGENDA

NOVEMBER 6, 2023

723 S. Lewis Street, Room 1122 B
Stillwater, OK 74074
5:30 PM

Mayor Will Joyce, Vice Mayor Amy Dzialowski, Councilors Kevin Clark, Christie Hawkins, & Tim Hardin

NOTE: *The Mayor and City Council will gather in Conference Room 1112B beginning at 4:45 p.m. this date for refreshments. No City Council business will be discussed or acted upon at this time. This is not a closed session and members of the public and press are welcome to attend. Refreshments will only be provided to the City Council and staff.*

1. Call Meeting to Order
2. Pledge of Allegiance
3. Proclamations and Presentations

a.	National Runaway Month
b.	Proclamation in Support of the Heartland Flyer Extension
c.	2024 MidSouth - Bobby Wintle

4. Consent Docket

Items listed on the consent docket are routine administrative matters that may be approved without discussion. The Council will take action on these items collectively with a single vote. The requested City Council action is indicated for each item listed. Should a Councilor elect to discuss, amend, revise, or table any item listed on the consent docket, the item will be moved to the section of the agenda titled "Items Removed from the Consent Docket" for consideration and possible action. Additionally, a Councilor or the City Manager may simply ask the Mayor to remove an item from the consent docket prior to action by the City Council and no action will be taken on the removed item at this meeting.

a.	Approve October 16, 2023 regular and executive session meeting minutes
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b.	Approve City Manager employment agreement		Kimberly Carnley
c.	Stillwater History Museum at the Sheerar quarterly report		Amelia Chamberlain
d.	Approve bid award for the 7th Avenue Reconstruction Project to Rudy Construction Co. as a unit price contract of \$1,096,236, including the alternate bid; authorize total expenditures not to exceed \$1,266,236, which includes construction, testing and contingency; and authorize the Interim City Manager to execute contracts and related documents	CC-23-163	Candy Staring
e.	Approve final plat of replat of Block 4 in Berry Creek West, currently addressed as 3316, 3319, 3322, and 3325 W Cypress Mill Avenue	CC-23-165	Jacquelyn Porter
f.	Accept dedication of a drainage easement located at 1899 E 6 th Avenue	CC-23-164	Jacquelyn Porter
g.	Approval of Professional Consulting Agreement with Twenty20 Management, Inc. in the amount of \$17,500 to provide preliminary assessments of renovations of the Washington School building, and authorizing the Interim City Manager to sign the agreement		Brady Moore
h.	Certification of the statement of costs in the amount of \$31,096.51 for the abatement of nuisance property addressed 1600 E. 16 th Ave., Stillwater, OK (Silverton Estates, LLC) as authorized by Resolution CC-2022-39		Kimberly Carnley
i.	Approve budget amendments reflecting an increase of \$738,148 in revenue projection from award of AIP grant #3-40-0090-039-2023 for Phase II design of Stillwater Regional Airport terminal building and expenditure of AIP grant funds of \$863,109, which includes grant eligible costs, city match, and ineligible costs		Christy Cluck
j.	Approve budget amendments reflecting an increase of \$738,148 in revenue projection from award of AIP grant #3-40-0090-040-2023 for Phase II design of Stillwater Regional Airport terminal building and expenditure of AIP grant funds of \$771,191, which includes grant eligible costs, city match, and ineligible costs		Christy Cluck

5. Public Comment on Items not Scheduled for Public Hearings

Stillwater City Code, Section 2-53(a) & (b), provides that taxpayers or residents of the city, or their authorized legal representatives, may address the Council at a regularly scheduled meeting on **any item of business listed on the meeting agenda** provided they have submitted a written request prior to the meeting either online at Request to speak form or via the form found in the lobby outside Council chambers prior to meetings.

6. Items Removed from the Consent Docket

Items removed from the consent docket are placed on this section of the agenda for discussion, revision, amendment and/or tabling prior to action by the City Council. The City Council may take action, including a vote or series of votes, on items removed to this section of the agenda after the requested discussion, revision or amendment.

7. General Orders

a.	Consideration of possible retention of McAfee & Taft and Fulmer Sill to represent the interests of the City in pending class action litigation against 3M Company and E.I. Dupont de Nemours and Company and other defendants involving Per- and Polyfluoroalkyl Substances (PFAS) contamination in In Re: Aqueous Film-Forming Foams Products Liability Litigation, MDL No. 2:18-mn-2873, United States District Court, District of South Carolina, and other litigation related to PFAS contamination	Kimberly Carnley
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8. Resolutions

The City Council will hear a staff presentation, discuss, and take action including a vote or series of votes on each resolution listed as presented or as amended or revised by the City Council.

a.	RESOLUTION No. CC-2023-39: A RESOLUTION CONCERNING THE CITY OF STILLWATER'S BRIDGE INSPECTION RESPONSIBILITY PURSUANT TO NATIONAL BRIDGE INSPECTION STANDARDS AND NOTIFICATION TO THE OKLAHOMA DEPARTMENT OF TRANSPORTATION OF BRIDGE INSPECTION CONSULTANT SELECTION FOR BRIDGE INSPECTION CONTRACTS COMMENCING APRIL 1, 2024 THROUGH MARCH 31, 2026	Candy Staring
b.	RESOLUTION NO. 2023-40: A RESOLUTION ADOPTING THE REVISED RATE STRUCTURE FOR ELECTRIC SALES; PROVIDING FOR SUBSEQUENT RATE INCREASES; AND PROVIDING AN EFFECTIVE DATE	Kimberly Carnley
c.	RESOLUTION NO. 2023-41: A RESOLUTION ADOPTING THE REVISED RATE STRUCTURE FOR WATER AND WASTEWATER UTILITY SERVICES; PROVIDING FOR SUBSEQUENT RATE INCREASES; AND PROVIDING AN EFFECTIVE DATE	Kimberly Carnley
d.	RESOLUTION NO. 2023-42: A RESOLUTION ADOPTING THE REVISED MONTHLY FEE SCHEDULE FOR THE	Kimberly Carnley

	STORMWATER UTILITY; AND PROVIDING AN EFFECTIVE DATE	
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9. Ordinances

The City Council will hear a staff presentation, discuss, and take action including a vote or series of votes on each ordinance listed as presented or as amended or revised by the City Council.

Second Read

a.	ORDINANCE NO. 3527: AN ORDINANCE REZONING A TRACT OF LAND LOCATED AT 716 WEST 11TH AVENUE FROM SMALL LOT SINGLE FAMILY RESIDENTIAL DISTRICT (RSS) TO TWO-FAMILY AND MULTI-FAMILY DISTRICT (RTM)
b.	ORDINANCE NO. 3528: AN ORDINANCE REZONING A TRACT OF LAND LOCATED AT 847 WEST ESKRIDGE AVENUE FROM SMALL LOT SINGLE FAMILY RESIDENTIAL DISTRICT (RSS) TO TWO-FAMILY RESIDENTIAL DISTRICT (RT)

10. Reports from Officers and Boards

Announcements and remarks of general interest may be made by Councilors, City Manager or City Attorney. Items of City business that may require discussion or action including a vote or series of votes are listed below.

a.	Miscellaneous items from the City Attorney
b.	Miscellaneous items from the City Manager
c.	Miscellaneous items from the City Council

11. Questions and Inquiries

12. Adjourn

On November 1, 2023 at 2:30 PM, a true and correct copy of this agenda was posted on the kiosk outside City Hall, 723 S. Lewis Street, Stillwater, OK.

The City of Stillwater encourages participation from all citizens. If participation at any public meeting is not possible due to a disability, please notify the City Manager's office at least 48 hours prior to the meeting by calling 405.742.8209.

- Meetings are televised on AT&T U-verse channel 99 and Optimum channel 14.
- Find meeting agendas and minutes online at [Agendas and Minutes](#)
- Official minutes are archived in the City Clerk's office.

Strategic Priorities At A Glance



#1 EFFECTIVE SERVICES & ACCOUNTABLE GOVERNMENT

To provide effective services and accountable government by practicing fiscal responsibility, transparency and outstanding customer service.



#2 MOTIVATED MANAGEMENT

To serve with integrity and demonstrate proactive leadership, motivated management and smart planning skills needed to create a better community.



#3 SAFE COMMUNITY

To promote a safe and secure community for all residents through equitable services, enhanced relationships, and responsive care.



#4 CONNECTED SPACES

To develop a strong sense of place by providing opportunities and services, such as transportation, utilities, and parks to best meet the needs of the public.



#5 UNIQUE CULTURE

To cultivate partnerships that enhance the spirit of Stillwater with equal access to services and amenities, strong and connected neighborhoods, and a thriving economy.



#6 ENGAGED & INVESTED RESIDENTS

To encourage participation and an understanding of government through outreach and inclusive initiatives that inspire trust and pride in local government.



November is National Runaway Prevention Month

WHEREAS, National Runaway Prevention Month began in 2002 and is presented each year by the National Runaway Safeline, the federally designated national crisis and communication system for youth ages 12 to 21 who have run away, are considering leaving home, or are experiencing homelessness; and

WHEREAS, runaway youth are often expelled from their home, have experienced trauma, struggle to meet basic needs, and are at increased danger of falling into high-risk situations, including human trafficking; and

WHEREAS, Payne County Youth Services, Inc. is working to raise awareness, provide support, and offer resources for vulnerable young people in the community; and

NOW, THEREFORE, I, William H. Joyce, Mayor of Stillwater, Oklahoma, do hereby proclaim November as National Runaway Prevention Month and encourage all residents to unite in support and advocacy to provide safe alternatives for this vulnerable population of young people.

WILLIAM H. JOYCE, MAYOR

ATTEST:

TERESA KADAVY, CITY CLERK



Heartland Flyer Extension in Oklahoma

WHEREAS, Heartland Flyer Extension desires to connect additional communities in Oklahoma to include proposed stations at: Edmond, Guthrie, Perry, and Ponca City, to further extend existing passenger rail service in San Antonio, Texas; Dallas, Texas; Fort Worth, Texas; Oklahoma City, Oklahoma; Wichita, Kansas; and Kansas City, Missouri; and

WHEREAS, the Heartland Flyer Extension in these additional four cities would increase destinations along the I-35 corridor in America's Heartland and attribute to the revitalization of the 400+ mile reconnection efforts; and

WHEREAS, extension points would increase transportation options and economic development growth opportunities for residents and visitors; and

WHEREAS, having the ability to connect urban, suburban, and rural cities and states is critically important for passenger rail efficiency to travel for business, work, pleasure, and to medical appointments; and

WHEREAS, the Heartland Flyer Extension anticipates environmental, congestion mitigation, and other public benefits as identified in three existing economic impact studies; and

WHEREAS, these additional communities would join more than 5.26 million (per U.S. Census 2021 data), other residents from the existing Heartland Flyer Extension communities to increase multi-modal options; and

NOW, THEREFORE, I, William H. Joyce, Mayor of Stillwater, Oklahoma, do hereby encourage the Heartland Flyer Extension program to include Edmond, Guthrie, Perry, and Ponca City as a transportation option, economic influencer, and asset in development of multi-modal communities.

WILLIAM H. JOYCE, MAYOR

ATTEST:

TERESA KADAVY, CITY CLERK

**IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW
THE AGENDA WAS POSTED OCTOBER 12, 2023 AT 3:15 P.M.
AT THE MUNICIPAL BUILDING, 723 SOUTH LEWIS, STILLWATER, OKLAHOMA**

**MINUTES
STILLWATER CITY COUNCIL
REGULAR MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
OCTOBER 16, 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. PROCLAMATIONS/PRESENTATIONS

- a. Domestic Violence Awareness Month - Wings of Hope

Mayor Joyce read the proclamation declaring October has Domestic Violence Awareness Month. Brandi White, Executive Director of Wings of Hope, accepted the proclamation. Ms. White encouraged citizens to wear purple on Thursday, October 19 in support of domestic violence survivors.

4. CONSENT DOCKET

- a. Approve October 2, 2023 regular meeting minutes
- b. Approve budget amendment reflecting receipt of a \$50,000 eMedia grant from Oklahoma Department of Libraries to Stillwater Public Library and approve a sole source purchase of downloadable material from Overdrive
- c. Approve budget amendments reflecting receipt and expenditure of a \$9,000 Health Literacy grant to Stillwater Public Library
- d. Approve budget amendments reflecting donations revenues and expenditures of \$17,921 to Stillwater Public Library
- e. Approve Encroachment Agreement and Release of Liability for 608 South Main Street and 601 South Husband Street and authorize the Interim City Manager to execute the agreement
- f. Approval of Memorandum of Understanding between Stillwater Regional Airport and Stillwater Flight Center, Inc. for Hangar #2 improvements and proposed hangar subleases
- g. Approve special meeting minutes of October 9, 2023

Councilor Hardin removed item f. from the consent docket.

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HAWKINS TO APPROVE THE CONSENT DOCKET MINUS ITEM F.

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

- f. Approval of Memorandum of Understanding between Stillwater Regional Airport and Stillwater Flight Center, Inc. for Hangar #2 improvements and proposed hangar subleases

Airport Director Kellie Reed explained that hangar #1 is being demolished to make room for the new airport terminal so space needs to be made for the tenants that are currently in hangar #1. This MOU memorializes the fact that Stillwater Flight Center is making space in hangar #2 for the current tenants that are in hangar #1. Ms. Reed stated that there is a resolution on the agenda tonight for approval as well.

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR HARDIN TO APPROVE ITEM F. FROM THE CONSENT DOCKET.

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

7. PUBLIC HEARINGS

- a. Receive public comment regarding a request from Happydays Investments for a Map Amendment to rezone property addressed as 847 W Eskridge Avenue from Small Lot Single-Family Residential (RSS) to Two-Family Residential District (RT)

City Planner Jacquelyn Porter reported that the applicant requests review and approval of a Map Amendment to rezone the property addressed as 847 West Eskridge Avenue from Small Lot Single-Family Residential (RSS) to Two-Family Residential District (RT). The property currently holds a single-family structure, which the applicant intends to demolish. The applicant requests rezoning to allow the proposed project to meet density requirements in an RT zoning. The applicant's conceptual plans show 9 three-story townhomes with garages that have access off West Eskridge Avenue.

Mayor Joyce opened the public hearing.

Kelly Harris, Bancroft International, 923 S. Lowry, spoke on behalf of the applicant

William Decker, 1100 W. Graham Avenue, spoke against the map amendment.

Mayor Joyce closed the public hearing.

The Planning Commission recommended approval with a 4-0 vote.

MOTION BY COUNCILOR CLARK, SECOND BY VICE MAYOR DZIALOWSKI TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE MAP AMENDMENT FOR PROPERTY LOCATED AT 847 WEST ESKRIDGE AVENUE.

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

- b. Receive public comment regarding a request from Happydays Investments for a Specific Use Permit to allow townhomes in a Two-Family Residential District (RT) at the property addressed as 847 W Eskridge Avenue.

City Planner Jacquelyn Porter stated that the applicant requests review and approval of a Specific Use Permit to allow townhomes in a Two-Family Residential District (RT) at the property addressed as 847 West Eskridge Avenue. The property currently holds a single-family structure, which the applicant intends to demolish. The applicant is requesting a specific use permit to allow the use of townhomes to be constructed in RT zoning district. The applicant's conceptual plans show 9 three-story townhomes with driveway access off West Eskridge Avenue to the garages.

Mayor Joyce opened the public hearing.

Kelly Harris, Bancroft International, 923 S. Lowry, spoke on behalf of the applicant

Mayor Joyce closed the public hearing.

The Planning Commission recommended approval of this SUP request with 4-0 vote.

MOTION BY COUNCILOR HAWKINS, SECOND BY VICE MAYOR DZIALOWSKI TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE SPECIFIC USE PERMIT FOR THE PROPERTY LOCATED AT 847 WEST ESKRIDGE AVENUE.

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. Presentation and discussion of residential and commercial utility bills and proposed utility rate increases

Finance Director Christy Cluck gave a brief history of the rate study presentations. She stated that LM Vedder Consulting presented electric utility rate study results on September 25, 2023 and that City staff presented stormwater fee study results on behalf of Jacobs Engineering on September 25, 2023. NewGen Strategies & Solutions presented water and wastewater utility rate study results on October 2, 2023. Ms. Cluck stated that these presentations were for informational purposes only with possible action to follow at a future meeting. Town Hall meetings were held on October 10, 2023 and October 12, 2023 to provide opportunity to engage with customers on potential rate increases.

Ms. Cluck presented examples of how the combined proposed rates would impact residential and commercial customer's bills. Ms. Cluck, Deputy Director of Engineering Bill Millis and Electric Utility Director Loren Smith answered Council's questions.

No action was taken on this item.

- b. Consideration, discussion, and possible action to make a conditional offer of employment for the position of City Manager

Mayor Joyce reported that over the past few months since the retirement of Norman McNickle, Council has been conducting a City Manager search. Mayor stated that he is happy to announce that a verbal offer has been made to Kimberly Meek and she has indicated that she will accept the position. The next step in this process is for Council to take action on making a formal offer of employment.

MOTION BY MAYOR JOYCE, SECOND BY COUNCILOR CLARK TO MAKE A CONDITIONAL OFFER OF EMPLOYMENT TO KIMBERLY MEEK FOR THE POSITION OF CITY MANAGER.

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

Mayor Joyce stated that over the next several weeks they will to continue to work on an employment agreement and a start date for Ms. Meek.

Kimberly Meek thanked the Council for the opportunity that has been offered to her and said that she is excited and honored to serve the people of Stillwater.

9. RESOLUTIONS

- a. Resolution No. CC-2023-36: A resolution of the Stillwater City Council, as a recipient of financial assistance from the Oklahoma Department of Commerce for a FY23 Community Development Block Grant (CDBG), 19168 CDBG 23, adopting a Section 3 annual plan directed at increasing the utilization of lower income residents and businesses within the CDBG project site

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HAWKINS TO ADOPT RESOLUTION NO. CC-2023-36 AS PRESENTED.

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

- b. Resolution No. CC-2023-37: A resolution declaring that firearms owned by the City of Stillwater Police Department are surplus property and authorizing and approving the trade-in of said firearms for a credit to be applied to the purchase of new firearms.

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR HARDIN TO ADOPT RESOLUTION NO. CC-2023-37 AS PRESENTED.

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

- c. Resolution No. CC-2023-38: A resolution authorizing the assignment of the Stillwater Regional Airport Building Lease Agreement between the City of Stillwater and Stillwater Aircraft Services, Inc. to Stillwater Flight Center, Inc.; and authorizing the City Manager to sign related documents necessary for such purpose

MOTION BY COUNCILOR HAWKINS, SECOND BY COUNCILOR CLARK TO ADOPT RESOLUTION NO. CC-2023-38 AS PRESENTED.

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

10. ORDINANCES

- a. First Reading

Ordinance No. 3527: An ordinance rezoning a tract of land located at 716 West 11th Avenue from Small Lot Single Family Residential District (RSS) to Two-Family and Multi-Family District (RTM)

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR HAWKINS TO ADVANCE ORDINANCE NO. 3527 TO SECOND READ AS PRESENTED.

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

Ordinance No. 3528: An ordinance rezoning a tract of land located at 847 West Eskridge Avenue from Small Lot Single Family Residential District (RSS) to Two-Family Residential District (RT)

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HAWKINS TO ADVANCE ORDINANCE NO. 3528 TO SECOND READ AS PRESENTED.

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

b. Second Reading

Ordinance No. 3526: An ordinance amending Stillwater City Code by amending Chapter 23, Land Development Code, Article VI, Land Use Classifications, Division 1, Generally, Section 23-121, Exemptions; Setbacks For Fences, Etc.; Projections Into Yards; Repealing All Ordinances To The Contrary; And Providing For Severability

MOTION BY COUNCILOR HAWKINS, SECOND BY VICE MAYOR DZIALOWSKI TO ADOPT ORDINANCE NO. 3526 TO AS PRESENTED.

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:

- i. Request for an Executive Session pursuant to 25 O.S. §307(B)(4) involving confidential communication between the City Council and City Attorney concerning a pending investigation, claim, or action involving Gelino CCC, LLC. It is the opinion of the City Attorney that disclosure of this matter will seriously impair the ability of the City Council to process the claim or conduct a pending investigation, litigation, or proceeding in the public interest.
- ii. Request for an Executive Session pursuant to 25 O.S. §307(B)(4) involving confidential communication between the City Council and City Attorney concerning a pending investigation, claim, or action involving Silverton Estates, LLC. It is the opinion of the City Attorney that disclosure of this matter will seriously impair the ability of the City Council to process the claim or conduct a pending investigation, litigation, or proceeding in the public interest.
- iii. Request for an Executive Session pursuant to 25 O.S. §307(B)(4) involving confidential communication between the City Council and City Attorney concerning a pending investigation, claim, or action involving Greg Hoskins doing business as UBC Precast. It is the opinion of the City Attorney that disclosure of this matter will seriously impair the ability of the City Council to process the claim or conduct a pending investigation, litigation, or proceeding in the public interest.

b. Miscellaneous items from the City Manager:

- Interim City Manager Brady Moore stated the Stillwater Police Department is reminding residents to lock it or lose it. Unfortunately, there have been an increase in auto burglary reports over the past month, as well as stolen vehicles

in Stillwater. The department staff shared that in most of the reported auto burglaries, victims had left their vehicles unlocked with their wallets, purses, and keys inside. A few helpful reminders for all of us:

- ✓ Lock your vehicles (Don't just rely on your horn to honk at you. Check your doors because door locks can malfunction)
- ✓ Remove all valuables from your car.
- ✓ Do not leave keys in the vehicle.
- ✓ Park in a well-lit area if possible.
- ✓ Leave the porch or yard lights on.
- ✓ Call 9-1-1 if you see anything suspicious.
- ✓ Call (405) 372-4171 if needing to make a report.

c. Miscellaneous items from the City Council:

- Councilor Hardin reminded residents that possible severe winter weather is just around the corner. Be sure to have multiple ways to receive warnings and alerts to help protect you and your family. Follow City of Stillwater Emergency Management on Facebook and Twitter for important updates and information. Director Rob Hill and his team continuously monitor the weather and remain in communication with the National Weather Service out of Norman. Their social media pages are an additional, reliable resource for the latest weather alerts.
- Councilor Clark announced that there will be many fun events coming up for America's Greatest Homecoming. The Walkaround will be Friday, Oct. 27th with road closures beginning at 5 p.m. The parade will be Saturday, Oct. 28th, downtown on Main Street and don't forget if you're going to the football game take advantage of the Free Park & Ride Shuttle Service Downtown. Passengers will be picked up at the 7th Avenue and Lewis Street bus stop. Shuttles start running 3 hours before kick-off and continue to run every 30 minutes throughout post-game. We are very appreciative of the countless hours that Emergency Management, Police, Fire, Public Works, and many more have already invested to mitigate potential safety risks.
- Councilor Hawkins asked residents to please save the dates for the "Stillwater Haunted Library," on Thursday, October 19th through Saturday, October 21st, from 5:30 to 7:30 p.m. and 8 to 10 p.m. There will be carnival games, thrills and chills stories, no-scare mini-maze for younger children, and refreshments. This is a fundraiser for the library, so the cost is \$5 for attendees who are 12 years and younger, and \$10 for those 13 years and older. Advance reservations are required. Go to stillwaterok.gov/library for more information or call (405) 372-3633.
- Vice Mayor Dzialowski reminded residents to mark their calendars for the upcoming free, holiday fun. Downtown Stillwater's Halloween Festival will be on October 24th, from 5 to 8 p.m., on Main St. from 7th to 10th Avenues. Come dressed up in your most creative costumes for a fun, family event that includes trick or treating, costume contest, games, face painting, and more. Stillwater Medical Center's Drive-Thru Trick or Treat will be on October 30th, from 6 to 8 p.m., at the Stillwater Medical Plaza located at 12th and Adams. The team looks forward to providing a safe trick or treat experience for our area kids.
- Mayor Joyce reminded citizens that on Saturday, October 21st, the City's Watershed Quality Department will have its bi-annual "Household Hazardous Waste Collection" event. The event will be from 8 a.m. to 1 p.m. at the Convenience Collection Center located at 807 S. Perkins Road. During this event, residents are encouraged to drop off any household pollutants for free. Accepted items include oil-based paints, pesticides, herbicides, household cleaning products, pool chemicals, unused pharmaceuticals, and more. The Convenience Collection Center will still accept regular trash and recycling that day. However, trailers and commercial waste are not allowed. Yard waste will be

accepted after 1 p.m. This event is for residents and a utility bill may be requested as proof. For a full list of acceptable items, go to: Stillwaterok.gov, or call (405) 533-8458.

- i. Discussion about scheduling items for future meetings.

12. QUESTIONS & INQUIRIES

None.

13. EXECUTIVE SESSION

- a. Confidential communication between City Council and City Attorney concerning a pending investigation, claim or action involving Gelino CCC, LLC.
- b. Confidential communication between City Council and City Attorney concerning a pending investigation, claim or action involving Silverton Estates, LLC.
- c. Confidential communication between City Council and City Attorney concerning a pending investigation, claim or action involving Greg Hoskins doing business as UBC Precast.

MOTION BY MAYOR JOYCE, SECOND BY VICE MAYOR DZIALOWSKI TO RECESS THE STILLWATER CITY COUNCIL MEETING AT 6:50 P.M.

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

Stillwater City Council meeting recessed at 6:50 p.m. to convene Stillwater Economic Development Authority meeting.

Stillwater City Council reconvened at 7:25 p.m.

MOTION BY COUNCILOR CLARK, SECOND BY VICE MAYOR DZIALOWSKI TO ENTER INTO EXECUTIVE SESSION AT 7:26 P.M.

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

14. RETURN FROM EXECUTIVE SESSION

MOTION BY COUNCILOR HAWKINS, SECOND BY VICE MAYOR DZIALOWSKI TO RECONVENE THE STILLWATER CITY COUNCIL MEETING AT 7:35 P.M.

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

- a. Possible action concerning a pending investigation, claim or action involving Gelino CCC, LLC.

No action was taken on this item.

- b. Possible action concerning a pending investigation, claim or action involving Silverton Estates, LLC.

No action was taken on this item.

- c. Possible action concerning a pending investigation, claim or action involving Greg Hoskins doing business as UBC Precast.

No action was taken on this item.

15. ADJOURN

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HARDIN TO ADJOURN THE OCTOBER 16, 2023 REGULAR 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 October 16, 2023 regular meeting of the Stillwater City Council adjourned at 7:36 p.m.

**WILLIAM H. JOYCE, MAYOR
STILLWATER CITY COUNCIL**

**TERESA KADAVY
CITY CLERK**

IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW,
THE AGENDA WAS POSTED OCTOBER 12, 2023 AT 3:15 P.M. AT
THE MUNICIPAL BUILDING, 723 SOUTH LEWIS, STILLWATER, OKLAHOMA

MINUTES
STILLWATER CITY COUNCIL
EXECUTIVE SESSION
COUNCIL HEARING ROOM
723 S. LEWIS
STILLWATER, OK 74074
OCTOBER 16, 2023
7:26 P.M.

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

- a. Confidential communications concerning a pending investigation, claim, or action involving Gelino CCC, LLC.

Discussion was held regarding a pending investigation, claim, or action involving Gelino CCC, LLC.

- b. Confidential communication between the City Council and City Attorney concerning a pending investigation, claim, or action involving Silverton Estates, LLC.

Discussion was held regarding a pending investigation, claim, or action involving Silverton Estates, LLC.

- c. Confidential communication between the City Council and City Attorney concerning a pending investigation, claim, or action involving Greg Hoskins doing business as UBC Precast.

Discussion was held regarding a pending investigation, claim, or action involving Greg Hoskins doing business as UBC Precast.

The Executive Session concluded at 7:35 p.m.

WILLIAM H. JOYCE, MAYOR

TERESA KADAVY, CITY CLERK

EMPLOYMENT AGREEMENT

THIS EMPLOYMENT AGREEMENT (the “Agreement”) is made and entered into as of this 6th day of November, 2023, by and between the City of Stillwater, Oklahoma (the “City”) and Kimberly Meek (the “Manager”).

WHEREAS, the City Council desires to employ the services of Kimberly Meek to serve as City Manager for the City of Stillwater, Oklahoma; and

WHEREAS, in order to make possible full work productivity and exercise of professional judgment and to provide for Manager’s peace of mind and morale in the performance of her duties, it is appropriate to establish certain conditions of employment and benefits in a written employment agreement; and

WHEREAS, the Manager has agreed to accept employment as the City Manager, subject to the terms, conditions and provisions of this Agreement; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

SECTION I EMPLOYMENT AS CITY MANAGER, DUTIES, AND REASONABLE SKILL AND DILIGENCE

1.1 Employment as City Manager. The City hereby agrees to employ Kimberly Meek as City Manager of the City of Stillwater, Oklahoma.

1.2 Duties. Manager shall perform the functions and duties specified in the City of Stillwater Charter, the Stillwater Code of Ordinances, and Oklahoma State Statutes. Manager shall perform all other legally permissible and proper duties and functions as the City Council shall from time-to-time assign. All duties assigned to the Manager by the Council shall be appropriate to and consistent with the professional role and responsibilities of the position of City Manager.

1.3 Reasonable Skill and Diligence. Manager shall perform the duties of City Manager with reasonable care, diligence, skill and expertise.

SECTION II TERM OF AGREEMENT, SUBSEQUENT FISCAL YEAR FUNDING, AND NEGOTIATION FOR NEW AGREEMENT

2.1 Term of Agreement. Manager shall begin the performance of her duties on November 30, 2023. The Agreement, although approved on November 6, 2023, will take effect on November 30, 2023 and be in effect until June 30, 2026.

2.2 Funds for Subsequent Fiscal Years. The parties acknowledge that Manager’s salary and benefits for fiscal year 2025 and 2026 are on a year-to-year basis, subject to annual appropriation.

2.3 Negotiation for New Employment Agreement. No later than March 6, 2026, the City Council shall meet, consider, and advise Manager of the Council's intent to enter into good faith negotiations for a new Employment Agreement.

SECTION III COMPENSATION, BENEFITS AND RETIREMENT

3.1 Salary. Manager shall be paid a base salary of \$217,500.00 per year. Manager's salary shall be payable in bi-weekly installments at the same time other City employees are paid.

3.2 Insurance. Manager shall receive the same group term life, health, vision, dental, and disability insurance coverage as is offered to other non-union employees of the City. Dependent coverage shall be offered subject to compliance with all group plan provisions established in the plan benefit documents with the City's contribution to be the same percentage toward dependent coverage as regular non-union employees.

3.3 Relocation Reimbursement. Manager shall receive reimbursement of costs directly related to relocation and moving expenses in a not-to-exceed amount of \$10,000. The parties acknowledge that Manager may have to secure temporary housing until such time as practicable for her to establish permanent residency within the corporate boundaries of the City. As such, all receipts submitted for relocation expenses shall be eligible for reimbursement if the expenses were incurred on or after the date of verbal offer of employment until such time as the maximum is reached provided it is during the term of this Agreement.

3.4 Other Benefits. Unless expressly provided otherwise in this Agreement and in addition to those benefits specifically set forth herein, Manager shall receive all other benefits offered to regular non-union City employees.

3.5 Retirement. Manager is entitled to participation in the City's retirement programs under the same terms and conditions offered to regular non-union City employees.

SECTION IV VEHICLE AND TECHNOLOGY ALLOWANCES

4.1 Vehicle Allowance. Because of Manager's need to attend to obligations of her employment outside the corporate limits of the City of Stillwater, Manager shall be entitled to a vehicle allowance of \$700.00 per month. At her sole expense, Manager shall obtain automobile insurance coverage in a minimum amount of \$500,000.00 for personal property and \$1,000,000.00 in general liability coverage.

4.2 Technology Allowance. Because of Manager's need to facilitate communication in the furtherance of City business outside of regular business hours, Manager shall be entitled to a technology allowance in the amount of \$200.00 per month. The technology allowance shall include internet and cellular phone service, as well as other necessary technology. Manager shall be responsible for securing appropriate and necessary technology, phone and internet service. Manager will be provided a city-issued laptop for city business purposes.

SECTION V PAID LEAVE

5.1 Vacation. Manager shall be provided an additional forty (40) hours vacation per year, in addition to that provided to regular, non-union employees with the same number of years of service. Vacation shall be accrued on a pay-period basis and the maximum carried forward limit will be per policy. Provided that, Manager shall not take in excess of four (4) consecutive weeks of vacation and six (6) total weeks of vacation in any given fiscal year, except as required by federal and state law.

5.2 Sick Leave. Manager shall be entitled to the same amount of sick leave provided to regular, non-union employees with no maximum accrual.

5.3 Holidays. Manager shall be entitled to the same paid holidays provided to regular, non-union employees.

SECTION VI PROFESSIONAL DUES, SUBSCRIPTIONS, AND TRAINING

6.1 Professional Dues and Subscriptions. The City shall pay the professional dues and subscriptions for Manager as necessary for her full participation in the International City/County Management Association and the City Management Association of Oklahoma. The City Council shall consider Manager's participation in other organizations as may be appropriate for Manager's professional growth and advancement, and for the good of the City, including the Chamber of Commerce and civic clubs.

6.2 Training and Professional Development. The City shall pay for Manager to travel to meetings, short courses, conferences, institutes, and seminars as needed for Manager's professional development or in support of city development, management, and operations.

SECTION VII RESIDENCY, HOURS OF WORK, OUTSIDE EMPLOYMENT AND DESIGNATION OF ACTING CITY MANAGER

7.1 Residency. In compliance with the City Charter, at the time of her appointment, she need not be a resident of the city or state; but, during her tenure of office, Manager shall reside within the corporate boundaries of the city.

7.2 Hours of Work. Manager acknowledges the proper performance of her duties require the Manager to generally observe normal business hours and will also often require the performance of necessary services outside of normal business hours. The Manager agrees to devote such additional time as is necessary for the full and proper performance of the Manager's duties and that the compensation herein provided includes compensation for the performance of all such services. However, the City intends that reasonable time off be permitted the Manager, such as is customary for exempt employees so long as the time off does not interfere with the normal conduct of the office of City Manager.

7.3 Outside Employment. Manager agrees to be in the exclusive employment of the City unless and until this Agreement is terminated and further agrees to devote full time and effort to the performance of the Manager's duties. Manager shall not work for any other employer except as specifically approved by the City Council. This provision shall not preclude occasional teaching or occasional consulting with organizations such as the Oklahoma Municipal League, the International City/County Management Association, or the City Management Association of Oklahoma, or to any writing during Manager's time off, so long as such activities do not interfere with the duties of Manager's Office.

7.4 Designation of Acting City Manager. Manager shall always designate an Acting Manager to serve in her absence.

SECTION VIII TERMINATION AND SEVERANCE

8.1 Termination by Manager. Manager may terminate this Agreement for any reason with sixty (60) days written notice to the Mayor. In the event of Manager's voluntary termination, she shall not be entitled to any of the Severance Provisions contained in Section 8.4, but shall be entitled to payment for all accrued vacation, payable in a lump sum, minus applicable federal and state deductions and payroll taxes.

8.2 Termination by City Council for Cause. The City Council may terminate this Agreement at any time for any reason amounting to affirmative misconduct, malfeasance in office, conviction or plea of guilty or *nolo contendere* for a crime involving moral turpitude, or the physical inability to perform the duties of office. In the event of Manager's termination for cause, she shall not be entitled to any of the Severance Provisions contained in this Section 8.4.

8.3 Termination by City Council for any Reason Other Than Cause. The City Council may terminate this Agreement for any reason other than for cause as set forth in Section 8.2 above. In the event of termination for any reason other than for cause as set forth in Section 8.2, Manager shall be entitled to a Severance Package as set forth in Section 8.4.

8.4 Severance Package. In the event of termination for any reason other than cause as set forth in Section 8.2 above, Manager shall be entitled to a Severance Package consisting of the following:

- a. Nine (9) months salary, paid in a lump sum, minus applicable federal and state deductions and payroll taxes, during the first full year of Manager's term of employment OR twelve (12) months salary, paid in a lump sum, minus applicable federal and state deductions and payroll taxes following the first full year of Manager's term of employment; and
- b. The City's portion of Manager's Medical, Dental, and Vision insurance for a period of one (1) year paid in a lump sum; and
- c. Accrued vacation, paid in a lump sum, minus applicable federal and state deductions and payroll taxes.

8.5 Compliance with Severance Provisions. For the purposes of complying with the severance provisions of this Agreement, appropriations held as unencumbered fund balances in any appropriate fund of the City of Stillwater or the Stillwater Utilities Authority shall be deemed to

be available and authorized for transfer to the appropriate salary and benefit expenditure accounts to insure fulfillment of the Severance Provisions of this Agreement.

SECTION IX PERFORMANCE REVIEWS, MERIT CONSIDERATION, AND BONUS STRUCTURE

9.1 Informal Performance Review. The City Council shall conduct an informal performance review of Manager on or before January 31, 2024. The Mayor and individual Council Members are encouraged to periodically identify any concerns to Manager by informal conversations or formal conversations in Executive Session.

9.2 Formal Performance Review. The City Council shall conduct a formal performance review of Manager on or before June 30, 2024, and each year thereafter throughout the term of this Agreement. The Performance Review shall be in accordance with specific criteria developed jointly by the City Council and Manager.

9.3 Merit Consideration. Merit consideration for a salary increase will be provided in conjunction with the Informal Performance Review and Formal Performance Review, or more often if the City Council so indicates. Salary adjustments, if given, will be based upon satisfactory or better performance during each year of employment.

9.4 Bonus Structure. The City Council may establish a Bonus Structure applicable to the Manager. This structure shall be based upon specific benchmarks established by the Council and/or extraordinary performance.

ARTICLE X NOTICES

10.1 Notices. Any notices pursuant to this Agreement shall be given by deposit in the United States Mail, postage prepaid, to the following:

City:

Mayor of the City of Stillwater
723 S. Lewis St. / PO Box 1449
Stillwater, Oklahoma 74074

Manager:

Kimberly Meek
3706 Woodknoll
Duncan, OK 73533

Alternatively, notices may be personally served upon the Manager and the Mayor, who is authorized to accept service on behalf of the City Council. Notice shall be deemed given as of the date of personal service or as of the date of deposit of the written notice in the United States mail.

ARTICLE XI GENERAL PROVISIONS

11.1 General Expenses. The City Council recognizes that certain expenses of a nonpersonal and job-affiliated nature are incurred by the Manager and the City, therefore, agrees to reimburse or pay said general expenses and the Finance Director is authorized to disburse such funds upon receipt of duly executed expense reports, receipts, statements, or affidavits.

11.2 Entire Agreement and Modification. This document contains the entire agreement between the parties and may not be modified except in writing and executed by both parties.

11.3 Savings Clause and Severability. If any provisions or sections of this Agreement are found to be invalid or unenforceable for any reason, such finding shall not impair the remainder of the Agreement.

11.4 Representations by Manager. Manager specifically represents that she has sought such independent consultation and representation with regard to this Agreement as she may desire, prior to its execution. Manager fully understands the terms and conditions contained herein. Manager further understands that no individual of the Stillwater City Council and no employee of the City has functioned as an agent or advisor of Manager prior to execution of this Agreement.

11.5 Jurisdiction and Venue. This Agreement has been executed in Payne County, Oklahoma, and virtually all of the performance of this Agreement shall be performed throughout the State of Oklahoma. Therefore, all suits and special proceedings hereunder shall be construed under and pursuant to the laws of the State of Oklahoma, which laws shall apply and govern any such actions or special proceedings brought or in connection with or because of this Agreement, to the exclusion of any other forum.

DATED THIS 6th day of November, 2023.

CITY OF STILLWATER:

ATTEST:

Mayor William H. Joyce

Teresa Kadavy, City Clerk

MANAGER:

Kimberly Meek

STATE OF OKLAHOMA,)
) SS:
COUNTY OF PAYNE)

Subscribed and acknowledged before me as his free and voluntary deed on this ____ day of _____, 2023

Notary Public



STILLWATER HISTORY MUSEUM

at the Sheerar
Cultural Center

STILLWATER MUSEUM ASSOCIATION BOARD OF TRUSTEES

OFFICERS

Candace Robinson
President

Laura Arata
Vice President

Darian Johnson
Treasurer

Nani Pybus
Secretary

MEMBERS

Judi Baker

Matthew Dickey

Denise Ferrell

Dale Ingrahm

Matt Schauer

Rebekah Spaulding

Mike Staubus

Karena Tyler

Ex-Officio

Wanda Cooke

Jackson Seeborg

MUSEUM STAFF

Amelia Chamberlain
Executive Director

Debbie Williams
Programming

Paytyn Packham
Museum Assistant

October 1, 2023

Brady Moore, Interim City Manager
City of Stillwater

Dear Mr. Moore:

In this letter you will find the Stillwater History Museum's quarterly report for July through September, 2023. The museum's fall issue of the "Museletter" is also included.

Board, staff, and volunteers have been planning for the Stillwater History Museum at the Sheerar's 50th anniversary in 2024. Plans include a major renovation of the museum's exhibit space with addition of interactive screens to access the museum's collections and provide a kid-friendly space within the museum, community collaborations to provide engaging programming for all ages, and a \$50,000 fundraising campaign. The Executive Director will be applying for numerous grants to cover expenses for the renovation—from painting to new carpeting to graphic panels for displays, etc. **PLEASE NOTE: the museum will be closed to the public beginning December 22, 2023, through the end of March, 2024, to accommodate the work on the museum.**

We have been making good use of Work-Study students to organize materials from the Stillwater High School Alumni Museum and the Stillwater NewsPress to make the information more accessible to researchers. The Executive Director oversees these projects as well as working on organizing organizational files and documents from the past 50 years as part of an Oklahoma Historical Society Preservation grant. This work will provide content for one of the new exhibits to be created during the remodel.

2023 Visitation and Other Numbers

The a chart on the next page compares attendance, program, volunteer, auditorium use, and social media numbers for the third quarters of the past 5 years. For the third quarter of 2023, total numbers follow: open 66 days, 611 people visited the museum, and 897 people used the auditorium. This compares to 2022 third quarter figures when we were open 66 days, 513 museum visitors, and 786 auditorium users.

We have made good progress in increasing museum attendance—it is now back to pre-COVID numbers. The auditorium is under-used—we had at least 2-3 weddings per month pre-COVID, but those numbers have not resumed. We have been working on collaborations to provide venues for cultural events that will also generate rental revenues.

The third quarter in 2023, the museum utilized the talents of 9 individual volunteers (2 of whom were through Community Service and 4 through the Master Gardener program), who logged over 203 hours of service to the museum. We continue to make good use of Work Study students, OSU interns, and OSU graduate students. These numbers do not account for the volunteer hours of the 14 Stillwater History Museum Board of Directors.

Looking Back

The museum held its 15th annual Cool Classics concert series with 3 different concerts featuring a viola and harp, Edgar Cruz, and Tango-inspired music played on the violin and piano. Two special programs—the airing of the documentary just released about the Pueblo and an oral history online seminar were offered this summer. English Ph.D student A'ja Lyons began hosting a monthly Spoken Word program in the auditorium—and will continue through December. We held the first of five book discussion programs—part of the "Let's Talk About It" series offered by Oklahoma Humanities. Exhibits for the past quarter included "Coffers, Cornices, and Columns: a photographic study of pre-statehood Stillwater

702 South Duncan Street

Stillwater, Oklahoma 74074

405-377-0359

sheerarmuseum.org

info@sheerarmuseum.org



	JUL 2023	AUG 2023	SEP 2023	JUL 2022	AUG 2022	SEP 2022	JUL 2021	AUG 2021	SEP 2021	JUL 2020	AUG 2020	SEP 2020	JUL 2019	AUG 2019	SEP 2019
Days open	21	23	22	22	22	22	23	23	22	23	21	22	19	23	23
Attendance	205	143	263	188	129	196	180	111	74	86	60	125	158	151	88
Program attendance	341	126	26	299	140	39	0	0	0	4	3	11	412	n/a	n/a
Auditorium uses	9	13	12	6	4	7	13	13	10	4	5	4	n/a	n/a	n/a
Auditorium attendance	379	204	314	460	181	145	590	1120	650	100	135	100	436	352	303
Virtual/Outreach	55	66	0	0.0	3.33	3.90	61	61	25	n/a	20	n/a	n/a	n/a	n/a
Volunteer Hours	63.5	80	60	241	62	48	54	54	39	14	14	14	n/a	n/a	n/a
Facebook, Instagram	11364;2115	5960;369	658;245	9880;1218	3698;365	1010;211	662;11	577;219	736;312	2338;175	535;6	1995;316	3164;6	1796;8	1503;2
Facebook, Instagram	1812;1081	18301090	18521094	1672;1009	1672;1009	1672;1009	1500;924	1500;924	1500;924	n/a	n/a	n/a	n/a	n/a	n/a
Website page views	12000	6200	809	947	513	513	638	748	590	285	300	272	560	384	357
Research inquiries	7	8	6	6	8	4									

homes,” Rotary Centennial, and Scarlett Kingston’s typewriter and ribbon tin collection as part of Stillwater Collects. The museum also displayed Stillwater Library’s 100th anniversary exhibit in September. The Helt Photography Studio wedding negative collection project was completed in mid-August with over 1,900 wedding negatives being rehoused and accessioned.

Looking Ahead

The museum continues to play an important role in providing the “How Oklahoma Began” program for 3rd grade students in Stillwater and Payne County—classes are scheduled again this fall in October and November. The museum is kicking off a series of monthly “remembering” exhibits featuring people important in the development of the museum—the first one starts October 1 and highlight William Dunn.

The museum continues to collaborate and partner with a variety of Stillwater organizations. We will partner again in 2024 with the Red Dirt Festival and Dancing Turtle—two community-wide events. We will also be a location for film viewing for the Mid-South.

The Stillwater History Museum is most appreciative for the City of Stillwater’s ongoing support. Board, staff, and volunteers are all committed to continuing the preservation of Stillwater’s local history and sharing the museum’s collection of artifacts and stories with the greater Stillwater community.

Sincerely,



Amelia E. Chamberlain, Executive Director



Candace Robinson, President
Stillwater Museum Association, Inc.

Muse letter



STILLWATER
HISTORY
MUSEUM

at the Sheerar Cultural Center

4th Quarter Fall 2023

IN THIS ISSUE

Exhibits and Programs	2
Corporate Sponsors	2
2023 Associates	3
Membership Renewal & Mission	4

MUSEUM HOURS

Tuesday-Saturday
11am-5pm

Museum Closed
Sundays, Mondays,
& Holidays

After hours tours are available
by appointment

DONATIONS APPRECIATED

Call 405-377-0359 or email
info@sheerarmuseum.org
to schedule your event
at the Sheerar today!

LEARN MORE
sheerarmuseum.org

Follow us on
FACEBOOK & INSTAGRAM

FROM THE DIRECTOR

BIG PLANS are being made for the **50th anniversary** year of the Stillwater History Museum at the Sheerar!

The museum will be closed for renovation beginning **December 22, 2023, and into January, February, and March 2024.** If it has been a while since your last visit, you may want to stop by **soon!**

Museum Shop Sale!

In preparation for the remodel, we will be reducing the gift shop inventory by having a **SALE!** Starting in October, merchandise will be 25% off; in November, 50% off; and in December, 75% off. Books and a few select items will not be part of the sale and will be packed away until the store reopens.

A special thank you to volunteer Kitty Pittman for completing the Helt wedding negative project! She diligently persisted in sleeving and stickering the final boxes of negatives. We all did a happy dance in August with her when she finished—and celebrated with blueberry donuts!



Fall has arrived!

And, with fall comes school field trips as 3rd graders from all around Payne County take part in the "How Oklahoma Began" program. If you know a 3rd grade teacher you might ask them if they have scheduled their class's trip yet. Interested in volunteering? Call 405-377-0359.

Many of you **renew your membership** at this time of year. Be sure to send us your current email address and phone number, and check the box to receive your newsletter via email to help us save on printing, assembling, and postage costs.

The **Payne County Historical Committee** has been compiling articles for the next issue of the **Historical Review**. It has been a while, but Anne Matoy, the editor, has been tracking down information to answer more than a few questions so the articles will be accurate. The next **Review** will be mailed by the end of the year to **PCHS Life members and museum members at the \$120 and above level.** The editor, Anne Matoy, is requesting articles for future issues. Email director@sheerarmuseum.org with ideas or names of people willing to write.



EXHIBITS & PROGRAMS



Wall of Honor

As part of the museum's 50th anniversary celebration, we will be featuring the stories of a few key people (in no particular order!) who helped shape and form the Stillwater History Museum we know today. The first person to be honored will be William Dunn, one of the museum's previous directors (1992-1995) and past Board President (2010-2011). The display will be up for the month of October. Bill was quite the poet! Friends are invited to gather in the museum on **Sunday, October 15, at 3 p.m.** for a reading of selected poems.



Coffers, Cornices, & Columns: a photographic study of pre-statehood Stillwater homes on display through December 15

The exhibit consists of 35 framed images taken by photographer/artists Carol and Nick Bormann—both retired from OSU. These images provide a photo essay featuring architectural details of buildings and houses in Stillwater that were in existence between the time of the Land Run to Statehood. The exhibit was created for the Centennial and was so popular that—although it was scheduled to travel for only 2 years—it actually continued for 5! Reunited with the photography exhibit are the art pieces from the original exhibition: photo transfers by Nick Bormann of historic images and ink drawings of houses by Marneth (Ball) Hoisington.

Program & Exhibit Reception

Thursday, November 2
program at 4 pm; reception 5-6 pm

Dr. James Showalter got his first camera in about 1962 and was hooked. In conjunction with the Territorial houses photograph exhibit, Showalter will present a program about 35 mm cameras. Showalter says he is a photographer first, but that photography has always been intimately bound up with the technology of taking images, and that with each new technological advance, new possibilities opened in photography.

In his talk on the 35mm camera, he will feature approximately 30 cameras to highlight the advances in camera technology and feature not only the technologically important cameras but also the "picture takers" used by families on vacation and at Christmas.

In an age of digital cameras and iPhones, it is good to look back at the camera that made photography in the prior century, a camera type that is still used and loved by many.

Following the program, visit with the exhibit artists Carol and Nick Bormann and Marneth Hoisington, enjoy refreshments, and hear about plans for the museum renovation taking place this winter. A "mark your calendar" invitation has been included in this newsletter.

Stillwater Student Holiday Concert December 15 OR 16! Watch for details on social media.

Those Who Served on display through November 30

Throughout the museum you'll see military uniforms from post-Civil War through post 911 and discover the stories of the men who wore them.

STILLWATER COLLECTS

Osage Reign of Terror:

Early Comic Books Told the Tale

Stillwater resident Dale Ingram brings us another offering of pop culture from his collection coinciding with the release of the movie, "Killers of the Flower Moon." While the Osage Reign of Terror in the 1920s was largely forgotten or ignored for almost a century, there was one form of pop culture that gave it attention: comic books.

In the late 1940s and 1950s, comic publishers tried to increase readership with violent and lurid tales, often based on true crimes. The case against William Hale for the Osage murders was in the mix. The stories distorted and fabricated the details, but the essence was on point: greedy white men enriched themselves by killing members of the oil-rich Osage tribe. Before the comic industry retreated from the grisly story-telling approach—forced by a belief that the style contributed to juvenile delinquency—the Osage murders were recounted multiple times.

THANK YOU 2023 CORPORATE SPONSORS

Platinum (\$1,000)

BancFirst, Gose and Associates, Hideaway, Houck Agency, and Mid-South

Gold (\$500)

B&L Heating and Air, Baker Animal Hospital, Look Properties, Candace Robinson Insurance, Edward Jones (Steve Norman), Simmons Bank, Stillwater Automotive, Stillwater Building Center, Strode Funeral Home, Teubner Foundation

Silver (\$250)

B&C Business Products, Favco Electric, Lynn and John Franzmann, OLLI, Stillwater Antique Mall (space B37), OSU Archives, Tiger Drug

CAN YOU HELP? These items are needed for our research room library: **Stillwater telephone directories** for 2020, 2021, 2022, and 2023. Also, **Stillwater High School yearbooks** for 2019, 2020, 2021, 2022, 2023. Thank you!

THANK YOU!
to these 2023 Associates
Your SUPPORT is crucial!

* Associate membership is for the calendar year. Renewals made in October or later are considered to be for 2024.

2023 ASSOCIATES

STAKEHOLDER (\$5,000-\$10,000)

Debbie and Robert Breedlove

UNDERWRITER

(\$2,500-\$4,999)

Ruth Sturgeon

PATRON

(\$1,000-\$2,499)

Patty and Steve Armbruster

Roger Gose

Annawyn Shamas

Annette and Jimmy Shamas,

Shamas Family Foundation

Pat Winborn

BENEFACTOR

(\$500-\$999)

Gladeen Allred

Ann and Jim Berry

Amelia and Lee Chamberlain

Kathy and Pat Dorr

Rodette and Rick Green

Marilyn and (in memory of)

Richard Heath

Nelda and Kenneth Helt

Caroline and John Linehan

Elizabeth Anne Matoy

Velda and Michael Lorenz

John Pollock

Tim and (in memory of)

Frances Smalley

DONOR (\$120-\$499)

Walter and Dianne Adams

Linda and Calvin Anthony

Judi Baker

Sally Banks

Nancy and Jim Beckstrom

Barbara and Larry Bellatti 2024

Linda Bentley

Bill Bernhardt

Ann and Jim Berry

Nan and Baker Bokorney

Mary and Bill Bryans

Ann Simma and Dick Decker

Marti Dermer

Kayla and Matthew Dickey

Jonathan Drummond

Yongtao Du

Jane and Sam Earnest

Linda and Ray Ely

Kathryn and Robert Fellows

Denise and Danny Ferrell

Malinda and Dick Fischer

Gerald Frank

Mary Frye

Edward Noltensmeyer and Carolyn Gang

Jennifer and Allen Glenn

Frances K. Griffin

Ann Halligan

Lynda Hillier

Judy and Larry Hoberock

James Horn

Chris and Gerald Horn

Billy McCollom & Ann Houston

Ellen and Dale Ingram

Sandra and Tim Ireland

Darian Johnson

Kay Keys

Janet and Rex Largent

Phyllis Luebke

Carol and Robert Maciula

Elizabeth Anne Matoy

Glynn and Sandy McCauley

Karen Gallagher and Bob

McCracken

Martha and Roger McMillian

Lynne Miller

Sue Bonner and John Mills

Charles Moore

Sue Moore

Patricia and Roger Mullins

David Peters

Carolyn Meyer and Kel Pickens

Jan and Eddie Polk

Nani Pybus

Judy Ringwall

Robert Robinson

Matthew Schauer

Surekha Sheorey

Kay and Ray Smith

Carol A Solick

Vickie Sturgeon

Cat and Bill Thompson

Karena Tyler

Lou and Wes Watkins

Grace and Bob Wettemann

Judy White

Dolores and Keith Willett

Mike and Mary Woods

William Zeigler

SUSTAINER (\$60-\$119)

Sustainer

Loretta and Dennis Bertholf

Bob Chapman

Annette and Rick Cowell

Timothy Daniel

Nancy and Gary N. Franklin 2024

Carol and Charles Headrick

Kayo and Larry Jones

Evelyn Quillen and Phil Kenkel

Faye Ann and Glade Presnal

Betty and Al Rutledge

Jackson Seeberg

Cynthia and Dick Shawley

Kay Stewart

Rosemary and Stu Van Orden

Sharon and Gary Wright

SUPPORTER (\$30-\$59)

Norma and Bob Burk

Elizabeth and Dennis Cyr

Janet and Martin Hagan

Deanna and John Homer

Patricia Jaynes

Beverly and Larry Perkins

Bonnie Petty

Judy Ramsey

Sue and Wendell Stephens

Rebecca te Velde

Gayle and Pat Ward

Christopher Weimer

PCHS LIFE & ANNUAL MEMBERS

Kurt Anderson

Marcia and William Annan

Karl Baumgartner

Bill Bernhardt

Tom Berry

Loretta and Dennis Bertholf

Ellyn Brashear

Rena Carrier

Dale Chlouber

Dewey Clapp

Steve Cundiff

Jennifer S. Damders

Art Daugherty

Marti Dermer

Doug Dollar

Alex Evers

Nancy and Gary N. Franklin 2024

Malinda and Dick Fischer

Mette Flynt

John Charles Gage

John J. Gardiner

Kenneth Greiner

Janet and Martin Hagan

Patti D. Harris

Violet June Harris

James Horn

Jana Howell

Deborah Hull

Judy Hull

Stan & Sandra Kays

Daniel & Lori Kimball

David Lambert

Amy Loch

Velda and Michael Lorenz

Elizabeth Ann Matoy

Maverick Gas

Glynn & Sandy McCauley

Roger Moore

Greg Olds

David Peters

Vicki Phillips

Kitty Pittman

Carol Ann Powell

Nani Pybus

Danielle Ramirez

Shelly L. Ricker

Libby Roark

W. David Sasser

Rusty & Peggy Shaw

James Showalter

Mike & Karen Slagle

Cat and Bill Thompson

Michael McDermott & Stan Tucker

(Mary) Adran Wagner

Gayle and Pat Ward

Bonita Warren

Lou and Wes Watkins

Barbara Wells

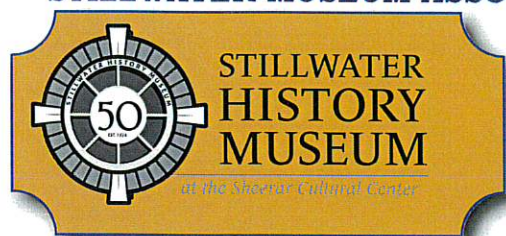
Harland Wells

Dannah Whelan

Libby Whitlow

Madison Williams

STILLWATER MUSEUM ASSOCIATION



702 S. Duncan Street
Stillwater, OK 74074
405-377-0359
info@sheerarmuseum.org
StillwaterOKhistory.org

The **MISSION** of the **Stillwater History Museum at the Sheerar** is to illuminate, preserve, and celebrate the diverse collective history of greater Stillwater.

You are important to us. Please let us know if we have inadvertently left your name off of one of the lists in this newsletter!

PLEASE RENEW! WE TRULY APPRECIATE YOUR SUPPORT!

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Stillwater History Museum 2024 Associate Membership Renewal
We appreciate your support and hope you will consider increasing your level of giving in this our 50th year!

Name

Address

City

Email

Check one: ☐ email my newsletter ☐ mail my newsletter

Phone

Ambassador \$5,000 +
Fellow \$2,500
Patron \$1,000
Enthusiast \$500

Donor \$250
NARM Member \$120
Friend \$119 & under

Call (405) 377-0359 or stop by to make a donation via credit card or to set up **automatic monthly payments** (Donor level or higher).
You can also use the handy QR code to the right to pay online.

Make checks payable to: **Stillwater Museum Association.**
Thank you!



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REPORT TO: CITY COUNCIL

MEETING DATE: NOVEMBER 6, 2023



Agenda Item:

4.d. CC-23-163

Previous/Related Action:

- CC-19-50: 5-Year Pavement Management Plan (PMP)
- CC-20-43: Master Services Agreement (MSA) with Gose and Associates for pavement management services
- SUA-20-40: Task Order (TO) with Gose and Associates for utility engineering services
- CC-20-129: FY20 PMP

Background/Issue:

- The FY20 Pavement Management Plan (PMP) projects were previously approved and appropriated from Fund 260, not to exceed \$4.6 million.
- 7th Avenue Roadway Reconstruction was one of three full reconstruction projects in the FY20 authorization, budgeted for a total expenditure amount of \$1.6 Million.
- The City's FY20 PMP identified 7th Avenue for roadway reconstruction between Main Street and Lewis Street. The pavement has deteriorated to the point that patches, panel replacements or other maintenance would not be economical.
- On December 7, 2020, Council approved a Task Order for Gose & Associates to design a project to reconstruct 7th Avenue.
- During the design, it was found that much of the alley between 6th and 8th Avenues needed to be replaced to allow the alley to drain.
- It was determined the utilities should be replaced while the roadway was being constructed and private utilities should be relocated in advance of the work.

Proposal/Solution:

- The project was advertised for bids on September 30, 2023. A bid alternate was included in the contract documents for reconstructing the intersection of 7th Avenue and Lewis Street.
- The engineer's estimate is \$912,475.50 for the base bid only.
- Bids were opened on October 25, 2023. The bids are as follows:

	Base Bid	Base + Alternate
Rudy Construction, Co.	\$1,029,711.00	\$1,096,236.00

	MK Excavation, LLC \$1,104,983.75 \$1,185,573.75 Timber Wolf Excavating, LLC \$1,249,823.00 \$1,361,663.00 Gelino CCC, LLC \$1,488,112.25 \$1,611,429.75
	• After reviewing the bid submittals, staff is recommending the project be awarded to Rudy Construction, Co. • During its October 26, 2023 meeting, the Transportation Project Advisory Committee (TPAC) voted 3-0 to support the staff recommendation in favor of completing the project.
Financial Source/Impact:	• Funding for this Project had been previously authorized from Fund 260 – Transportation Sales Tax. • Although an adequate budget is available in the FY20 PMP to cover this expenditure, staff will return to City Council for additional authorization to cover the remaining two full reconstruction projects.
Related Strategic Priority:	#4 CONNECTED SPACES #1 EFFECTIVE SERVICES & ACCOUNTABLE GOVERNMENT
Recommended Action/Motion:	Motion to approve bid award for the 7th Avenue Reconstruction Project to Rudy Construction Co. as a unit price contract of \$1,096,236, including the alternate bid; authorize total expenditures not to exceed \$1,266,236, which includes construction, testing and contingency; and authorize the Interim City Manager to execute contracts and related documents.
Prepared By:	Candy Staring, Engineering Dir.
Reviewed By:	Candy Staring Patti Osmus
Submitted By:	Brady Moore, Interim City Manager
Attachments	
None	

REPORT TO: CITY COUNCIL

MEETING DATE: NOVEMBER 6, 2023

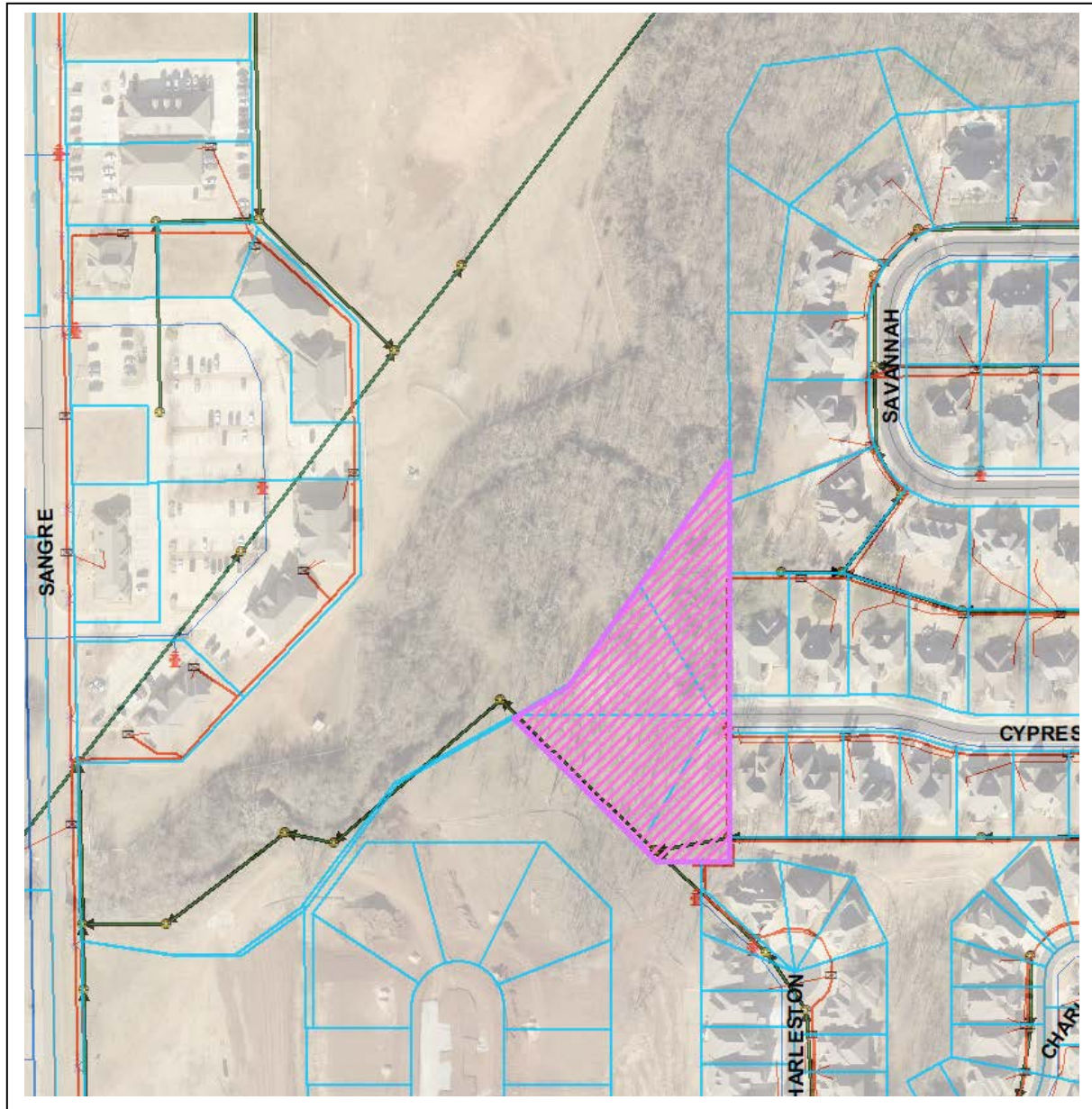


Agenda Item:	4.e. CC-23-165
Previous/Related Action:	October 17, 2023 Planning Commission
Background/Issue:	Mike & Kim Loftis and Larry & Carolyn Caldwell are requesting the review and approval of a final plat of a replat to Block 4, currently addressed as 3316, 3319, 3322, and 3325 W Cypress Mill Avenue, in the Berry Creek West subdivision. The final plat for BC West was brought to the Planning Commission on May 17, 2022 and was presented and approved on the June 6, 2022 City Council consent docket. The approved plat has 13 single-family residential lots, 2 out lots, and 3 commercial lots on 12.39 acres. The replat for Block 4 includes 4 residential lots on the west end of West Cypress Mill Avenue. These are lot line adjustments to the lots due to the location of the floodplain, allowing for the "B" lots to contain the floodplain. The notes on the replat state "B" lots are within the floodplain and are to be sold with the corresponding "A" lot as a complete lot. There is also a change in the access easement location. The original plat did not dedicate access easements, allowing the access easement to be changed. The replat access easement is being dedicated to the City to allow access for waste management and emergency vehicles. The proposed replat will have 4 lots and only 2 lots ("A" lots) will be buildable for single-family structures. Buildable Lot 1A is 0.78 acres and Lot 2A is 0.75 acres.
Proposal/Solution:	The Planning Commission recommended approval of this Final Plat request with a 5 to 0 vote.
Financial Source/Impact:	There is no impact on the City budget.
Related Strategic Priority:	#4 CONNECTED SPACES
Recommended Action/Motion:	Motion to accept the Planning Commission's recommendation and approve the Final Plat for Replat of Block 4 BC West
Prepared By:	Jacquelyn Porter, Planner
Reviewed By:	Jeff Mathews Patti Osmus
Submitted By:	Brady Moore, Interim City Manager

Attachments

1. SUB23-13 Doc Area Map

2. SUB23-13 Final PLAT
3. 10.17.2023 SPC MEETING SUMMARY DRAFT



The City of
Stillwater
 OKLAHOMA

Project Type: Final Plat (SUB23-13)
Request: Re-plat of Block 4 of BC West
Address: 3316, 3322, 3325, and 3319 W Cypress Mill
Applicant: Gose & Associates on behalf of Mike & Kim Loftis and
 Larry & Carolyn Caldwell

OWNER'S CERTIFICATE (TRACT 1)

STATE OF OKLAHOMA)
SS
COUNTY OF PAYNE)

KNOW ALL MEN BY THESE PRESENTS, LARRY W. CALDWELL, AND CAROLYN R. CALDWELL, HEREBY CERTIFIES THAT THEY ARE THE OWNERS AND HAVE ALL RIGHTS, TITLE AND INTEREST IN AND TO A TRACT OF LAND DESCRIBED AS FOLLOWS:
LOTS THREE (3) AND FOUR (4), IN BLOCK FOUR (4), BC WEST, BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY--ONE (21), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST, I.M., CITY OF STILLWATER, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

HAS BEEN SURVEYED, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, UNDER THE NAME OF REPLAT OF BLOCK 4, BC WEST, AND DOES HEREBY GRANT AND CONVEY TO THE CITY OF STILLWATER, OKLAHOMA, PERPETUAL PUBLIC UTILITY EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWER COLLECTION SYSTEMS, WATER DISTRIBUTION SYSTEMS, ELECTRIC DISTRIBUTION SYSTEMS AND ANY OTHER MUNICIPAL UTILITY SERVICE PROVIDED BY THE CITY OR OTHER UTILITY COMPANIES THAT HAVE THE LEGAL RIGHT TO PROVIDE SUCH SERVICE, WITH THE CITY OF STILLWATER, WITH THE RIGHT OF INGRESS AND EGRESS TO THE EASEMENTS FOR THE USES AND PURPOSES AFORESAID AS DISPLAYED AND REFLECTED ON THE ATTACHED PLAT.

AND HEREBY GRANT AND CONVEY TO THE OWNERS OF THE REPLAT OF BLOCK 4, BC WEST, AND THE CITY OF STILLWATER, OKLAHOMA, THE ACCESS EASEMENT AS DISPLAYED AND REFLECTED ON THE ATTACHED PLAT. THE AFORESAID ACCESS EASEMENT IS TO BE MAINTAINED BY THE ADJACENT OWNERS WITHIN THE REPLAT OF BLOCK 4, BC WEST IN COMPLIANCE WITH THE REQUIREMENTS OF THE FIRE CODE. THE OWNERS OF THE REPLAT OF BLOCK 4, BC WEST MUST MAINTAIN PERPETUAL ACCESS TO AND FROM THE WEST END OF CYPRESS MILL AVENUE BEING PREVIOUSLY DEDICATED PUBLIC RIGHT-OF-WAY.

(RESTRICTIVE COVENANTS ARE FILED SEPARATELY)

THE UNDERSIGNED, BEING THE SOLE OWNER OF LOTS THREE (3) AND FOUR (4) WITH THE PLATTED BLOCK 4, BC WEST, PURSUANT TO THE PROVISION OF TITLE 11 SECTION 42-106 OF THE OKLAHOMA STATE STATUTES, HEREBY VACATES THEIR PART OF THE PLAT OF BLOCK 4, BC WEST, AND ALL LOT LINES, EASEMENTS AND RIGHTS OF WAYS, AND WHICH VACATION SHALL OPERATE TO DESTROY THE FORCE AND EFFECT OF THE RECORDING OF THE PLAT SO VACATED, AND TO DIVEST ALL PUBLIC RIGHTS IN THE PUBLIC WAYS SO DESCRIBED IN THE PLAT.

CONVEYED WITHIN THIS REPLAT OF BLOCK 4, BC WEST IS THE CONSENT BY THE CITY OF STILLWATER TO THE VACATION OF THE PLAT OF BLOCK 4, BC WEST AND THE REPLAT OF BLOCK 4, BC WEST.

SUBSCRIBED THIS ____ DAY OF OCTOBER, 2023.

STATE OF OKLAHOMA)
SS
COUNTY OF PAYNE)

ON THIS ____ DAY OF OCTOBER, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED LARRY W. CALDWELL AND CAROLYN R. CALDWELL, TO ME KNOWN TO BE THE IDENTICAL PERSON(S) WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

My COMMISSION NO. _____

NOTARY PUBLIC

OWNER'S CERTIFICATE (TRACT 2)

STATE OF OKLAHOMA)
SS
COUNTY OF PAYNE)

KNOW ALL MEN BY THESE PRESENTS, KIM KRITER LOFTIS AND WILLIAM MICHAEL LOFTIS, TRUSTEES OF THE KIM AND MIKE LOFTIS REVOCABLE JOINT TRUST, HEREBY CERTIFIES THAT THEY ARE THE OWNERS AND HAVE ALL RIGHTS, TITLE AND INTEREST IN AND TO A TRACT OF LAND DESCRIBED AS FOLLOWS:

LOTS ONE (1) AND TWO (2), IN BLOCK FOUR (4), BC WEST, BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY--ONE (21), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST, I.M., CITY OF STILLWATER, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

HAS BEEN SURVEYED, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, UNDER THE NAME OF REPLAT OF BLOCK 4, BC WEST, AND DOES HEREBY GRANT AND CONVEY TO THE CITY OF STILLWATER, OKLAHOMA, PERPETUAL PUBLIC UTILITY EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWER COLLECTION SYSTEMS, WATER DISTRIBUTION SYSTEMS, ELECTRIC DISTRIBUTION SYSTEMS AND ANY OTHER MUNICIPAL UTILITY SERVICE PROVIDED BY THE CITY OR OTHER UTILITY COMPANIES THAT HAVE THE LEGAL RIGHT TO PROVIDE SUCH SERVICE WITH THE CITY OF STILLWATER, WITH THE RIGHT OF INGRESS AND EGRESS TO THE EASEMENTS FOR THE USES AND PURPOSES AFORESAID AS DISPLAYED AND REFLECTED ON THE ATTACHED PLAT.

AND HEREBY GRANT AND CONVEY TO THE OWNERS OF THE REPLAT OF BLOCK 4, BC WEST, AND THE CITY OF STILLWATER, OKLAHOMA, THE ACCESS EASEMENT AS DISPLAYED AND REFLECTED ON THE ATTACHED PLAT. THE AFORESAID ACCESS EASEMENT IS TO BE MAINTAINED BY THE ADJACENT OWNERS WITHIN THE REPLAT OF BLOCK 4, BC WEST IN COMPLIANCE WITH THE REQUIREMENTS OF THE FIRE CODE. THE OWNERS OF THE REPLAT OF BLOCK 4, BC WEST MUST MAINTAIN PERPETUAL ACCESS TO AND FROM THE WEST END OF CYPRESS MILL AVENUE BEING PREVIOUSLY DEDICATED PUBLIC RIGHT-OF-WAY.

(RESTRICTIVE COVENANTS ARE FILED SEPARATELY)

THE UNDERSIGNED, BEING THE SOLE OWNER OF LOTS ONE (1) AND TWO (2) WITH THE PLATTED BLOCK 4, BC WEST, PURSUANT TO THE PROVISION OF TITLE 11 SECTION 42-106 OF THE OKLAHOMA STATE STATUTES, HEREBY VACATES THEIR PART OF THE PLAT OF BLOCK 4, BC WEST, AND ALL LOT LINES, EASEMENTS AND RIGHTS OF WAYS, AND WHICH VACATION SHALL OPERATE TO DESTROY THE FORCE AND EFFECT OF THE RECORDING OF THE PLAT SO VACATED, AND TO DIVEST ALL PUBLIC RIGHTS IN THE PUBLIC WAYS SO DESCRIBED IN THE PLAT.

CONVEYED WITHIN THIS REPLAT OF BLOCK 4, BC WEST IS THE CONSENT BY THE CITY OF STILLWATER TO THE VACATION OF THE PLAT OF BLOCK 4, BC WEST AND THE REPLAT OF BLOCK 4, BC WEST.

SUBSCRIBED THIS ____ DAY OF OCTOBER, 2023.

STATE OF OKLAHOMA)
SS
COUNTY OF PAYNE)

ON THIS ____ DAY OF OCTOBER, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED KIM KRITER LOFTIS AND WILLIAM MICHAEL LOFTIS, TO ME KNOWN TO BE THE IDENTICAL PERSON(S) WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

MY COMMISSION NO. _____

NOTARY PUBLIC

REGISTERED ENGINEER

GOSE & ASSOCIATES
113 E. 8TH AVE
STILLWATER, OK 74074
STEPHEN C. GOSE, P.E.
PHONE : (405) 743-4907

REGISTERED LAND SURVEYOR

Crossroads Survey Company, LLC

PO BOX 1772
CUSHING, OK 74023
CLAYTON CANTRELL
LICENSED LAND SURVEYOR
OKLAHOMA NO. 1802
CA 1802 EXPIRES 6/30/2024
PHONE : (918) 225-0345

OWNER/DEVELOPER

TRACT 1

LARRY W. CALDWELL AND CAROLYN R. CALDWELL
3312 W. CYPRESS MILL AVE.,
STILLWATER, OK 74074
LOTS 2A AND 2B

OWNER/DEVELOPER

TRACT 2

KIM KRITER LOFTIS AND WILLIAM MICHAEL LOFTIS, TRUSTEES OF THE KIM AND MIKE LOFTIS REVOCABLE JOINT TRUST
3341 W CHARLESTON CT.,
STILLWATER, OK 74074
LOTS 1A AND 1B

Replat of Block 4, BC West
All of Block 4, BC West, being a
part of the SW/4, Section 21, T-19-N, R-2-E, I.M.
City Of Stillwater, Payne County, Oklahoma

Line Table

LINE	BEARING	DISTANCE
L1	N 00°12'55" W	10.00'
L2	S 00°12'55" E	10.00'
L3	S 00°12'55" E	10.00'
L4	N 89°47'08" E	24.00'
L5	S 00°12'55" E	22.00'
L6	N 89°47'09" E	20.00'
L7	N 00°12'55" W	22.00'
L8	N 00°12'55" W	10.00'

Legend

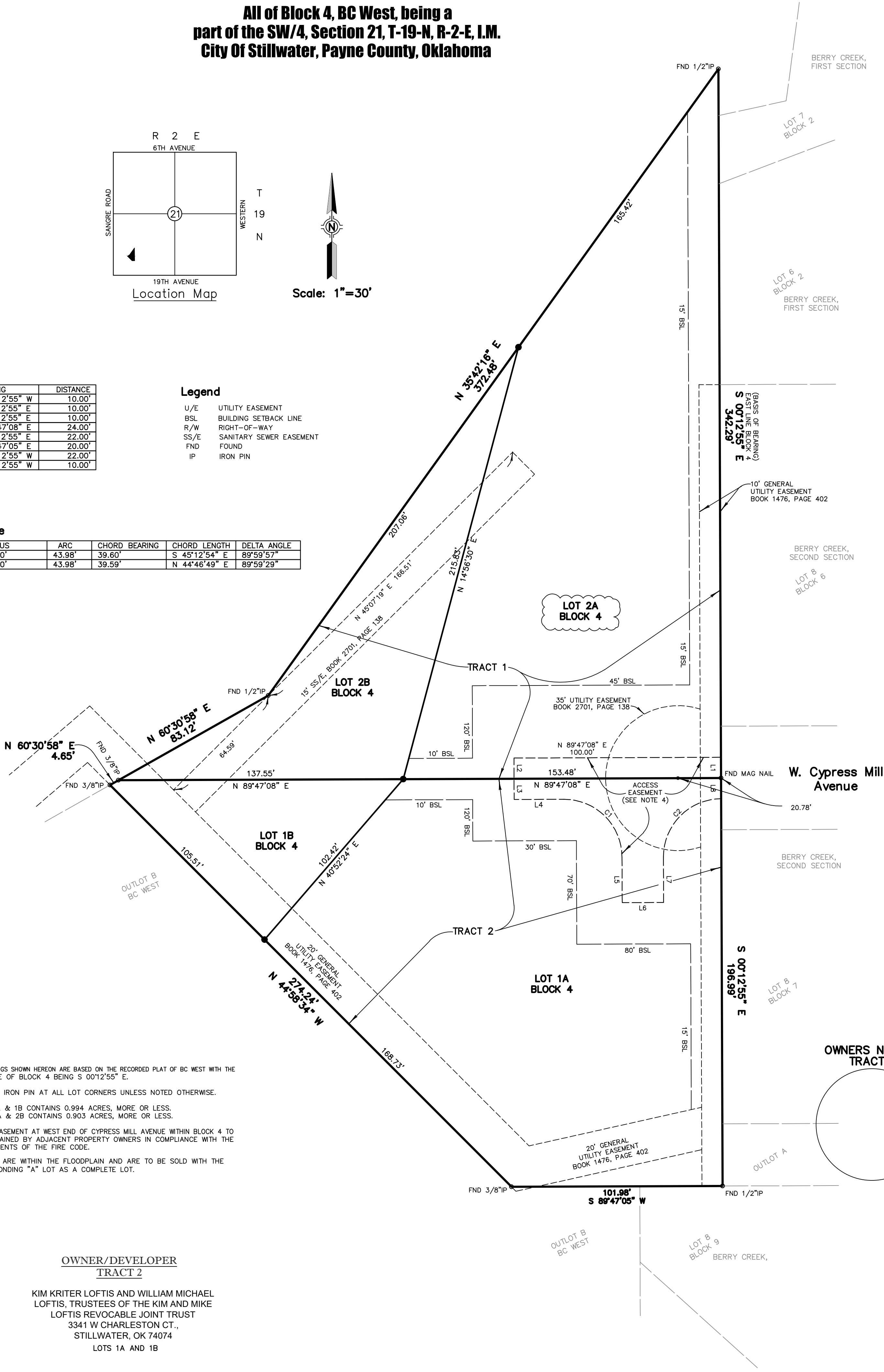
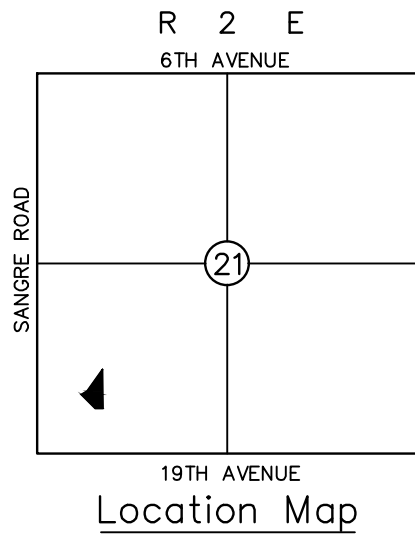
U/E UTILITY EASEMENT
BSL BUILDING SETBACK LINE
R/W RIGHT-OF-WAY
SS/E SANITARY SEWER EASEMENT
FND FOUND
IP IRON PIN

Curve Table

CURVE	RADIUS	ARC	CHORD	BEARING	CHORD LENGTH	DELTA ANGLE
C1	28.00'	43.98'	39.60'	S 45°12'54" E	89°59'57"	
C2	28.00'	43.98'	39.59'	N 44°46'49" E	89°59'29"	

Notes

- THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF BC WEST WITH THE EAST LINE OF BLOCK 4 BEING S 00°12'55" E.
- SET 3/8" IRON PIN AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
- TRACT 1A & 1B CONTAINS 0.994 ACRES, MORE OR LESS.
TRACT 2A & 2B CONTAINS 0.903 ACRES, MORE OR LESS.
- ACCESS EASEMENT AT WEST END OF CYPRESS MILL AVENUE WITHIN BLOCK 4 TO BE MAINTAINED BY ADJACENT PROPERTY OWNERS IN COMPLIANCE WITH THE REQUIREMENTS OF THE FIRE CODE.
- "B" LOTS ARE WITHIN THE FLOODPLAIN AND ARE TO BE SOLD WITH THE CORRESPONDING "A" LOT AS A COMPLETE LOT.



SURVEYORS'S NOTARY

STATE OF OKLAHOMA)
SS
COUNTY OF PAYNE)

I, CLAYTON CANTRELL, A LICENSED PROFESSIONAL LAND SURVEYOR NO. 1802, IN THE STATE OF OKLAHOMA HEREBY CERTIFY THAT THE PLAT OF REPLAT OF BLOCK 4, BC WEST, CORRECTLY REPRESENTS A CAREFUL SURVEY THEREOF MADE UNDER MY SUPERVISION AND ANY MONUMENTS SHOWN THEREON ACTUALLY EXIST AND RESPECTIVE POSITIONS ARE CORRECTLY SHOWN, THAT THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DATE OF LAST SITE VISIT: AUGUST 29, 2023.

WITNESS MY HAND AND SEAL THIS ____ DAY OF OCTOBER, 2023.

CLAYTON CANTRELL
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1802

STATE OF OKLAHOMA)
SS
COUNTY OF PAYNE)

ON THIS ____ DAY OF OCTOBER, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED CLAYTON CANTRELL, TO ME KNOWN TO BE THE IDENTICAL PERSON (S) WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

MY COMMISSION NO. _____

NOTARY PUBLIC

CERTIFICATE OF PLANNING COMMISSION

I, _____, CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF STILLWATER, OKLAHOMA, HEREBY CERTIFY THE SAID PLANNING COMMISSION DULY APPROVED THE FINAL PLAT OF REPLAT OF BLOCK 4, BC WEST, CITY OF STILLWATER, OKLAHOMA, THIS ____ DAY OF OCTOBER, 2023.

CHAIRMAN

CERTIFICATE OF CITY CLERK

OKLAHOMA HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS ON UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THAT THERE ARE NO SPECIAL ASSESSMENT PROCEDURES NOW PENDING AGAINST THE LAND SHOWN ON THE FINAL PLAT OF REPLAT OF BLOCK 4, BC WEST, CITY OF STILLWATER, OKLAHOMA, THIS ____ DAY OF NOVEMBER, 2023.

CITY CLERK

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA, THAT THE DEDICATION SHOWN ON THE FINAL PLAT OF REPLAT OF BLOCK 4, BC WEST, AN ADDITION TO THE CITY OF STILLWATER, OKLAHOMA IS HEREBY ACCEPTED.

ADOPTED BY THE COUNCIL OF THE CITY OF STILLWATER, THIS ____ DAY OF NOVEMBER, 2023.

ATTEST:

CITY CLERK MAYOR

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED, AND ACTING COUNTY TREASURER OF PAYNE COUNTY, STATE OF OKLAHOMA, THAT THE TAX RECORD OF SAID COUNTY SHOWS ALL TAXES ARE PAID FOR THE YEAR 2022 AND ALL PRIOR YEARS ON THE LAND SHOWN AS REPLAT OF BLOCK 4, BC WEST, IN PAYNE COUNTY, OKLAHOMA, AND THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER GUARANTEEING PAYMENT OF THE CURRENT YEARS TAXES.

IN WITNESS WHEREOF, SAID TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AT STILLWATER, OKLAHOMA, ON THIS ____ DAY OF NOVEMBER, 2023.

COUNTY TREASURER

OWNERS NOTARY
TRACT 1

OWNERS NOTARY
TRACT 2

SURVEYOR'S SEAL

SURVEYOR'S NOTARY

PAYNE COUNTY
TREASURER

PAYNE COUNTY
REGISTER OF DEEDS

CITY CLERK

**STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF October 17, 2023
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED October 12, 2023 IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Jana Phillips, Chair
Mark Prather, Vice Chair
Mike Shanahan, Member
Riley Williams, Member
Andrew Van Leuven, Member

STAFF PRESENT

Kim Payne, Assistant City Attorney
Jacquelyn Porter, City Planner
Diana Hood, Associate Planner
Joshua Brown, Project Manager
Cindy Gibson, Administrative Services

MEMBERS ABSENT

1. CALL MEETING TO ORDER.

Chair calls the meeting to order at 5:30 p.m. and explains the procedures and process for the meeting.

2. PUBLIC HEARING:

- a. Gose & Associates on behalf of Mike & Kim Loftis and Larry & Carolyn Caldwell, **REPLAT/PRELIMINARY PLAT (SUB23-11)**, consideration, discussion and possible action, including recommending approval or denial of an application for a replat of a portion of property referred to as Block 4 of the existing subdivision named BC West and currently addressed as 3316, 3319, 3322 and 3325 W. Cypress Mill Avenue.

Jacquelyn Porter, City Planner presents the staff report and asks if there are any questions for staff.

Chair Philips clarifies that the number of lots is not changing, Ms. Porter confirms and states that the lot lines are being adjusted to separate off the floodplain; and Lots A and B are being connected to Lots 1 and 2 to ensure they are sold together.

Chair Philips invites the applicant to provide additional information and answer questions.

Roger Gose with Gose & Associates, located at 113 E 8th Ave, is present on behalf of the applicant. He states that the B lots are separate from the two buildable lots for flood insurance purposes.

Chair Philips asks if the proposal is similar to the rest of the BC West subdivision, and if the A and B lots would be outside the owner's responsibility to maintain. Mr. Gose replies that there is a covenant that the B lots cannot be separated from the adjoining A lots, and they cannot be built on.

Chair Philips asks whose responsibility it would be to maintain the B lots. Mr. Gose responds that the owner of the buildable lot (the A lot) would also own the B lot and would therefore also be responsible for maintaining it.

Vice Chair Prather asks if flood insurance means the lots are unable to be built on. Mr. Gose clarifies that the B lots are in the floodplain, and if any part of a lot is touching floodplain it is required to have flood insurance for the whole lot, as well as any structures; and by separating the buildable lot from the area with floodplain in it, the owner won't need that extra flood insurance.

Seeing no more questions for Mr. Gose, Chair Philips opens the public hearing and asks if there is anyone wishing to speak in favor of the item. Seeing none, Chair Philips asks if there is anyone wishing to speak in opposition of the item. Seeing none, Chair Philips closes the public hearing and invites staff to present the findings and alternatives.

Ms. Porter presents the findings, which are:

- The proposed preliminary plat meets the subdivision and zoning requirements.
- The C3 Plan recommends low residential uses at this location

Ms. Porter then presents the alternatives, which are:

1. Accept findings and approve the proposed preliminary plat as presented
2. Approve the proposed preliminary plat with conditions, noting what conditions should be met for the approval of the final plat.
3. Reject findings and deny the proposed preliminary plat as presented.
4. Find that additional information or discussion is needed prior to making a decision and table the request to a certain date noting that action must be taken within 60 days of the public hearing.

Chair Philips calls for discussion and possible motion.

Commissioner Williams moves to approve the proposed preliminary plat as presented. Vice Chair Prather seconds the motion.

Roll call:	Phillips	Prather	Shanahan	Williams	Van Leuven
	YES	YES	YES	YES	YES

Time: 8 minutes

3. GENERAL ORDERS

- a. Gose & Associates on behalf of Mike & Kim Loftis and Larry & Carolyn Caldwell, REPLAT/FINAL PLAT (SUB23-13), consideration, discussion and possible action, including recommending approval or denial of an application for a replat of a portion of property referred to as Block 4 of the existing subdivision named BC West and currently addressed as 3316, 3319, 3322 and 3325 W. Cypress Mill Avenue.

Chair Philips asks staff if it is part of the ordinance that a preliminary and final plat must be separated on the agenda. She continues that it is unusual to see a final plat directly after a preliminary plat, as is the order for this evening.

Ms. Porter states that it has been done in the past, but staff is meeting with relevant committees to try and shift the timelines for plats, and normally there would be a gap between the preliminary and final plat to allow for the installation of improvements. Since there are no improvements proposed for this area, the two items proceeded together. She goes on to state that staff would prefer to have the

preliminary plat, then the improvement plans submitted, and then once those are close to being fully installed, then moving forward with a final plat. This is an ongoing conversation with the Builder's Relations Committee (BRC).

Chair Philips reads the item and calls for discussion and possible action.

Vice Chair Prather moves to approve the proposed final plat, Commissioner Williams seconds.

Roll call:	Phillips	Prather	Shanahan	Williams	Van Leuven
	YES	YES	YES	YES	YES

Time: 3 minutes

4. MISCELLANEOUS ITEMS FROM STAFF, PLANNING COMMISSIONERS, OR CITY ATTORNEY FOR DISCUSSION AND POSSIBLE ACTION:

- a. Next Planning Commission Meeting November 7, 2023.

5. ADJOURN.

This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Williams, seconded by Commissioner Van Leuven at approximately 5:41 p.m. on October 17, 2023, with all members present in agreement. The next regularly scheduled meeting will be held November 7, 2023, at 5:30 p.m. in the City Council Hearing Room (Room 1122), Stillwater Municipal Building, 723 S. Lewis Street, Stillwater, OK.

Prepared by – Diana Hood, Associate City Planner

Approved by - _____
Stillwater Planning Commission

DRAFT

REPORT TO: CITY COUNCIL

MEETING DATE: NOVEMBER 6, 2023



Agenda Item:	4.f. CC-23-164
Previous/Related Action:	None
Background/Issue:	VIP Storage, LLC owns the property addressed as 1899 East 6th Avenue. VIP Storage, LLC expanded by constructing six additional storage facilities requiring a drainage easement. VIP Storage would like to dedicate the drainage easement to the City of Stillwater. • The drainage easement consists of 41,175 square feet or 0.95 acres of land on the property addressed as 1899 East 6th Avenue.
Proposal/Solution:	Staff recommends acceptance of the dedicated easements.
Financial Source/Impact:	There is no financial impact on the City's budget.
Related Strategic Priority:	#4 CONNECTED SPACES
Recommended Action/Motion:	Motion to accept the easement dedication and authorize the Mayor to execute the documents.
Prepared By:	Jacquelyn Porter, Planner
Reviewed By:	Jeff Mathews Patti Osmus
Submitted By:	Brady Moore, Interim City Manager

Attachments

1. 1899 E 6th Ave Drainage Record Drawing
2. Drainage Easement Dedication

File: C:\Civil 3D Projects\VIP Storage Expansion_1094333\03_DWG\01_Sheets\As-Built\9433CG102.dwg Saved: 9/8/2023 3:59 PM By: ATERGUSON



CERTIFICATION

I hereby certify that I am familiar with the adopted ordinances and regulations of the City of Stillwater governing drainage facilities; that the final drainage plan has been prepared under my direct engineering supervision; and that the above and foregoing final drainage plan complies with all governing ordinances and the adopted drainage standards of the City of Stillwater pertaining to drainage facilities to the best of my knowledge, information and belief.

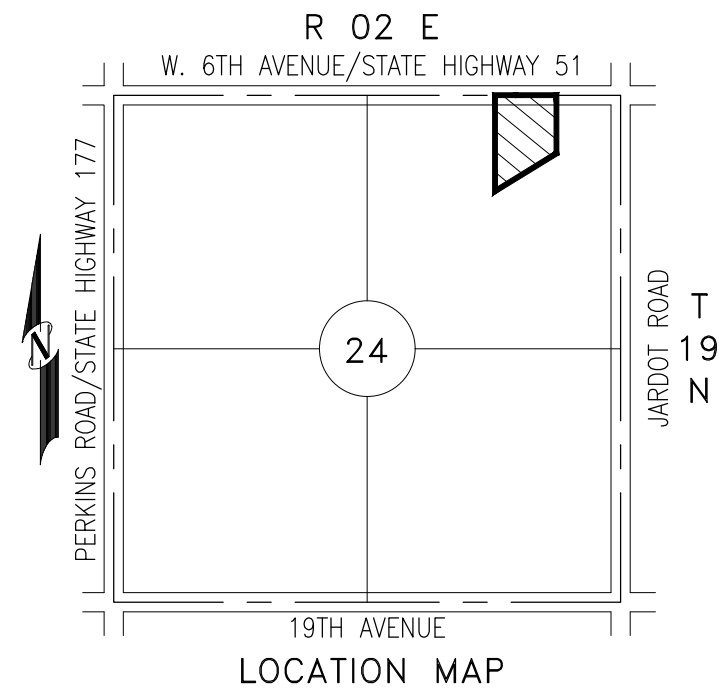
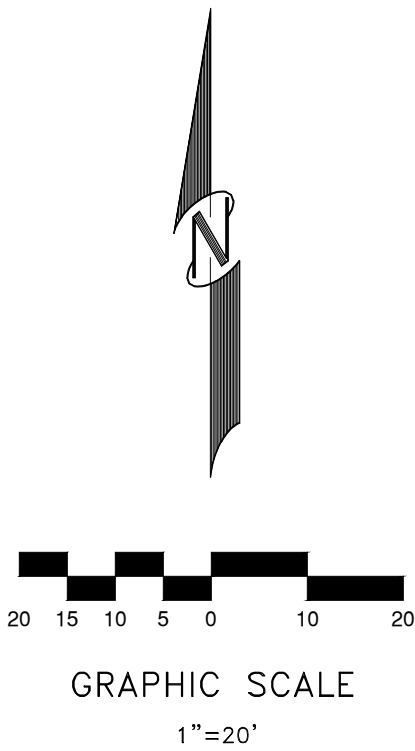
Aaron Ferguson 8/8/23
Aaron Ferguson, P.E. No. 30395 Date

RECORD DRAWINGS
SUBMITTED 8/8/23

LEGEND

- XXXXXX SPOT ELEVATION
- 1211— FINISHED GRADE CONTOUR
- -1212- - EXISTING CONTOUR
- SF — SILT FENCE
- SILT DIKE

- GENERAL GRADING PLAN NOTES**
- UNLESS OTHERWISE STATED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING. THE SOILS LABORATORY SHALL DETERMINE THE SUITABILITY OF EXISTING ON SITE MATERIAL PRIOR TO BEGINNING ANY FILL OPERATIONS.
 - ALL TOPSOIL SHALL BE REMOVED AND STOCKPILED IN AN AREA DESIGNATED BY THE OWNER. PRIOR TO PLACEMENT OF FILL, THE GROUND SHALL SCARIFIED TO A DEPTH OF 8" AND RECOMPACTED. FILL SHALL BE PLACED IN MAXIMUM LIFTS OF 9 INCHES OF LOOSE MATERIAL. PROTECT VEGETATION BEYOND GRADING LIMITS.
 - ALL GRADE ELEVATIONS SHOWN ARE TO FINISHED TOP SURFACE OF MATERIAL SHOWN. FINAL SUB GRADE ELEVATIONS SHALL ALLOW FOR THICKNESS OF ALL SURFACE & SUBGRADE COURSES.
 - PRIOR TO PAVING, THE PREPARED SUBGRADE SHALL BE PROOF ROLLED USING A LOADED TANDEM AXLE DUMP TRUCK OR SIMILAR TYPE OF PNEUMATIC TIRED EQUIPMENT WITH A MINIMUM GROSS WEIGHT OF 9 TONS PER SINGLE AXLE. LOCALIZED SOFT AREAS IDENTIFIED SHALL BE REPAIRED PRIOR TO PAVING AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
 - OPERATOR SHALL FIELD VERIFY EXISTING TOPOGRAPHY IN RELATION TO THE PROPOSED GRADES TO ENSURE DRAINAGE IN THE DIRECTIONS INDICATED ON THE PLAN.
 - ALL CONSTRUCTION SHALL CONFORM TO ADA AND ANSI STANDARDS.
 - ALL AREAS ARE TO BE GRADED SO THAT NO AREAS OF STANDING WATER OCCUR.
 - ALL DISTURBED AREAS SHALL BE SODDED OR SEED. COVERAGE SHALL BE 75% AT THE TIME OF CONSTRUCTION.
 - ALL ADA EXITS AND PARKING ACCESS POINTS SHALL MEET ADA MAXIMUM CROSS AND RUNNING SLOPES.
 - SLOPES GREATER THAN 4:1 SHALL BE PROTECTED WITH AN EROSION CONTROL MAT. CONTECH LANDLOK 450 OR EQUAL.



REVISIONS			
REV	DATE	DESCRIPTION	BY
1	8/11/22	REVISIONS DUE TO CITY COMMENTS FOR ECP	
2	9/8/22	REVISIONS DUE TO CITY COMMENTS FOR CUBR	
3	8/8/23	RECORD DRAWINGS	

Keystone Engineering and Land Surveying, Inc.
923 SOUTH LOWRY STREET
POST OFFICE BOX 436
STILLWATER, OK 74076
PHONE: (405) 743-3355
FAX: (405) 743-3933
CA #5877 EXP: 6/30/2023
EMAIL: kels@keystone-dls.com

VIP STORAGE EXPANSION	GRADING PLAN (2 OF 2)
DRAWN BY AJF	DATE 05/22
SCALE 1"=20'	SHEET CG102

DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, VIP Storage, LLC, a Limited Liability Company, certifies that it owns and possesses all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

Block 1, East Brook Addition to the City of Stillwater. Payne County, State of Oklahoma, LESS AND EXCEPT a tract of land beginning in the Northwest Corner of Block 1 of said Addition; thence, East 147 feet; thence, South 210 feet; thence, West 147 feet; thence, North 210 feet, to the Point of Beginning.

Said tract contains approximately 8.15 acres, more or less, and is subject to all recorded easements.

and further that the undersigned, in consideration of the sum of One Dollar (\$1.00), in hand paid and other good and valuable consideration, for them, their heirs, successors, executors, administrators, and assigns do hereby grant, bargain, sell, and convey unto the City of Stillwater, Oklahoma, a Municipal Corporation, its successors and assigns, an easement for the installation, operation and maintenance of drainage way and facilities through, over, under, and across the portions of the above-described property dedicated on said recorded plat or instrument, together with the right of ingress and egress to and from same, for the purpose heretofore stated.:

A drainage easement located in Block 1, East Brook Addition, an addition to the city of Stillwater, according to the recorded plat thereof, being more particularly described as follows:

Commencing at the southeast corner of Block 1 of East Brook Addition; a distance of 206.38 feet, on a bearing of S89°51'29"W, along the south line of said Block 1, to the Point of Beginning; Thence, continuing S89°51'29"W, along said south line of Block 1, a distance of 135.00 feet; Thence, N00°08'31"W, a distance of 305.00 feet; Thence, N89°51'29"E, a distance of 135.00 feet; Thence, S00°08'31"E, a distance of 305.00 feet, to the Point of Beginning.

The easement contains 41,175 square feet or 0.95 acres more or less and is subject to all recorded easements and rights of way thereof.

with the right of ingress and egress to and from same, for the purpose of permitting Stillwater to construct a drainage facility through, over, under, and across said property, together with all necessary and convenient appurtenances on the premises; and to use and maintain the same and of affording, its officers, agents, employees, and all persons under contract with it, the right to enter upon the premises and strip of land for the purpose of surveying, excavating for, laying, constructing, operating, repairing, relaying and maintaining said drainage facility, and for the further purpose of enabling Stillwater to do any and all convenient things incident to the construction, operation, repairing, and maintaining of said drainage facility.

Except as herein granted, the grantors shall continue to have the full use and enjoyment of the properties herein granted or described for appropriate purposes. At no time shall the grantors commit a use, occupation or enjoyment thereof that might cause a hazardous condition and no building, structure or obstruction shall be located or constructed on said easement by the grantors, their successors or assigns, nor shall the grantors allow said easement to be encumbered in any way so that the City of Stillwater shall not be afforded access to said drainage easement at any and all times.

VIP Storage, LLC

BRIAN SALIBA, MEMBER

STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

Before me, a Notary Public in and for said County and State on this 20 day of October, 2023, personally appeared, Brian Saliba, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Member and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Michelle D. Jardo
NOTARY PUBLIC

My Commission Expires: 01-24-2027
My Commission Number: 23001167

(SEAL)



STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

NOW, on this_____ day of _____, 20__, the City Council of the City of Stillwater, State of Oklahoma, a municipal corporation, acting for and in behalf of said municipal corporation, during regular session, does hereby approve and accept from the named Grantor this delivered drainage easement and directs the Mayor and Clerk of said City of Stillwater to indicate the same by their signatures and seal of the City of Stillwater, State of Oklahoma.

WILLIAM H. JOYCE, MAYOR
CITY OF STILLWATER, OKLAHOMA

(SEAL)

ATTEST:

TERESA KADAVY, CITY CLERK
CITY OF STILLWATER, OKLAHOMA

Approved as to form and legality this_____ day of _____, 20__.

KIMBERLY CARNLEY, CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA

CONTRACT FOR PROFESSIONAL CONSULTING SERVICES

THIS AGREEMENT is made and entered into by and between the City of Stillwater, a municipal corporation and Twenty20 Management, Inc., a domestic for-profit corporation with a mailing address of 15 W. 6th. Street, Suite 2401, Tulsa, Oklahoma 74119 (“Consultant”).

WHEREAS, the City of Stillwater is the owner of the Booker T. Washington School building located at 619 W. 12th Ave., Stillwater, OK; and

WHEREAS, City desires to retain a Consultant to provide certain preliminary assessments for renovation of the building, and

WHEREAS, Consultant’s firm provides professional owner’s representation and consulting services including, but not limited to, core services such as project management, program and construction planning, economic analysis and feasibility analysis, and conceptual designs; and

WHEREAS, Consultant has submitted to the City a letter proposal to provide said preliminary assessment professional services; and

WHEREAS, Consultant has been selected to provide professional consulting as more fully set forth herein;

NOW THEREFORE, for and in consideration of the following, City and Consultant hereby agree to the following terms and conditions:

1. Scope of Services.

Consultant shall perform all work in accordance with this Agreement and agrees to provide the following preliminary consulting services in connection with proposed renovations of the building to include the following deliverables:

Preliminary report on structural condition of the building
Assessment of civil and MEP issues
Rendering of proposed completed renovations of the building

2. Project Schedule. Consultant estimates that the scope of services should be completed within about two to three months.

3. Compensation. City agrees to pay Consultant a sum of Seventeen Thousand Five Hundred Dollars and No Cents (\$17,500.00), to perform the work. Reasonable out-of-pocket expenses incurred in connection with providing the services herein may be reimbursed. All travel and mileage reimbursement shall be at the Government Services Administration (gsa.gov) reimbursement rates.

The parties hereto recognize that the City is a municipal corporation, and it cannot make payments for services rendered unless funds have been encumbered for said services.

Consultant shall invoice the City for any amounts due for services provided. The billings shall itemize the individual services rendered, and expenses incurred as to each service.

4. **Termination**. This Agreement may be terminated by the City for convenience at any time upon thirty (30) days prior written notice to the Consultant. This Agreement may be terminated for cause by the non-breaching party in the event the other party materially breaches this Agreement and provided the non-breaching party provides the breaching party thirty (30) days prior written notice and the opportunity to cure such breach(es) specified in the notice. In the event termination is for the convenience by the City, payment will be made to the Consultant for the value of all services rendered up to the time of termination on the basis of the compensation provisions of this Agreement. In the event termination is for breach of contract by the Consultant, payment will be made only for the value of those services satisfactorily performed as determined by mutual agreement.
5. **Insurance**. The Consultant shall carry the specified insurance policies in amounts set forth in the attachment "Minimum Insurance Requirements" at all times during the performance of this Agreement. The City of Stillwater shall be named an additional insured on the Comprehensive General Liability policy in amounts equal to the liability limits for political subdivisions set forth in the Oklahoma Governmental Tort Claims Act, 51 O.S. §151, et seq. Provided, however, this shall not preclude the Consultant from carrying insurance in amounts exceeding said liability limits so long as the City is not named as an additional insured in any amount in excess of said statutory liability limits.
6. **No Indemnification by City**. Consultant understands and acknowledges that the City of Stillwater is a political subdivision that is funded by its taxpayers to operate for the benefit of its citizens. Accordingly, and pursuant to Oklahoma law, the City shall not indemnify nor hold Consultant harmless for loss, damage, expense or liability arising from or related to this Agreement, including any attorney's fees and costs. In addition, Consultant shall not limit its liability to the City for actual loss or direct damages for any claim based on a material breach of this Agreement and the documents incorporated herein. City reserves the right to pursue all legal and equitable remedies to which it may be entitled.
7. **Intellectual Property Indemnification by Consultant**. Consultant agrees to indemnify, defend, and save harmless the City and its officers, employees and agents from all suits and actions of any nature brought against them due to the use of patented, trademarked, or copyrighted appliances, products, materials, or processes provided by Consultant hereunder. Consultant shall pay all royalties and charges incident to such patents, trademarks, or copyrights.
8. **General Liability**. Consultant shall hold the City harmless from any loss, damage or claims arising from or related to the performance of the Agreement herein. Consultant must exercise all reasonable and customary precaution to prevent any harm or loss to all persons and property related to this Agreement.

9. **No Confidentiality.** Consultant understands and acknowledges that the City is subject to the Oklahoma Open Records Act (51 O.S. § 24A.1 et seq.) and therefore cannot assure the confidentiality of contract terms or other information provided by Consultant pursuant to this Agreement that would be inconsistent with its compliance with the statutory requirements thereunder.
10. **Compliance with Laws.** Consultant shall be responsible for complying with all applicable federal, state and local laws. Consultant is responsible for any costs of such compliance. Consultant shall take the necessary actions to ensure its operations in performance of this contract and employment practices are in compliance with the requirements of the Americans with Disabilities Act. Consultant certifies that it and all of its subcontractors to be used in the performance of this Agreement are in compliance with 25 O.S. Sec. 1313 and participate in the Status Verification System. The Status Verification System is defined in 25 O.S. Sec 1313 and includes, but is not limited to, the Free Employee Verification program (E-Verify) available at www.dhs.gov/E-Verify.
11. **Equal Employment Opportunity and Nondiscrimination.** Consultant agrees to comply with all applicable laws regarding equal employment opportunity and nondiscrimination.
12. **Right to Audit.** The parties agree that books, records, documents, accounting procedures, practices, price lists or any other items related to the services provided hereunder are subject to inspection, examination, and copying by the City or its designees. Consultant shall retain all records related to this Agreement for the duration of this Agreement and for a period of three years following completion and/or termination of the contract. If an audit, litigation or other action involving such records begins before the end of the three year period, the records shall be maintained for three years after the date that all issues arising out of the action are resolved or until the end of the three year retention period, whichever is later.
13. **Governing Law and Venue.** This Agreement is executed in and shall be governed by and construed in accordance with the laws of the State of Oklahoma without regard to its choice of law principals, which shall be the forum for any lawsuits arising under this Agreement or incident thereto. The parties stipulate that venue is proper in a court of competent jurisdiction in Payne County, Oklahoma and each party waives any objection to such venue. The City does not agree to binding arbitration of any disputes.
14. **No Waiver.** A waiver of any breach of any provision of this Agreement shall not constitute or operate as a waiver of any other provision, nor shall any failure to enforce any provision hereof operate as a waiver of the enforcement of such provision or any other provision.
15. **Entire Agreement / No Assignment.** This Agreement and any documents incorporated herein constitute the entire agreement of the parties and supersede any and all prior agreements, oral

or otherwise, relating to the subject matter of this Agreement. This Agreement may only be modified or amended in a writing signed by both parties. Notwithstanding anything to the contrary stated herein, the City does not agree to the terms of any future agreements, revisions or modifications that may be required under this Agreement unless such terms, revisions or modifications have been reduced to writing and signed by both parties. Consultant may not assign this Agreement or use subcontractors to provide the Goods and/or Services without the City's prior written consent. Consultant shall not be entitled to any claim for extras of any kind or nature.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed, in three (3) duplicate originals, the day and year written below.

Approved and accepted this 6th day of November, 2023.

Twenty20 Management, Inc.



Gary Sparks, Principal

Approved and accepted this 6th day of November, 2023.

City of Stillwater, a municipal corporation

Brady Moore, Interim City Manager

FINAL NOTICE

City of Stillwater

Invoice

Date: 6/22/2023

Property Owner:

SILVERTON ESTATES, LLC
1050 East 2nd Street, #290
Edmond, Oklahoma 73034-5313

Description	Amount
Nuisance abatement & clean-up for Silverton Estates (1600 E 16 th Ave., Stillwater, OK)	\$31,053.01
Postage	\$7.50
Lien Fee	\$18.00
Lien Release Fee	\$18.00
TOTAL AMOUNT DUE:	\$31,096.51

PAYMENT DUE BY 10/12/2023

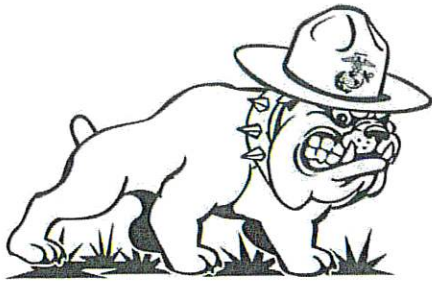
Failure to pay the full amount by the due date will result in the City taking action to certify the amount due with the Payne County Treasurer's Office and the costs shall be levied on the property and collected by the County Treasurer as other taxes authorized by law.

Please remit payment to:

**City of Stillwater
Finance Department
P.O. Box 1449
Stillwater, Oklahoma 74075**

Checks should be made payable to City of Stillwater.

If you have any questions about this invoice, please contact the City Attorney's Office at (405) 742-8205.



Semper Fi Hydroseed & Erosion Control L.L.C
(405) 549-5437
1213 East Tuxedo Blvd
Bartlesville, OK 74003

Billed To
Zack Henson
City of Stillwater
723 S Lewis St
Stillwater, OK 74076

Date of Issue
05/12/2023

Due Date
05/27/2023

Invoice Number
2630

Amount Due (USD)
\$21,780.00

Description	Rate	Qty	Line Total
Hydroseed Service wood mulch, bermuda grass seed, secondary temp seed, fertilizer	\$4,356.00	5	\$21,780.00
Subtotal			21,780.00
Tax			0.00
Total			21,780.00
Amount Paid			0.00
Amount Due (USD)			\$21,780.00

Notes

Semper Fi is not responsible for subsequent waterings upon completion. It is recommended the area remain watered/damp until desired vegetation is established.

Terms

Due upon receipt

P.O.# P0016928

OK to Pay -Zack Henson
5-17-2023

Kimberly Carnley

From: Zackery Henson
Sent: Wednesday, May 24, 2023 9:15 AM
To: Kimberly Carnley
Subject: FW: Silverton Estates wage, equipment and materials costs

Good morning Kimberly,

Please see the updated costs below from John Mehan. The new total for the City's work is \$9,273.01

Thank you,

Zack Henson, CPSWQ, CFM
Watershed Quality Manager, Floodplain Administrator



From: John Mehan
Sent: Wednesday, May 24, 2023 7:30 AM
To: Zackery Henson <zack.henson@stillwater.org>
Cc: Nick Westbrook <nick.westbrook@stillwater.org>
Subject: Silverton Estates wage, equipment and materials costs

Zack, This is the new updated costs associated with the Silverton Estates costs incurred so far. This is figured with the new employee benefits calculator and hourly wage equipment costs are figured with the FEMA hourly costs for equipment.

John Mehan	9.5 hrs.	\$425.60	Grader	6.5 hrs.	\$423.28
Ryan Grimes	24.5 hrs.	\$797.72	Gradall	24.5 hrs.	\$2,572.00
Matt Stanley	24hrs.	\$841.92	Dump Truck	27.5hrs.	\$2,016.25
Blake Houser	25hrs.	\$814.00	Tractor	7hrs.	\$248.92
Sal Casique	9.5hrs.	\$340.38	Loader	3hrs	\$139.35
			1 ton truck	15.5 hrs.	\$260.55
			Mini hoe	13hrs.	\$265.98
			Trailer	13hrs	\$47.06
			10 ton rip rap		\$80.00
	Total	\$3,219.62			

Total \$6,053.39

Grand Total labor & equipment \$9,273.01

John Mehan
Supervising Crew Chief



The City of Stillwater
Public Works – Drainage/Stormwater
707 E 8th Ave | Stillwater, OK 74074
(C)405.880.7046 | (F) 405.533.8044
john.mehan@stillwater.org

RESOLUTION NO. CC-2022-39

A RESOLUTION OF THE STILLWATER CITY COUNCIL DECLARING THE REAL PROPERTY LOCATED AT 1600 EAST 16TH AVENUE, STILLWATER, OKLAHOMA, A PUBLIC NUISANCE DETRIMENTAL TO THE HEALTH, SAFETY, AND WELFARE OF THE GENERAL PUBLIC AND THE COMMUNITY, AND ORDERING THE PROPERTY TO BE ABATED PURSUANT TO 50 O.S. §11

WHEREAS, 50 O.S. §1, *et seq.*, 11 O.S. §22-121, and Sections 18-64 through 18-74 of the Stillwater Code of Ordinances address public nuisances, notice requirements, abatement, and filing of liens; and

WHEREAS, notice was given to SILVERTON ESTATES, LLC (the "Property Owner"), of 1600 East 16th Avenue, Stillwater, Oklahoma 74074, and as further legally described on the attached Exhibit "A" (the "Nuisance Property"), as shown by the current year's tax rolls in the Office of the Payne County Treasurer, of a Public Hearing to be held by the Stillwater City Council (the "Council") on December 19, 2022, at 5:30 p.m. regarding significant issues with stormwater control; and

WHEREAS, at the request of the attorney, the Public Hearing and consideration of the Resolution were tabled until January 23, 2023; and

WHEREAS, notice was given to the Property Owner of the Subject Property, by virtue of an Amended Notice of Public Hearing (the "Amended Notice") of a Public Hearing to be held by the City Council on January 23, 2023, at 5:30 p.m. regarding the Nuisance Property; and

WHEREAS, the Amended Notice was sent by regular and certified mail to the Property Owner of the Subject Property, to both the address shown on the current year's tax rolls in the Office of the Payne County Treasurer and the Office of the Payne County Assessor and the registered service agent on the Oklahoma Secretary of State's website; and

WHEREAS, the Amended Notice was also sent to the attorney for the Property Owner, as well as the mortgage holder and

WHEREAS, in order to provide maximum notice and transparency, a sign was posted on the Nuisance Property advising the Property Owner and others of the Public Hearing scheduled for January 23, 2023; and

WHEREAS, due to the provision by mail and posting of the notice, no publication was effectuated by the City of Stillwater; and

WHEREAS, the Nuisance Property constitutes a public nuisance pursuant to the provisions of Sections 18-64 through 18-74 of the Stillwater Code of Ordinances, as well as the state statutes set forth above for the following reasons:

- a. The altered topography and flow paths are resulting in discharge flow rates higher than pre-development conditions.
- b. The majority of the stormwater flow bypasses the detention pond and discharges sediment-laden water to the south and west neighboring properties.
- c. Illicit discharges to 1504 East 16th and 1698 East 17th are occurring with each minor rain event.
- d. The developers have failed to control the peak flow and prevent discharge of stormwater and sediment.
- e. The silt fencing is insufficient to address stormwater issues.
- f. There is a need for additional dams.
- g. There is temporary stabilization needed for the site.
- h. There is considerable site erosion.

WHEREAS, current and past documentation of the condition of the Nuisance Property is contained in the Written Official Record attached hereto as Exhibit "B;" and

WHEREAS, the Nuisance Property for the reasons set forth above, demonstrates that the Nuisance Property, through neglect or injury, is a hazard to the health, safety, and welfare of the general public; and

WHEREAS, the condition of the Nuisance Property as set forth above, as well as the attached Written Official Record, demonstrate that it should be declared a public nuisance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA, THAT a Public Hearing regarding the Nuisance Property was held on this 23rd day of January, 2023.

NOW, THEREFORE, BE IT FURTHER RESOLVED THAT the Written Official Record accompanying this Resolution is hereby formally accepted and adopted herein.

NOW, THEREFORE, BE IT FURTHER RESOLVED THAT based upon the Written Official Record provided to the City Council and the Property Owner and adopted herein, as well as the information presented at the Public Hearing, the City Council hereby finds that the Nuisance Property has become detrimental to the health, safety, and welfare of the general public and the community.

NOW, THEREFORE, BE IT FURTHER RESOLVED THAT based upon the Written Official Record provided to the City Council and the Property Owner and adopted herein, as well as the information presented at the Public Hearing, the City Council hereby declares the Nuisance Property a Public Nuisance.

NOW, THEREFORE, BE IT FURTHER RESOLVED THAT based upon the Written Official Record provided to the City Council and the Property Owner and adopted herein, as well as the information presented at the Public Hearing, the City Council hereby finds that the Nuisance Property constitutes a detriment and a hazard, and that the property would be benefited by abatement of the Nuisance Property.

NOW, THEREFORE, BE IT FURTHER RESOLVED THAT based upon the Written Official Record presented to the City Council and approved herein, as well as the information presented at the Public Hearing, the City Council hereby orders the Nuisance Property is to be abated.

NOW, THEREFORE, BE IT FURTHER RESOLVED THAT the Property Owner has thirty (30) days from the effective date of this Resolution to address all concerns directed by the City's Certified Floodplain Manager and abate this nuisance, and that due to the length of time the Nuisance Property has created a nuisance and affected the general health, safety, and welfare of the community, no further extensions will be given.

NOW, THEREFORE, BE IT FURTHER RESOLVED THAT if the Property Owner does not have the Nuisance Property abated within thirty (30) days from the effective date of this Resolution, the City Manager of the City of Stillwater is authorized to cause the Nuisance Property to be abated.

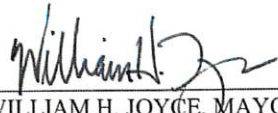
NOW, THEREFORE, BE IT FURTHER RESOLVED THAT the Stillwater City Clerk is directed to immediately file a notice with the Payne County Clerk describing the property, this Resolution containing the findings of the City Council, and stating that the City of Stillwater claims a lien on the Nuisance Property should the Property Owner fail to have the Nuisance Property abated.

NOW, THEREFORE, BE IT FURTHER RESOLVED THAT employees of the City of Stillwater and its agents are expressly authorized to enter the Nuisance Property for the performance of their necessary duties and governmental functions, including inspections authorized by law and consent and to effectuate the directives of the City Manager if the Nuisance Property is not abated within thirty (30) days of the date of this Resolution.

NOW, THEREFORE, BE IT FURTHER RESOLVED THAT all actions taken and authorized herein are appropriate and necessary for the health, safety, and welfare of the residents of the City of Stillwater, Oklahoma.

ADOPTED by the City Council of the City of Stillwater, Oklahoma, on this 23rd day of January, 2023, after full compliance with the Oklahoma Open Meeting Act.





WILLIAM H. JOYCE, MAYOR



TERESA KADAVY, CITY CLERK

Approved as to form and legality:



KIMBERLY CARNLEY, CITY ATTORNEY



Budget Amendment Request

For Budget Year 2024

Department of Finance
723 S. Lewis Street/P.O. Box 1449
Stillwater, OK 74076-1449

Office: 405.372.0025
Web: stillwater.org

Date: 09/26/2023

Department: Airport

Requested by: Kellie Reed

✓
11.06.23 Consent

Explanation: Revenue:
Increase revenue projection for award of AIP grant #3-40-0090-039-2023 for phase II design of terminal building.

	Account Name	Account Number (xxxxxxx-xxxxx)	Project Number	Current Budget Amount	Amount of Change	New Budget Amount
Increase:	AIP #3-40-0090-039-2023	8207010 - 43100	23AP04820	\$ 0	\$ 738,148	\$ 738,148
		-				\$ 0
		-				\$ 0
		-				\$ 0
		-				\$ 0
Decrease:		-				\$ 0
		-				\$ 0
		-				\$ 0
		-				\$ 0
		-				\$ 0

Net Change: (will usually result in a total increase or decrease)

\$ 738,148

Reviewed by Department Manager: _____

Date: _____

Reviewed by Finance: Christy Church

Date: 10-31-2023

Approved by CMO: _____

Date: _____

Approved by City Council: ☐ Yes ☐ No

Date: _____

Processed by Finance: _____

Date: _____

Set ID: _____

Date Sent to SA&I: _____

--Print on Yellow Paper--

Budget Amendment Request

For Budget Year 2024

Department of Finance
723 S. Lewis Street/P.O. Box 1449
Stillwater, OK 74076-1449

Office: 405.372.0025
Web: stillwater.org



Date: 09/26/2023

Department: Airport

Requested by: Kellie Reed

11.06.23 Consent

Explanation:

Expenditure:
Appropriate funds for award of AIP grant #3-40-0090-039-2023 for phase II design of terminal building. Includes grant eligible costs, city match and ineligible costs.

	Account Name	Account Number (xxxxxxx-xxxxx)	Project Number	Current Budget Amount	Amount of Change	New Budget Amount
Increase:	AIP #3-40-0090-039-2023	8207010 - 54020	23AP04820	\$ 113,223	\$ 863,109	\$ 976,332
		-				\$ 0
		-				\$ 0
		-				\$ 0
		-				\$ 0
Decrease:		-				\$ 0
		-				\$ 0
		-				\$ 0
		-				\$ 0
		-				\$ 0

Net Change: (will usually result in a total increase or decrease)

\$ 863,109

Reviewed by Department Manager: _____

Date: _____

Reviewed by Finance: Christy Cleck

Date: 10-31-2023

Approved by CMO: _____

Date: _____

Approved by City Council: ☐ Yes ☐ No

Date: _____

Processed by Finance: _____

Date: _____

Set ID: _____

Date Sent to SA&I: _____

--Print on Yellow Paper--

Budget Amendment Request

For Budget Year 2024

Department of Finance
723 S. Lewis Street/P.O. Box 1449
Stillwater, OK 74076-1449

Office: 405.372.0025
Web: stillwater.org

Date: 09/26/2023

Department: Airport

Requested by: Kellie Reed

11.06.23 Consent

Explanation:

Revenue:
Increase revenue projection for award of AIP grant #3-40-0090-040-2023 for phase II design of terminal building.

	Account Name	Account Number (xxxxxxx-xxxxx)	Project Number	Current Budget Amount	Amount of Change	New Budget Amount
Increase:	AIP #3-40-0090-040-2023	8207010 - 43100	23AP05820	\$ 0	\$ 738,148	\$ 738,148
		-				\$ 0
		-				\$ 0
		-				\$ 0
		-				\$ 0
Decrease:		-				\$ 0
		-				\$ 0
		-				\$ 0
		-				\$ 0
		-				\$ 0

Net Change: (will usually result in a total increase or decrease)

\$ 738,148

Reviewed by Department Manager: _____

Date: _____

Reviewed by Finance: Christy Clark

Date: 10-31-2023

Approved by CMO: _____

Date: _____

Approved by City Council: ☐ Yes ☐ No

Date: _____

Processed by Finance: _____

Date: _____

Set ID: _____

Date Sent to SA&I: _____

--Print on Yellow Paper--

Budget Amendment Request

For Budget Year 2024

Department of Finance
723 S. Lewis Street/P.O. Box 1449
Stillwater, OK 74076-1449

Office: 405.372.0025
Web: stillwater.org



Date: 09/26/2023

Department: Airport

Requested by: Kellie Reed

11.06.23 Consent

Explanation:

Expenditure:

Appropriate funds for award of AIP grant #3-40-0090-040-2023 for phase II design of terminal building. Includes grant eligible costs, city match and ineligible costs.

	Account Name	Account Number (xxxxxxx-xxxxxx)	Project Number	Current Budget Amount	Amount of Change	New Budget Amount
Increase:	AIP #3-40-0090-040-2023	8207010 - 54020	23AP05820	\$ 205,140	\$ 771,191	\$ 976,331
		-				\$ 0
		-				\$ 0
		-				\$ 0
		-				\$ 0
Decrease:		-				\$ 0
		-				\$ 0
		-				\$ 0
		-				\$ 0
		-				\$ 0

Net Change: (will usually result in a total increase or decrease)

\$ 771,191

Reviewed by Department Manager: _____

Date: _____

Reviewed by Finance: Christy Church

Date: 10-31-2023

Approved by CMO: _____

Date: _____

Approved by City Council: ☐ Yes ☐ No

Date: _____

Processed by Finance: _____

Date: _____

Set ID: _____

Date Sent to SA&I: _____

--Print on Yellow Paper--

RESOLUTION NO. CC-2023-39

"A RESOLUTION CONCERNING THE CITY OF STILLWATER'S BRIDGE INSPECTION RESPONSIBILITY PURSUANT TO NATIONAL BRIDGE INSPECTION STANDARDS AND NOTIFICATION TO THE OKLAHOMA DEPARTMENT OF TRANSPORTATION OF BRIDGE INSPECTION CONSULTANT SELECTION FOR BRIDGE INSPECTION CONTRACTS COMMENCING APRIL 1, 2024 THROUGH MARCH 31, 2026"

WHEREAS, the City of Stillwater has the responsibility of bridge maintenance and safety inspections for city owned bridges; and

WHEREAS, the City of Stillwater has the following options provided by the Oklahoma Department of Transportation ("ODOT") to perform federally mandated bridge inspections:

- (1) Select one of ODOT's prequalified engineering firms.
- (2) Elect to do bridge safety inspections with city forces using inspection teams and an oversight engineer fully qualified as mandated by the National Bridge Inspection Standards ("NBIS").
- (3) Utilize the same bridge inspection consultant as Payne County.
- (4) Allow ODOT to make the consultant selection.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Stillwater that the City selects option (1) and will select BURGESS & NIPLE, INC. as the engineer responsible for mandated city bridge inspections commencing on April 1, 2024 through March 31, 2026.

APPROVED AND PASSED THIS 6TH DAY OF NOVEMBER, 2023.

WILLIAM J. JOYCE, MAYOR

(SEAL)
ATTEST

TERESA KADAVY, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS ____TH DAY OF _____, 2023.

KIMBERLY CARNLEY, CITY ATTORNEY

RESOLUTION NO. CC-2023-40; SUA-2023-7

**"A RESOLUTION ADOPTING THE REVISED RATE STRUCTURE
FOR ELECTRIC SALES; PROVIDING FOR SUBSEQUENT RATE
INCREASES; AND PROVIDING AN EFFECTIVE DATE."**

WHEREAS, the City of Stillwater and the Stillwater Utilities Authority are the owners and operators of a municipal electric utility which provides retail electric services to residents and businesses located within and outside the corporate limits of the City of Stillwater; and

WHEREAS, the Mayor and City Councilors of the City of Stillwater and the Chair and Trustees of the Stillwater Utilities Authority are charged with the duty and responsibility to establish and set electric rates; and

WHEREAS, it is the responsibility of the Stillwater City Council and the Stillwater Utilities Authority to ensure that the electric rates are adequate to meet the financial requirements of the utility and the City; and

WHEREAS, the excess revenues generated by the sale of electricity are transferred to the City of Stillwater General Fund; and

WHEREAS, the Stillwater City Council and the Stillwater Utilities Authority have determined that to maintain a high quality of service, the fees, rates and tariffs charged to the customers should be increased commensurate with the increase in costs to provide the service; and

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA AND THE CHAIR AND TRUSTEES OF THE STILLWATER UTILITIES AUTHORITY:

Section 1. That the rates set forth on the attached Electric Rates chart are hereby established and set for year(s) 2024-2028 and can only be revised by subsequent Resolution of the City Council and Stillwater Utilities Authority.

Section 2. The rates set forth in the attached Electric Rates chart shall be effective as follows:

2024 Rates effective January 1, 2024
2025 Rates effective January 1, 2025
2026 Rates effective January 1, 2026
2027 Rates effective January 1, 2027
2028 Rates effective January 1, 2028

Section 3. *Annual CPI Adjustment.* Any rate category not specifically included in the attached Electric Rates chart shall be subject to annual CPI adjustment as described herein effective January 1, 2024, and on January 1 of each year thereafter. In the absence of any action by the Trustees to increase electric rates and fees outlined in the Electric Rates chart, effective January 1, 2029; and on January 1 of each year thereafter, rates and fees charged to the customers for electric service shall be adjusted to reflect an increase of up to three percent (3%), or the percentage change in the south urban region consumer price index during the immediate past calendar year (from December to December) as determined by the U.S. Bureau of Labor Statistics, whichever is less. If the percent change in the south urban region consumer price index is a negative number, there will be no adjustment to the fees, rates and tariffs.

PASSED AND ADOPTED this 6th day of November, 2023.

CITY OF STILLWATER, OKLAHOMA
A Municipal Corporation

STILLWATER UTILITIES AUTHORITY
A Public Trust

WILLIAM H. JOYCE, MAYOR/CHAIR

(SEAL)
ATTEST:

TERESA KADAVY
CITY CLERK/SECRETARY

APPROVED AS TO FORM AND LEGALITY this 6th day of November, 2023.

KIMBERLY CARNLEY
CITY ATTORNEY/GENERAL COUNSEL

Projected Electric Rates CY2024 - CY2028							
FINAL VERSION FOR ADOPTION							
NOVEMBER 6, 2023							
Line	Rate	Current	2024	2025	2026	2027	2028
No.	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Residential						
2	Residential Service						
3	Customer Charge	\$ 10.39	\$ 12.28	\$ 14.52	\$ 17.17	\$ 20.30	\$ 24.00
4	Summer (May 1 to September 30)	0.11446	0.11463	0.11480	0.11498	0.11515	0.11532
5	Winter (October 1 to April 30)						
6	0 to 600 kWh per Month	0.11446	0.11463	0.11480	0.11498	0.11515	0.11532
7	> 600 kWh per Month	0.06693	0.11463	0.11480	0.11498	0.11515	0.11532
8	PCA	Varies	Varies	Varies	Varies	Varies	Varies
9	Energy Efficient Residential Services						
10	Customer Charge	10.39	12.28	14.52	17.17	20.30	24.00
11	Summer (May 1 to September 30)	0.10978	0.10994	0.11011	0.11027	0.11044	0.11061
12	Winter (October 1 to April 30)						
13	0 to 600 kWh per Month	0.10978	0.10994	0.11011	0.11027	0.11044	0.11061
14	> 600 kWh per Month	0.06225	0.10994	0.11011	0.11027	0.11044	0.11061
15	PCA	Varies	Varies	Varies	Varies	Varies	Varies
16	Low Usage Residential						
17	Customer Charge	8.84	10.45	12.36	14.61	17.27	20.42
18	Energy	0.09037	0.09173	0.09310	0.09450	0.09592	0.09735
19	PCA	Varies	Varies	Varies	Varies	Varies	Varies
20	Residential Heat Pump						
21	Customer Charge	10.39	12.28	14.52	17.17	20.30	24.00
22	Summer (May 1 to September 30)	0.11446	0.10994	0.11011	0.11027	0.11044	0.11061
23	Winter (October 1 to April 30)						
24	0 to 600 kWh per Month	0.10600	0.10994	0.11011	0.11027	0.11044	0.11061
25	> 600 kWh per Month	0.06475	0.10994	0.11011	0.11027	0.11044	0.11061
26	PCA	Varies	Varies	Varies	Varies	Varies	Varies
27	Block Billing (kWh)						
28	Customer Charge	10.39	12.28	14.52	17.17	20.30	24.00
29	Summer (May 1 to September 30)	0.11446	0.11463	0.11480	0.11498	0.11515	0.11532
30	Winter (October 1 to April 30)						
31	0 to 600 kWh per Month	0.11446	0.11463	0.11480	0.11498	0.11515	0.11532
32	> 600 kWh per Month	0.06693	0.11463	0.11480	0.11498	0.11515	0.11532
33	PCA	Varies	Varies	Varies	Varies	Varies	Varies
34	Commercial						
35	General Service						
36	Customer Charge	19.14	19.33	19.52	19.72	19.92	20.12
37	Summer (May 1 to September 30)	0.13679	0.12910	0.12185	0.11500	0.10854	0.10244
38	Winter (October 1 to April 30)						
39	0 to 2,000 kWh per Month	0.13679	0.12910	0.12185	0.11500	0.10854	0.10244
40	> 2,000 kWh per Month	0.09037	0.12910	0.12185	0.11500	0.10854	0.10244
41	PCA	Varies	Varies	Varies	Varies	Varies	Varies
42	Ground Source Heat Pump						
43	Customer Charge	117.22	121.91	126.79	131.86	137.13	142.62
44	Summer (May 1 to September 30)						
45	0 to 20,000 kWh per Month	0.09112	0.08320	0.08653	0.08999	0.09359	0.09733
46	> 20,000 kWh per Month	0.06364	0.08320	0.08653	0.08999	0.09359	0.09733
47	Winter (October 1 to April 30)						
48	0 to 20,000 kWh per Month	0.08602	0.08320	0.08653	0.08999	0.09359	0.09733
49	> 20,000 kWh per Month	0.05860	0.08320	0.08653	0.08999	0.09359	0.09733

Projected Electric Rates CY2024 - CY2028 FINAL VERSION FOR ADOPTION NOVEMBER 6, 2023							
Line No.	Rate (a)	Current (b)	2024 (c)	2025 (d)	2026 (e)	2027 (f)	2028 (g)
50	Power						
51	Power and Light Primary						
52	Customer Charge	429.83	434.13	438	442.85	447.28	451.76
53	Energy	0.05866	0.05455	0.05450	0.05446	0.05441	0.05436
54	Summer Demand	11.29	13.30	13.43	13.57	13.70	13.84
55	Winter Demand	9.27	13.30	13.43	13.57	13.70	13.84
56	PCA	Varies	Varies	Varies	Varies	Varies	Varies
57	Power and Light Primary, Time of Day						
58	Customer Charge	429.83	434.13	438.47	442.85	447.28	451.76
59	TOU Meter Charge (Summer)	17.18	17.70	18.14	18.59	19.06	19.58
60	Energy ON PEAK	0.05866	0.05749	0.05634	0.05521	0.05411	0.05302
61	Energy OFF PEAK	0.05866	0.05749	0.05634	0.05521	0.05411	0.05302
62	Summer Demand	2.47	2.84	3.27	3.76	4.32	4.97
63	Summer Peak Demand	8.61	9.90	11.39	13.09	15.06	17.32
64	Winter Demand	9.27	10.66	12.26	14.10	16.21	18.65
65	PCA	Varies	Varies	Varies	Varies	Varies	Varies
66	Power and Light Secondary						
67	Customer Charge	240.70	243.11	245.54	247.99	250.47	252.98
68	Energy	0.05866	0.05573	0.05545	0.05517	0.05490	0.05462
69	Summer Demand	12.06	14.20	14.30	14.40	14.50	14.60
70	Winter Demand	10.11	14.20	14.30	14.40	14.50	14.60
71	PCA	Varies	Varies	Varies	Varies	Varies	Varies
72	Power and Light Secondary, Time of Day						
73	Customer Charge	240.70	243.11	245.54	247.99	250.47	252.98
74	TOU Meter Charge (Summer)	17.18	17.70	18.14	18.59	19.06	19.58
75	Energy ON PEAK	0.05866	0.05749	0.05634	0.05521	0.05411	0.05302
76	Energy OFF PEAK	0.05866	0.05749	0.05634	0.05521	0.05411	0.05302
77	Summer Demand	2.53	2.91	3.35	3.85	4.42	5.09
78	Summer Peak Demand	9.24	10.63	12.22	14.05	16.16	18.58
79	Winter Demand	10.11	11.63	13.37	15.38	17.68	20.33
80	Large Power and Light Service Level 3 & 4	Varies	Varies	Varies	Varies	Varies	Varies
81	Industrial						
82	Large Power and Light Service Level 3 & 4						
83	Customer Charge	440.79	463.00	486.15	510.50	536.03	562.83
84	Summer (May 1 to September 30)						
85	0 to 2,000,000 kWh per Month	0.04932	0.04437	0.04428	0.04419	0.04410	0.04401
86	> 2,000,000 kWh per Month	0.04092	0.04437	0.04428	0.04419	0.04410	0.04401
87	Winter (October 1 to April 30)						
88	0 to 2,000,000 kWh per Month	0.04932	0.04437	0.04428	0.04419	0.04410	0.04401
89	> 2,000,000 kWh per Month	0.04092	0.04437	0.04428	0.04419	0.04410	0.04401
90	Summer Demand	19.50	13.90	14.00	14.11	14.22	14.32
91	Winter Demand	6.97	13.90	14.00	14.11	14.22	14.32
92	PCA	Varies	Varies	Varies	Varies	Varies	Varies
93	Large Power and Light Service Level 5						
94	Customer Charge	248.52	260.95	273.99	287.69	302.08	317.18
95	Summer (May 1 to September 30)						
96	0 to 2,000,000 kWh per Month	0.05044	0.04537	0.04528	0.04519	0.04510	0.04501
97	> 2,000,000 kWh per Month	0.04242	0.04537	0.04528	0.04519	0.04510	0.04501
98	Winter (October 1 to April 30)						
99	0 to 2,000,000 kWh per Month	0.05044	0.04537	0.04528	0.04519	0.04510	0.04501
100	> 2,000,000 kWh per Month	0.04242	0.04537	0.04528	0.04519	0.04510	0.04501
101	Summer Demand	21.26	13.97	14.11	14.25	14.39	14.54
102	Winter Demand	7.60	13.97	14.11	14.25	14.39	14.54
103	PCA	Varies	Varies	Varies	Varies	Varies	Varies
104	Electric Vehicle Charging						
105	Electric Vehicle Charging						
106	Customer Charge	\$ 37.13	\$ 39.00	\$ 40.95	\$ 41.97	\$ 43.02	\$ 44.10
107	Demand Charge	10.11	11.12	12.23	13.46	14.80	16.28
108	Energy	0.05866	0.05485	0.05128	0.04795	0.04483	0.04192
109	PCA	Varies	Varies	Varies	Varies	Varies	Varies
110	Net Energy Metering Distributed Generation Tariff						
111	Net Energy Metering Distributed Generation Tariff						
112	Residential Service Availability Fee	\$ 44.56	\$ 51.39	\$ 58.22	\$ 65.04	\$ 71.87	\$ 78.70
113	General Service Service Availability Fee	\$ 201.57	\$ 191.50	\$ 182.00	\$ 173.00	\$ 164.00	\$ 156.00
114	Power and Light Secondary Service Availability Fee	\$ 1,485.26	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00

RESOLUTION NO. CC-2023-41; SUA-2023-8

“A RESOLUTION ADOPTING THE REVISED RATE STRUCTURE FOR WATER AND WASTEWATER UTILITY SERVICES; PROVIDING FOR SUBSEQUENT RATE INCREASES; AND PROVIDING AN EFFECTIVE DATE.”

WHEREAS, the City of Stillwater and the Stillwater Utilities Authority are the owners and operators of the water utility, a provider of retail water and wastewater services to residents and businesses located within and outside the corporate limits of the City of Stillwater; and

WHEREAS, the Mayor and City Councilors of the City of Stillwater and the Chair and Trustees of the Stillwater Utilities Authority are charged with the duty and responsibility to establish and set water and wastewater rates; and

WHEREAS, it is the responsibility of the Stillwater City Council and the Stillwater Utilities Authority to ensure that the water and wastewater rates are adequate to meet the financial requirements of the utility and the City; and

WHEREAS, the City and SUA recently commissioned a study to determine whether the current rates were adequate to maintain the utility; and

WHEREAS, said study indicated that the current rate structure should be adjusted to address the rising costs; and

WHEREAS, the Stillwater City Council and the Stillwater Utilities Authority have determined that to maintain a high quality of service, the fees, rates and tariffs charged to the customers should be increased commensurate with the increase in costs to provide the service; and

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA AND THE CHAIR AND TRUSTEES OF THE STILLWATER UTILITIES AUTHORITY:

Section 1. That the rates set forth on the attached Water Rates and Wastewater Rates charts are hereby established and set for fiscal year(s) 2024-2028, and can only be revised by subsequent Resolution of the City Council and Stillwater Utilities Authority.

Section 2. The rates set forth in this Resolution shall be effective as follows:

2024 Rates effective January 1, 2024
2025 Rates effective July 1, 2024
2026 Rates effective July 1, 2025
2027 Rates effective July 1, 2026
2028 Rates effective July 1, 2027

Section 3. *Annual CPI Adjustment.* In the absence of any action by the Trustees to adjust or change the water and/or wastewater rates and fees, effective July 1, 2028, and on July 1 of each year thereafter, rates and fees charged to the customers for water and wastewater services shall be adjusted to reflect an increase of up to three percent (3%), or the percentage change in the south urban region consumer price index during the immediate past calendar year as determined by the U.S. Bureau of Labor Statistics, whichever is less. If the percent change in the south urban region consumer price index is a negative number, there will be no adjustment to the fees, rates and tariffs.

Section 4. Revenues. The revenues generated by the water rates and charges (including customer service charges) shall be set aside for the purpose of operating, maintaining and upgrading the raw water delivery system, the water treatment facility and the water distribution system that is operated by the Stillwater Utilities Authority, including all support services that are necessary to operate the water utility system. The revenues generated by the wastewater rates and charges (including all customer service charges) shall be set aside for the purpose of operating, maintaining and upgrading the wastewater collection system and the wastewater treatment facility that is operated by the Stillwater Utilities Authority, including all support services that are necessary to operate the wastewater utility system.

PASSED AND ADOPTED this 6th day of November, 2023.

CITY OF STILLWATER, OKLAHOMA
A Municipal Corporation

STILLWATER UTILITIES AUTHORITY
A Public Trust

WILLIAM H. JOYCE, MAYOR/CHAIR

(SEAL)
ATTEST:

TERESA KADAVY
CITY CLERK/SECRETARY

APPROVED AS TO FORM AND LEGALITY this 6th day of November, 2023.

KIMBERLY CARNLEY
CITY ATTORNEY/GENERAL COUNSEL

11/6/2023

Water Rates for Resolution

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Volumetric Rates (\$/1,000 Gallons)					
3/4" Meter					
Up to 5,000 Gallons	\$ 7.67	\$ 9.01	\$ 10.59	\$ 12.44	\$ 14.62
5,000 - 12,000 Gallons	\$ 8.04	\$ 9.45	\$ 11.10	\$ 13.04	\$ 15.32
> 12,000 Gallons	\$ 8.97	\$ 10.54	\$ 12.38	\$ 14.55	\$ 17.10
1" Meter					
Up to 15,000 Gallons	\$ 7.67	\$ 9.01	\$ 10.59	\$ 12.44	\$ 14.62
15,000 - 33,000 Gallons	\$ 8.04	\$ 9.45	\$ 11.10	\$ 13.04	\$ 15.32
> 33,000 Gallons	\$ 8.97	\$ 10.54	\$ 12.38	\$ 14.55	\$ 17.10
1.5" Meter and Larger					
\$/1,000 Gallons	\$ 7.82	\$ 9.19	\$ 10.80	\$ 12.69	\$ 14.91
Wholesale Customers					
Payne County Rural Water Dist 3	\$ 3.51	\$ 4.57	\$ 5.48	\$ 6.58	\$ 7.89
Lone Chimney	\$ 3.74	\$ 4.30	\$ 4.94	\$ 5.69	\$ 6.54
Noble County Rural Water Dist 2	\$ 3.74	\$ 4.30	\$ 4.94	\$ 5.69	\$ 6.54
51 East Water	\$ 3.51	\$ 4.57	\$ 5.48	\$ 6.58	\$ 7.89
Raw Water Customers					
	\$ 0.87	\$ 1.13	\$ 1.36	\$ 1.63	\$ 1.96
Base Charge					
3/4"	\$ 7.67	\$ 9.01	\$ 10.59	\$ 12.44	\$ 14.62
1"	\$ 15.53	\$ 18.25	\$ 21.44	\$ 25.19	\$ 29.60
1.5"	\$ 31.68	\$ 37.22	\$ 43.73	\$ 51.38	\$ 60.37
2"	\$ 47.00	\$ 55.23	\$ 64.90	\$ 76.26	\$ 89.61
3"	\$ 91.42	\$ 107.42	\$ 126.22	\$ 148.31	\$ 174.26
4"	\$ 144.89	\$ 170.25	\$ 200.04	\$ 235.05	\$ 276.18
6"	\$ 280.90	\$ 330.06	\$ 387.82	\$ 455.69	\$ 535.44

Wastewater Rates for Resolution

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Volumetric Rates (\$/1,000 Gallons)					
Inside City Limits Retail	\$ 3.68	\$ 3.90	\$ 4.13	\$ 4.38	\$ 4.60
Outside City Limits Retail	\$ 5.52	\$ 5.85	\$ 6.20	\$ 6.57	\$ 6.90

Base Charge**Inside City Limits**

3/4"	\$ 9.06	\$ 9.60	\$ 10.18	\$ 10.79	\$ 11.33
1"	\$ 16.04	\$ 17.00	\$ 18.02	\$ 19.10	\$ 20.06
1.5"	\$ 32.09	\$ 34.02	\$ 36.06	\$ 38.22	\$ 40.13
2"	\$ 51.34	\$ 54.42	\$ 57.69	\$ 61.15	\$ 64.21
3"	\$ 96.26	\$ 102.04	\$ 108.16	\$ 114.65	\$ 120.38
4"	\$ 160.43	\$ 170.06	\$ 180.26	\$ 191.08	\$ 200.63
6"	\$ 320.88	\$ 340.13	\$ 360.54	\$ 382.17	\$ 401.28

Base Charge**Outside City Limits**

3/4"	\$ 13.59	\$ 14.40	\$ 15.27	\$ 16.19	\$ 17.00
1"	\$ 24.06	\$ 25.50	\$ 27.03	\$ 28.65	\$ 30.09
1.5"	\$ 48.14	\$ 51.03	\$ 54.09	\$ 57.33	\$ 60.20
2"	\$ 77.01	\$ 81.63	\$ 86.54	\$ 91.73	\$ 96.32
3"	\$ 144.39	\$ 153.06	\$ 162.24	\$ 171.98	\$ 180.57
4"	\$ 240.65	\$ 255.09	\$ 270.39	\$ 286.62	\$ 300.95
6"	\$ 481.32	\$ 510.20	\$ 540.81	\$ 573.26	\$ 601.92

RESOLUTION NO. CC-2023-42

“A RESOLUTION ADOPTING THE REVISED MONTHLY FEE SCHEDULE FOR THE STORMWATER UTILITY; AND PROVIDING AN EFFECTIVE DATE.”

WHEREAS, the City of Stillwater created the stormwater utility to provide funds for drainage facilities and stormwater related projects; and

WHEREAS, the members of the City Council serve as the board of the stormwater utility and are charged with the duty and responsibility to establish and set stormwater fees; and

WHEREAS, it is the responsibility of the stormwater utility board to ensure that the fees are adequate to meet the financial requirements of the utility; and

WHEREAS, the City recently commissioned a fee assessment to determine whether the current rates were adequate to maintain the utility; and

WHEREAS, said study included a recommendation to increase the current rates in order to better meet the needs of the utility;

WHEREAS, the City Council has determined that the stormwater fees should be increased in order to maintain a high quality of service, and to meet the operational, maintenance, and ongoing infrastructure capital improvement needs of the City;

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA:

Section 1. Residential Flat Fee.

A Residential Flat Fee of \$2.46 shall be billed monthly.

Section 2. Monthly Stormwater Fees based on ERU.

Monthly Fees for Commercial, and any other non-residential property, shall be based upon the equivalent residential unit (“ERU”) concept wherein the ERU is an average area of impervious material on a residential or commercial site. One (1) ERU shall be defined as two thousand five hundred square feet (2,500 ft²) of impervious area. Fees shall be charged based on the following fee schedule:

Commercial Customer Class		Proposed Rate per Month
Comm. Tier 1:	0-10 ERUs	\$12.28
Comm. Tier 2:	11-20 ERUs	\$24.56
Comm. Tier 3:	21-30 ERUs	\$36.84
Comm. Tier 4:	31-40 ERUs	\$49.12
Comm. Tier 5:	41-50 ERUs	\$61.40
Comm. Tier 6:	51-60 ERUs	\$73.68
Comm. Tier 7:	61-70 ERUs	\$85.96
Comm. Tier 8:	71-80 ERUs	\$98.24
Comm. Tier 9:	81-90 ERUs	\$110.52
Comm. Tier 10:	91-100 ERUs	\$122.80
Comm. Tier 11:	> 100 ERUs	\$135.08

Section 3. Effective Date.

The fees set forth in this Resolution shall be effective January 1, 2024.

PASSED AND ADOPTED this 6th day of November, 2023.

CITY OF STILLWATER, OKLAHOMA
A Municipal Corporation

WILLIAM H. JOYCE, MAYOR

(SEAL)
ATTEST:

TERESA KADAVY
CITY CLERK

APPROVED AS TO FORM AND LEGALITY this 6th day of November, 2023.

KIMBERLY CARNLEY
CITY ATTORNEY

ORDINANCE NO. 3527

AN ORDINANCE REZONING A TRACT OF LAND LOCATED AT 716 WEST 11TH AVENUE FROM SMALL LOT SINGLE FAMILY RESIDENTIAL DISTRICT (RSS) TO TWO-FAMILY AND MULTI-FAMILY DISTRICT (RTM).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA:

Parcels located at 716 West 11th Avenue:

Lots Seven (7) and Eight (8), in Block Five (5), DUNCAN'S ADDITION to the City of Stillwater, Payne County, State of Oklahoma

and

Lot Nine (9), in Block Five (5), DUNCAN'S ADDITION to the City of Stillwater, Payne County, State of Oklahoma

be and the same is hereby rezoned from (RSS) Small Lot Single Family Residential District to (RTM) Two-Family and Multi-Family District.

PASSED, APPROVED, AND ADOPTED THIS ____ DAY OF _____, 2023.

WILLIAM H. JOYCE, MAYOR

(SEAL)
ATTEST:

TERESA KADAVY, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS ____ DAY OF _____, 2023.

TAMMY EWING, ASSISTANT CITY ATTORNEY

First Reading: 10/16/2023
Second Reading: 11/06/2023

ORDINANCE NO. 3528

AN ORDINANCE REZONING A TRACT OF LAND LOCATED AT 847 WEST ESKRIDGE AVENUE FROM SMALL LOT SINGLE FAMILY RESIDENTIAL DISTRICT (RSS) TO TWO-FAMILY RESIDENTIAL DISTRICT (RT).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA:

Parcels located at 847 West Eskridge Avenue:

Lots Seventeen (17), Eighteen (18) and Nineteen (19), in Block Nine (9), of the Subdivision of the North Half of Blocks 9 and 10, ALBERT PIKE ADDITION to the City of Stillwater, Payne County, State of Oklahoma, according to the recorded plat thereof.

be and the same is hereby rezoned from (RSS) Small Lot Single Family Residential District to (RT) Two-Family Residential District.

PASSED, APPROVED, AND ADOPTED THIS ____ DAY OF _____, 2023.

WILLIAM H. JOYCE, MAYOR

(SEAL)
ATTEST:

TERESA KADAVY, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS ____ DAY OF _____, 2023.

TAMMY EWING, ASSISTANT CITY ATTORNEY

First Reading: 10/16/2023
Second Reading: 11/06/2023