



Together, Investing in Municipal Excellence

CITY COUNCIL MEETING AGENDA

DECEMBER 18, 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

1. Call Meeting to Order
2. Pledge of Allegiance

a.	Led by Cub Scout Arrow of Light Den #3805
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3. 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 December 4, 2023 regular meeting minutes		
b.	Accept fiscal year 2023 Annual Comprehensive Financial Report, Single Audit Report, Passenger Facility Charge Program Audit Report, and Auditor Communication Letter	CC-23-172	Jared Thulin
c.	Accept transfer of Block 34 warranty deed from Stillwater Public Works Authority	CC-23-175	Candy Staring
d.	Approve Olsson, Inc. Contract Amendment #5 for an amount of \$5,100 (funded by cash reserves	CC-23-179	Kellie Reed

	and eligible for future FAA reimbursement) for the Phase 1 Environmental Assessment for the Air Traffic Control Tower Siting Study, Amendment #6 for an amount of \$96,890 (will be reimbursed by both terminal design grants and applicable Airport match) for the new terminal parking and parking access roundabout design at Stillwater Regional Airport, and the associated budget amendment appropriating funds totaling \$101,990		
e.	Approve the organizational-wide purchase of new computer systems from Dell Inc. via Statewide Contract SW1020D for annual lease payments of \$197,854; approve \$75,000 for the annual software subscription; approve budget amendment appropriating 6 months of lease payments totaling \$136,427 for the remainder of FY23-24; and, authorize the City Manager to sign related lease and subscription agreements.	CC-23-174	Brad Stewart
f.	Approve budget revision transferring \$31,750 for repair of the stone walls at 6th Avenue and Perkins Road		Candy Staring
g.	Approve budget amendment appropriating \$175,000 for the Couch Park LED lighting project		Brady Moore
h.	Approve change order No. 3 to the Motorola Solutions contract for the public safety radio project to add a 400' self-support communications tower and installation services pursuant to OK SW1053M, and approval of the associated budget amendment allocating funds in the amount of \$468,773.92	CC-23-171	Rob Hill

4. 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.

5. 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.

6. Public Hearings

The Council will hear public comments, discuss, and take action including a vote or series of votes on each item listed as presented or as amended by the City Council unless the agenda entry specifically states that no action will be taken.

a.	Public hearing to consider appeals received to the decision of the Planning Commission approving the issuance of a Residential Short-Term Rental License issued for property addressed as 311 S. Eyler Lane	CC-23-177	Jacquelyn Porter
b.	Public hearing regarding an application for a Specific Use Permit to install a Public Safety Telecommunications Tower exceeding 75 feet at property addressed 623 East 8th Avenue	CC-23-178	Jacquelyn Porter

7. General Orders

The City Council will hear a staff presentation, discuss, and take action including a vote or series of votes on each item listed as presented or as amended or revised by the City Council unless the agenda entry specifically states that no action will be taken. The requested action is indicated in each agenda entry but may be amended or revised prior to action by the City Council.

a.	Approve award of Fire Station 2 Work Package #1 bids for demolition, earthwork, site concrete, site utilities and storm sewer to Crossland Construction Co. for a total of \$1,297,063.13	CC-23-180	Candy Staring
b.	Staff presentation on a proposed new Stillwater Animal Welfare facility, location, and cost to be financed as a possible General Obligation bond issue <i>(No action will be taken on this item)</i>	CC-23-176	Dawn Dodson, Brian Thomas, 505 Architects

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-2023-45: A RESOLUTION APPROVING ACTION TAKEN BY THE STILLWATER UTILITIES AUTHORITY AUTHORIZING THE ISSUANCE OF ITS PROMISSORY NOTE IN THE PRINCIPAL AMOUNT OF \$37,000,000 TO THE OKLAHOMA WATER RESOURCES BOARD; RATIFYING AND CONFIRMING A LEASE AGREEMENT AND OPERATION AND MAINTENANCE CONTRACT AND A SALES TAX AGREEMENT BETWEEN THE CITY AND THE AUTHORITY AND CONTAINING OTHER PROVISIONS RELATING THERETO
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b.	RESOLUTION NO. CC-2023-46 : A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA, AUTHORIZING THE CHILDS LAW FIRM, PLLC, TO FILE AN ACTION AGAINST SILVERTON ESTATES, LLC, BANCFIRST GUTHRIE, THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY TREASURER, AND THE COUNTY CLERK OF PAYNE COUNTY, OKLAHOMA, AND ANY OTHER PERSONS OR ENTITIES NECESSARY TO FORECLOSE A LIEN FOR THE COSTS OF ABATEMENT ON REAL PROPERTY GENERALLY LOCATED AT 1600 EAST 16 TH AVENUE, CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA, PREVIOUSLY DECLARED A NUISANCE BY THE CITY COUNCIL OF THE CITY OF STILLWATER; AND AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS REASONABLY NECESSARY TO EFFECTUATE THE PROVISIONS OF THIS RESOLUTION	Kimberly Carnley
c.	RESOLUTION NO. CC-2023-47: A RESOLUTION AUTHORIZING THE SUBLETTING OF HANGAR 2 AND HANGAR 10 SPACE TO CROSSWIND AVIATION, LLC FOR THE PURPOSE OF AERONAUTICAL ACTIVITY TO INCLUDE AIRCRAFT RENTALS TO LICENSED PRIVATE PILOTS FOR TIME-BUILDING, SIGHTSEEING, AND PERSONAL TRAVEL	Kellie Reed

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.

First Read

a.	ORDINANCE NO. 3529: AN ORDINANCE AMENDING STILLWATER CITY CODE OF ORDINANCES BY AMENDING CHAPTER 10, BUILDINGS AND BUILDING REGULATIONS, ARTICLE III, ICC INTERNATIONAL BUILDING CODE, 2015 EDITION, SECTION 10-52, ADOPTION OF THE ICC INTERNATIONAL BUILDING CODE, 2015 EDITION; AND SECTION 10-53. AMENDMENTS TO THE ICC INTERNATIONAL BUILDING CODE, 2015 EDITION, SPECIFICALLY ADOPTION OF THE ICC INTERNATIONAL BUILDING CODE, 2018 EDITION AND AMENDMENTS THERETO; ARTICLE IV, INTERNATIONAL RESIDENTIAL CODE FOR ONE-AND TWO-FAMILY DWELLINGS, 2015 EDITION; SECTION 10-88, ADOPTION OF THE ICC INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, 2015 EDITION; SPECIFICALLY ADOPTION OF THE ICC INTERNATIONAL RESIDENTIAL BUILDING CODE,	Jeff Mathews
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2018 EDITION AND AMENDMENTS THERETO; ARTICLE V, INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015 EDITION, SECTION 10-111, ADOPTION OF THE ICC INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015 EDITION, SECTION 10-112, AMENDMENTS TO THE ICC INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015 EDITION, SPECIFICALLY ADOPTING THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION AND AMENDMENTS THERETO, ARTICLE VIII, PLUMBING STANDARDS, DIVISION 2, INTERNATIONAL PLUMBING CODE, 2015 EDITION, SECTION 10-289, ADOPTION OF THE ICC INTERNATIONAL PLUMBING CODE, 2015 EDITION, SEC. 10-290, AMENDMENTS TO THE ICC, INTERNATIONAL PLUMBING CODE 2015 EDITION; SPECIFICALLY ADOPTING THE INTERNATIONAL PLUMBING CODE, 2018 EDITION AND AMENDMENTS THERETO; ARTICLE IX, INTERNATIONAL FUEL GAS CODE, 2015 EDITION, SECTION 10-374, ADOPTION OF THE ICC INTERNATIONAL FUEL GAS CODE, 2015 EDITION, SECTION 10-375, AMENDMENTS TO THE ICC INTERNATIONAL FUEL GAS CODE, 2015 EDITION, SPECIFICALLY ADOPTING THE INTERNATIONAL FUEL GAS CODE, 2018 EDITION AND AMENDMENTS THERETO, ARTICLE X, MECHANICAL STANDARDS, DIVISION 1, INTERNATIONAL MECHANICAL CODE, 2015 EDITION, SECTION 10-396, ADOPTION OF THE ICC INTERNATIONAL MECHANICAL CODE, 2015 EDITION, SECTION 10-397, AMENDMENTS TO THE ICC INTERNATIONAL MECHANICAL CODE, 2015 EDITION, SPECIFICALLY ADOPTING THE INTERNATIONAL MECHANICAL CODE, 2018 EDITION AND AMENDMENTS THERETO, XI, ELECTRICITY, DIVISION 2, NATIONAL ELECTRICAL CODE, 2014 EDITION, SECTION 10-485, ADOPTION OF THE NATIONAL ELECTRICAL CODE, 2014 EDITION (NFPA 70-2014), AND SECTION 10-486, AMENDMENTS TO THE NATIONAL ELECTRICAL CODE, 2014 EDITION (NFPA 70-2014); SPECIFICALLY ADOPTING THE NATIONAL ELECTRICAL CODE, 2020 EDITION (NFPA 70-2020) AND AMENDMENTS THERETO; AMENDING CHAPTER 20, FIRE PREVENTION AND PROTECTION, ARTICLE III, ICC INTERNATIONAL BUILDING CODE, 2015 EDITION, SECTION 20-49, ADOPTION OF THE ICC INTERNATIONAL FIRE CODE, 2015 EDITION; SEC. 20-50, AMENDMENTS TO THE ICC INTERNATIONAL FIRE CODE, 2015 EDITION, SPECIFICALLY ADOPTING THE INTERNATIONAL FIRE CODE 2018 EDITION AND AMENDMENTS THERETO; REPEALING ALL ORDINANCES TO THE CONTRARY; AND PROVIDING FOR SEVERABILITY	
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b.	ORDINANCE NO. 3530: AN ORDINANCE AMENDING STILLWATER CITY CODE OF ORDINANCES BY AMENDING CHAPTER 16, CRIMES, MISCELLANEOUS OFFENSES AND PROVISIONS, ARTICLE VI, OFFENSES INVOLVING MINORS, DIVISION 2, PREVENTION OF YOUTH ACCESS TO TOBACCO, SECTION 16-152, DEFINITIONS; AND SECTION 16-153, FURNISHING OF TOBACCO PRODUCTS TO MINORS; AND SECTION 16-154, PURCHASE, RECEIPT OR POSSESSION OF TOBACCO PRODUCTS BY MINORS; AND 16-155, DISTRIBUTION OF TOBACCO PRODUCT SAMPLES TO MINORS; AND SECTION 16-156, SALE OF TOBACCO PRODUCTS EXCEPT IN ORIGINAL, SEALED PACKAGING; REPEALING ALL ORDINANCES TO THE CONTRARY; AND PROVIDING FOR SEVERABILITY	Kimberly Carnley
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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
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 pending PFAS litigation; 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. 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
c.	Miscellaneous items from the City Council

11. Questions and Inquiries

12. Appointments

a.	Consider appointments to the Stillwater Medical Center Authority Board	CC-23-173	Mayor Joyce
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13. Executive Session

a.	Confidential communication between City Council and City Attorney concerning a pending investigation, claim or action involving PFAS Litigation.
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14. Return from Executive Session

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| a. | No action will be taken on this item. |
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15. Adjourn

On December 14, 2023 at 2:30 p.m., 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.