



CITY COUNCIL MEETING AGENDA
DECEMBER 19, 2022
723 S Lewis Street
Room 1122B
Stillwater, OK 74074
5:30 P.M.

Mayor Will Joyce, Vice Mayor Alane Zannotti, Councilors Amy Dzialowski, Christie Hawkins, & Kevin Clark

1. Call Meeting to Order
2. Pledge of Allegiance
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 5, 2022 regular meeting and executive session minutes		
b.	Approve budget amendments reflecting transfer-in and expenditure of funds from General Fund contingency to Self-Insurance Fund to cover a release and covenant not to appeal agreement		Melissa Reames
c.	Approve bid award for \$18,832 per year to John M. Kerr for the hay and pasture lease at Stillwater Regional Airport	CC-22-215	Paul Priegel
d.	Accept Teal Ridge Estates Section 2 public improvements	CC-22-216	Andrew Doerflinger
e.	Approve Stillwater 74 final plat correcting scrivener's error in the legal description	CC-22-212	Jacquelyn Porter
f.	Approve City of Stillwater/Stillwater Utilities Authority & Central Rural Electric Cooperative Agreement for Services and Service Plan	CC-22-211	Norman McNickle
g.	Approve re-plat of final plat for Baymere Addition	CC-22-213	Jacquelyn Porter
h.	Approve and authorize City Manager to sign an agreement between City of Stillwater and Oklahoma State University designating the OSU Office of Long Range Facilities Planning to serve as the Owner's (City of Stillwater) Representative for the Fire Station 2 Project to the Construction Manager at	CC-22-219	Norman McNickle

	Risk, Architect and others, and to provide the services and manage the pre-construction and construction phases of the Project		
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4. Public Comment on Agenda Items not Scheduled for Public Hearing

*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 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.	Pursuant to 11 O.S. § 22-112 and 11 O.S. §22-112.4, the Stillwater City Council will conduct a hearing to determine whether the structure located at 2110 West Sherwood, Stillwater, Oklahoma, and owned by Marie Oddette Saxon, is dilapidated as defined in 11 O.S §22-112(C) and abandoned as defined in 11 O.S. §22-112.4(E). The City Council shall make a determination as to whether said building is dilapidated and/or abandoned as defined by the referenced statutes and whether to order the abatement and removal of said structure and the assessment of all associated costs thereof to the owner of said property.	Beth Anne Childs
b.	Pursuant to 11 O.S. § 22-112 and 11 O.S. §22-112.4, the Stillwater City Council will conduct a hearing to determine whether the structure located at 638 East 14 th Avenue, Stillwater, Oklahoma, and owned by David & Brenda Sorenson, is dilapidated as defined in 11 O.S §22-112(C) and abandoned as defined in 11 O.S. §22-112.4(E). The City Council shall make a determination as to whether said building is dilapidated and/or abandoned as defined by the referenced statutes and whether to order the abatement and removal of said structure and the assessment of all associated costs thereof to the owner of said property.	Beth Anne Childs
c.	Pursuant to 11 O.S. § 22-112 and 11 O.S. §22-112.4, the Stillwater City Council will conduct a hearing to determine whether the structure located at 3033 East Peachtree Avenue, Stillwater, Oklahoma, owned by Kelsey Humphrey, Personal Representative, Estate of David L. Humphrey, is dilapidated as defined in 11 O.S §22-112(C) and abandoned as defined in 11 O.S. §22-112.4(E). The City Council shall make a determination as to whether said building is dilapidated and/or abandoned as defined by the referenced statutes and whether to order the abatement and removal of said structure and the assessment of all associated costs thereof to the owner of said property.	Beth Anne Childs

d.	Pursuant to 50 O.S. § 1, <i>et seq.</i> , 11 O.S. §22-121, Sections 18-64 through 18-74 of the Stillwater Code of Ordinances, and the Development and Engineering Codes of the City of Stillwater, including Chapter 35, Stormwater Quality and Management of the Stillwater Code of Ordinances, the Stillwater City Council will conduct a hearing to determine whether the property located at 1600 East 16 th Avenue, Stillwater, Oklahoma constitutes a public nuisance as set forth in the statutory and Code references identified above. The City Council shall make a determination as to whether this property constitutes a public nuisance as defined by the referenced statutes and codes and whether to order the abatement of the property and the assessment of all associated costs thereof to the owner of said property.	Beth Anne Childs
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7. General Orders

The 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 City Council action is indicated in each agenda entry but may be amended or revised prior to action by the City Council.

a.	Consider approving amendment to contract with KSA for design and other professional services for the construction of a storage building and lean-to at Stillwater Regional Airport	CC-22-214	Paul Priegel
b.	Consider authorizing the City Manager to execute a task order under the existing Master Services Agreement with Gose & Associates for a not to exceed fee of \$65,000; approve expenditure of \$30,000 for design transition; and approve a budget amendment appropriating total expenditures of \$100,000 to cover the alternatives phase, transition to design, and \$5,000 contingency for the Block 34 redevelopment project	CC-22-217	Candy Staring
c.	Presentation of the Communications Plan: Media & Alerts	CC-22-218	Dawn Jones

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-2022-36: A RESOLUTION OF THE STILLWATER CITY COUNCIL DECLARING THE STRUCTURE LOCATED AT 2110 WEST SHERWOOD AVENUE, STILLWATER, OKLAHOMA, DILAPIDATED AND ABANDONED, AND A PUBLIC NUISANCE DETRIMENTAL TO THE HEALTH, SAFETY, AND WELFARE OF THE GENERAL PUBLIC AND THE COMMUNITY, AND ORDERING THE DILAPIDATED STRUCTURE TO BE TORN DOWN AND REMOVED PURSUANT TO 11 O.S. §22-122
b.	RESOLUTION NO. CC-2022-37: A RESOLUTION OF THE STILLWATER CITY COUNCIL DECLARING THE STRUCTURE LOCATED AT 638 EAST 14TH AVENUE, STILLWATER, OKLAHOMA, DILAPIDATED AND ABANDONED, AND A PUBLIC NUISANCE DETRIMENTAL TO THE HEALTH, SAFETY, AND WELFARE OF THE GENERAL PUBLIC AND THE COMMUNITY, AND ORDERING THE DILAPIDATED STRUCTURE TO BE TORN DOWN AND REMOVED PURSUANT TO 11 O.S. §22-122

c.	RESOLUTION NO. CC-2022-38: A RESOLUTION OF THE STILLWATER CITY COUNCIL DECLARING THE STRUCTURE LOCATED AT 3033 EAST PEACHTREE AVENUE, STILLWATER, OKLAHOMA, DILAPIDATED AND ABANDONED, AND A PUBLIC NUISANCE DETRIMENTAL TO THE HEALTH, SAFETY, AND WELFARE OF THE GENERAL PUBLIC AND THE COMMUNITY, AND ORDERING THE DILAPIDATED STRUCTURE TO BE TORN DOWN AND REMOVED PURSUANT TO 11 O.S. §22-122
d.	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. §22-11
e.	RESOLUTION NO. CC-2022-40: A RESOLUTION OF THE STILLWATER CITY COUNCIL ADOPTING REVISIONS TO THE STILLWATER REGIONAL AIRPORT CAR RENTAL FACILITY REGULATIONS

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. 3512: AN ORDINANCE CLOSING A PORTION OF RIGHTS OF WAY OF SOUTH DUNCAN STREET, EAST OF BLOCK 63, ORIGINAL TOWNSITE OF STILLWATER, AN ADDITION TO THE CITY OF STILLWATER, PAYNE COUNTY, OKLAHOMA, NEAR PROPERTY ADDRESSED AS 1202 SOUTH DUNCAN STREET
b.	ORDINANCE NO. 3517: AN ORDINANCE AUTHORIZING THE EXTENSION OF THE LEASE TERM AND THE REMOVAL OF ONE 2MW DIESEL GENERATION UNIT LOCATED AT THE WATER TREATMENT PLANT FROM THE LEASE AGREEMENT AND OPERATION AND MAINTENANCE CONTRACT DATED APRIL 1, 1979; PROVIDING FOR CITIZEN INITIATED REFERENDUM OF SAID LEASE IN ACCORDANCE WITH SECTION 4-2 OF THE CITY CHARTER

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. Appointments

- a. Planning Commission
- b. Stillwater Medical Center Authority

13. Adjourn

On 12.14.22 at 2:45, a true and correct copy of this agenda was posted on the kiosk outside City Hall, 723 S Lewis Street, Stillwater, OK.

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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 Suddenlink channel 14.
- Find meeting agendas and minutes online at [Agendas and Minutes](#)
- Official minutes are archived in the City Clerk's office.
- Go to [eNotifications](#) for email notices when an agenda is posted. Select each elected or appointed board or committee for which you would like to receive notices.