



CITY COUNCIL MEETING AGENDA  
DECEMBER 5, 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 November 14, 2022 regular meeting and executive session minutes                                                                                                                                                                                                                                                                                                                                                                                                                    |           |                   |
| b. | Accept the following easement dedications for Frye Farms located near the intersection of South Western Road and West 32 <sup>nd</sup> Avenue: <ul style="list-style-type: none"><li>• Sewer line easement 9,292 square feet</li><li>• Water line easement 653 square feet</li><li>• Sewer line easement 2,475 square feet</li><li>• Sewer line easement 1,238 square feet</li><li>• Drainage easement 7,977 square feet</li><li>• Offsite Drainage Easement 377,788 square feet</li></ul> | CC-22-207 | Jacqueline Porter |
| c. | Approve budget amendment appropriating \$11,765 of Stillwater Police Department federal drug forfeiture (Federal EShare Program) funds for the training costs of new K-9 team                                                                                                                                                                                                                                                                                                              | CC-22-204 | Jeff Watts        |
| d. | Approve budget amendment accepting \$4,454.92 in grant funding from OSBI to reimburse the City of Stillwater for SPD detective training costs                                                                                                                                                                                                                                                                                                                                              | CC-22-205 | Jeff Watts        |
| e. | Approve bid award for the hay lease at N Boomer Park to Ryan and Amanda Grimes in the amount of \$450                                                                                                                                                                                                                                                                                                                                                                                      | CC-22-206 | Mark White        |
| f. | Accept the following general utility and electric easements for Parkview Estates, Section 8: <ul style="list-style-type: none"><li>• Utility Easement 971 square feet</li></ul>                                                                                                                                                                                                                                                                                                            | CC-22-208 | Jacqueline Porter |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |                   |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------|
|    | <ul style="list-style-type: none"> <li>• Electric Easement 1,551 square feet</li> <li>• Electric Easement 1,428 square feet</li> <li>• Utility Easement 988 square feet</li> <li>• Utility Easement 825 square feet</li> <li>• Utility Easement 639 square feet</li> <li>• Utility Easement 574 square feet</li> <li>• Utility Easement 574 square feet</li> <li>• Utility Easement 681 square feet</li> <li>• Utility Easement 1,605 square feet</li> </ul> |           |                   |
| g. | Approve final plat for Teal Ridge Estates, Section 2                                                                                                                                                                                                                                                                                                                                                                                                         | CC-22-209 | Jacqueline Porter |
| h. | Approve Amendment 006B to the contract with McFarland Architects, the associated budget amendment appropriating \$78,225, and authorization for the City Manager to sign all contract agreements and documents for an environmental assessment of the new terminal site at Stillwater Regional Airport                                                                                                                                                       | CC-22-210 | Paul Priegel      |

#### 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. 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 the purchase of property at 619 W. 12 <sup>th</sup> Avenue and authorize the City Manager to sign the real estate purchase contract | CC-22-203 | Brady Moore |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------|

#### 7. 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-2022-34: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STILLWATER APPROVING AN AMENDMENT TO LEASE AGREEMENT AND OPERATION AND MAINTENANCE CONTRACT BETWEEN THE CITY OF STILLWATER AND THE STILLWATER UTILITIES AUTHORITY AND AUTHORIZING THE MAYOR TO FINALIZE AND EXECUTE PROPOSED AMENDMENT TO LEASE AGREEMENT |
| b. | RESOLUTION NO. CC-2022-35: A RESOLUTION PROVIDING LESSEE CONSENT TO MORTGAGE THE LEASEHOLD IMPROVEMENTS AS REQUIRED BY THE TERMS OF THE STILLWATER REGIONAL AIRPORT GROUND LEASE AGREEMENT SRA 2008-01; AND                                                                                                                          |

|  |                                                                                   |
|--|-----------------------------------------------------------------------------------|
|  | AUTHORIZING THE CITY MANAGER TO SIGN RELATED DOCUMENTS NECESSARY FOR SUCH PURPOSE |
|--|-----------------------------------------------------------------------------------|

## 8. 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. 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 |

### Second Read

|    |                                                                                                                                                                                                                                                                   |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | ORDINANCE NO. 3046 – CORRECTED: AN ORDINANCE CORRECTING THE LEGAL DESCRIPTION OF ORDINANCE 3046 CLOSING THE HARTFORD STREET RIGHT OF WAY BETWEEN PROPERTIES ADDRESSED AS 798 AND 1060 E. KNOTTS AVENUE                                                            |
| b. | ORDINANCE NO. 3511: 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 1206 SOUTH DUNCAN STREET |
| c. | ORDINANCE NO. 3513: AN ORDINANCE REZONING A TRACT OF LAND LOCATED AT 2817 EAST 6 <sup>TH</sup> AVENUE FROM COMMERCIAL SHOPPING LIGHT INDUSTRIAL (IL) TO COMMERCIAL GENERAL (CG)                                                                                   |
| d. | ORDINANCE NO. 3514: AN ORDINANCE REZONING A TRACT OF LAND LOCATED AT 4703 NORTH WASHINGTON STREET FROM SMALL LOT SINGLE FAMILY RESIDENTIAL (RSS) TO TWO-FAMILY RESIDENTIAL (RT)                                                                                   |
| e. | ORDINANCE NO. 3515: AN ORDINANCE REZONING A TRACT OF LAND LOCATED AT 2318 & 2322 NORTH WASHINGTON STREET FROM SMALL LOT SINGLE FAMILY RESIDENTIAL (RSS) TO COMMERCIAL GENERAL (CG)                                                                                |
| f. | ORDINANCE NO. 3516: AN ORDINANCE REZONING A TRACT OF LAND LOCATED AT 2000 SOUTH SANGRE ROAD FROM SMALL LOT SINGLE FAMILY RESIDENTIAL (RSS) TO OFFICE (O) AND A TRACT OF LAND LOCATED AT 2100 SOUTH SANGRE ROAD TWO-FAMILY RESIDENTIAL (RT) TO OFFICE (O)          |

## 9. 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 *Randy Blake vs City of Stillwater*, Workers' Compensation Court Case

No. CM 2021-03414-L. 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 proceeding in the public interest.

- b. Miscellaneous items from the City Manager
- c. Miscellaneous items from the City Council

10. Questions and Inquiries

11. Executive Session

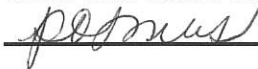
- a. Confidential communication concerning *Randy Blake vs City of Stillwater, Workers' Compensation Court Case No. CM 2021-03414-L.*

12. Return from Executive Session

- a. Possible action concerning *Randy Blake vs City of Stillwater, Workers' Compensation Court Case No. CM 2021-03414-L*, including possible approval of a release and covenant not to appeal agreement.

13. Adjourn

On 11.30.22 at 4:10, 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 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.