

**IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW
THE AGENDA WAS POSTED JULY 14, 2022 AT 2:00 P.M.
AT THE MUNICIPAL BUILDING, 723 SOUTH LEWIS, STILLWATER, OKLAHOMA**

**MINUTES
STILLWATER CITY COUNCIL
REGULAR MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
JULY 18, 2022**

**PRESENT: MAYOR WILLIAM H. JOYCE, VICE MAYOR ALANE ZANNOTTI,
COUNCILORS AMY DZIALOWSKI, CHRISTIE HAWKINS AND KEVIN CLARK**
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. CONSENT DOCKET

- a. Approval of July 11, 2022 regular meeting minutes
- b. Approve bid recommendation for annual supply of sand and gravel
- c. Approve carry forward of fiscal year 2022 budget appropriations to fiscal year 2023
- d. Approve budget amendment appropriating additional funds of \$500 from Walmart to Stillwater Fire Department

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

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

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

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

5. ITEMS REMOVED FROM CONSENT DOCKET

None.

6. PUBLIC HEARINGS

- a. Receive public comment regarding a request to allow a medical marijuana dispensary at property addressed as 135 South Main Street

City Planner Jacquelyn Porter stated that the applicant is requesting review and approval of a Specific Use Permit to allow for a medical marijuana dispensary at the property addressed as 135 S. Main Street.

The subject property is located on the east side of Main Street between Elm and Maple Avenue and Commercial General zoning surrounds the property.

Mayor Joyce opened and closed the public hearing as no one was present to speak.

Planning Commission recommended approval of this SUP 5-0.

MOTION BY VICE CHAIR ZANNOTTI, SECOND BY COUNCILOR HAWKINS TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE SPECIFIC USE PERMIT FOR THE PROPERTY LOCATED AT 135 SOUTH MAIN STREET.

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

- b. Receive public comment regarding a request for a Map Amendment to rezone property addressed as 923 South Lowry Street from Light Industrial (IL) to Commercial Business (CB)

City Planner Jacquelyn Porter stated that the applicant, Keystone Engineering, is requesting review and approval of a map amendment to rezone the property addressed at 923 S. Lowry Street from Light Industrial (IL) to Commercial Business (CB). The subject property is located on the south side of Stillwater near the intersection of East 10th Avenue and Lowry Street. Ms. Porter stated that the current use of the property is for professional and administrative offices and services and this use is allowed in the proposed zoning CB. She stated that rezoning to CB would bring the nonconforming structure into conformance and that there would be no required setbacks in CB district at this location.

Mayor Joyce opened the public hearing.

Aaron Ferguson, Keystone Engineering, spoke on behalf of the applicant.

Mayor Joyce closed the public hearing.

Planning Commission recommended approval 5-0.

MOTION BY COUNCILOR HAWKINS, SECOND BY COUNCILOR DZIALOWSKI TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE MAP AMENDMENT FOR THE PROPERTY LOCATED AT 923 SOUTH LOWRY STREET.

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

7. GENERAL ORDERS

- a. Prairie Arts annual report

Prairie Arts Center General Manager Meghan Brasuell and Art Education Coordinator Jen Johnson presented the annual report for Prairie Arts. They gave an overview of the programs/classes offered, ages served and number of participants in their programs. They also discussed staff, outreach programs and after hours programming and the amount of supplies used in their programs.

No action was taken on this item.

- b. Lake McMurtry Friends annual report

Executive Director for Lake McMurtry Friends, Jill VanEgmond presented the annual report for Lake McMurtry Friends. She listed the highlights and achievements of the past year and gave an overview of the variety of programs, classes, camps and other services offered by Lake McMurtry. She discussed the ADA compliant trails and facilities being added to the Lake and the community outreach by bringing the Lake to residents that cannot come to Lake McMurtry.

No action was taken on this item.

c. Discussion regarding relocation of softball fields located at Sanborn Lake Park

Director of City Engineering Monty Karns reported that in 2014 City Council and Oklahoma Department of Transportation (ODOT) began developing a long term plan to improve a corridor from Western Road and Hall of Fame Avenue north to Airport Road and then east to Washington Street. In October 2018, City Council approved the alignment corridor for Airport Arterial Access Road (now Hargis Road) to Airport Road and then to Washington Street and authorized the funding for the project. Mr. Karns stated that this project will be constructed in two phases but an environmental clearance is required to be completed before work on the first phase can begin. The first phase is currently in design and utility relocation work has begun. One of the ballfields at the intersection of Wright Drive and Airport Road requires relocation before construction of the next phase of the project and eventually, expansion of land side airport development will require the relocation of the remaining two ballfields. Mr. Karns reported that the land was purchased in 1943 for airport use. Previously, federal funds were used to improve the ballfields, which requires that if the ballfields are relocated, the new location has to be equal or larger in value. He reported that the existing fields and parking comprise 11.04 acres and has been appraised at \$386,400. He stated that the environmental clearance requires the City to identify the location for the relocation of the ballfields to be displaced in the second phase. Staff is aware that there are community discussions regarding development of a comprehensive sports complex. Mr. Karns reported that the City owns 13.62 acres of land at the SW corner of Western and Lakeview that can be used for the replacement ballfields and the property has an appraised value of \$392,000. A portion of the land is within the airport runway protection zone (RPZ) but the acreage outside the RPZ is sufficient to construct the ballfields and provide parking. He stated that the City's consultant and staff believe designating this location for relocation of the ballfields meets the federal requirements. Mr. Karns stated that the location described above will allow the project to continue but an alternative location can be substituted in the future.

Mr. Karns stated that staff is seeking guidance and if the solution described is acceptable, staff will return with a resolution at a later meeting date.

Discussion was held amongst staff and City Council regarding relocation of ballfields and parking.

No action was taken on this item.

8. ORDINANCES

a. First Reading

Ordinance No. 3497: An ordinance rezoning tracts of land located at 701 West Boomer Lake Station Road from Public (P) and Commercial General (CG) to Multi-Family Intermediate District (RMI).

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HAWKINS TO ADVANCE ORDINANCE NO. 3497 TO SECOND READING AS PRESENTED.

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

b. Second Reading

Ordinance No. 3496: An ordinance closing an easement located in the Northeast Quarter (NE/4) of Section Thirty-Five (35), Township Twenty (20) North, Range Two (2) East of the Indian Meridian, City of Stillwater Payne County, Oklahoma, on property located on North Rogers Drive south of Richmond, adjacent to North Rogers Drive in Park View Estates Section 10, and repealing all ordinances to the contrary

MOTION BY VICE MAYOR ZANNOTTI, SECOND BY COUNCILOR HAWKINS TO ADOPT ORDINANCE NO. 3496 AS PRESENTED.

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

9. REPORTS FROM OFFICERS & BOARDS

- a. Miscellaneous items from the City Attorney: None.
- b. Miscellaneous items from the City Manager:
 - City Manager Norman McNickle asked community members to conserve resources as much as possible during this significant heat wave. Not to cause alarm—we only request customers take steps to help conserve as a precaution with the multiple days of 100 degrees or greater and very dry weather as these conditions could prove to be problematic on the City's infrastructure.
 - ✓ Mr. McNickle reported that yesterday, the Water Treatment Plant hit a record output of 16 million gallons versus the typical summertime peak of 12-13 million.
 - ✓ Both Water and Public Works departments are addressing distribution leaks and necessary street repairs with crews rotating on jobsites to cool down and rehydrate.
 - ✓ The Southwest Power Pool—Regional Transmission Operator for wholesale power supplier for Grand River Dam Authority—issued a Conservative Operations Advisory. The advisory does not require the public to conserve, but asks that steps are made as a precaution during the hours of 2:00 – 7:00 p.m.
- c. Miscellaneous items from the City Council:
 - Councilor Clark announced that this Friday, July 22nd at 10:00 a.m. Lt. Joe Sadler with the Stillwater Fire Department will be honored for his 27.5 years of service. Members of the community are invited to honor Lt. Sadler at Fire Station #1 at 1506 S. Main St.
 - Councilor Hawkins announced that the City is always looking for great team members who are service minded. Please visit the City's website to see the list of full and part time positions available.
 - Councilor Dzialowski announced that in addition to the Stillwater Public Library's summer reading program for all ages, there will be an outdoor movie for older teens and adults on July 22nd. The movie takes place in the library's courtyard, beginning at 9:00 p.m. Attendees should bring chairs or blankets for seating and free popcorn and drinks will be provided.
 - Vice Mayor Zannotti reminded residents that Crazy Days kicks off this week beginning Wednesday, the 20th and goes through the 24th. This is Stillwater's largest community-wide retail sales event from Lakeview Pointe and Pioneer Square Shopping Center to the Strip and Downtown Stillwater, there are many shops offering summertime sales for all ages.
 - Mayor Joyce announced that beginning Wednesday, July 20th, Lakeview will be closed for approximately two weeks. This will only affect the eastside of the

roadway and motorists will still be able to get through on Perkins. Please be patient and allow additional travel time. Mayor stated that ODOT is working as quickly as possible to have Phase 1 of the Perkins Rd/US 177 construction project completed by fall. The goal is to halt construction for OSU game day weekend traffic and begin Phase 2 of the project after conclusion of OSU football season.

- i. Discussion about scheduling items for future meetings.

10. QUESTIONS & INQUIRIES

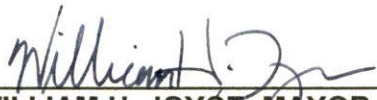
None.

11. ADJOURN

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR DZIALOWSKI TO ADJOURN THE JULY 18, 2022 REGULAR MEETING OF THE STILLWATER CITY COUNCIL.

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

The July 18, 2022 regular meeting of the Stillwater City Council adjourned at 6:24 p.m.



WILLIAM H. JOYCE, MAYOR
STILLWATER CITY COUNCIL



TERESA KADAVY
CITY CLERK