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WASHINGTON SCHOOL ADVISORY COMMITTEE SPECIAL MEETING AGENDA
OCTOBER 1, 2024

723 S. Lewis Street, Room 2073
Stillwater, OK 74074
11:30 AM

Karen Washington, Laura Arata, James Beckstrom, Norman McNickle, Gary Clark, Thomas Fields, Ann Houston, Calvin Miller, Jessie Sims, Kay Stewart, Clyde Wilson

1. Call Meeting to Order

2. General Orders

The Washington School Advisory Committee 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 Washington School Advisory Committee 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 Washington School Advisory Committee.

a.	Approve minutes from Special Meeting on September 3, 2024.
b.	Update from the Washington School Heritage Foundation
c.	Discussion and possible action regarding City-sponsored workday for exterior grounds and breezeway removal scheduled for November 16, 2024.
d.	General discussion of next steps in the redevelopment process of Washington School. No action will be taken on this item.
e.	Discussion and possible action regarding project needs of the facility related to the Council-approved 2024 work plan, site security or other general clean-up activities at the site.

3. Public Comment

4. Adjourn

On September 27, 2024 at 7:45 a.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 405.742.8243.

- 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.

Washington School Advisory Committee Minutes

September 3, 2024

723 S. Lewis Street, Room 2073

Stillwater, OK 74074

11:30 A.M.

Members present: Laura Arata, Jim Beckstrom, Gary Clark, Thomas Fields, Ann Houston, Calvin Miller, Norman McNickle, Kay Stewart, Karen Washington, Clyde Wilson

Not present: Lee Ann Sims

Others Present: Assistant City Attorney Ashlyn Garis, Assistant City Manager Christy Driskel, Michelle Charles, Katie Eastman- News on 6, Communications Director Dawn Dodson

1. Call Meeting to Order

The meeting called to order by Chairwoman Karen Washinton at 11:30 a.m.

2. General Orders

The Washington School Advisory Committee will hear a staff presentation, discuss, take action including a vote or series of votes on each item listed as presented or as amended or revised by the Washington School Advisory Committee 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 Washington School Advisory Committee.

- a. Approval of minutes from August 6, 2024 Special Meeting

Minutes read by Charles. Motion to accept as presented – McNickle, seconded by Clark.

Arata, Beckstrom, Clark, Fields, Houston, Miller, McNickle, Steward, Washington, Wilson – Aye, Approved 10 - 0

- b. Update from Washington School Heritage Foundation (No action will be taken on this item.)

Beckstrom reported that the Washington School Heritage Foundation has not done any fundraising since the gala held last year. The Foundation's current balance is about \$38,000. The Foundation team

has vetted the work plan proposed at the last Washington School Advisory Committee meeting.

Jason Mays, a contractor who is a member of the Foundation team, has gotten estimates for demolition that came in lower than had been expected.

- c. General discussion of next steps in the redevelopment process of Washington School. (No action will be taken on this item.)

Washington said she and Beckstrom had the opportunity to meet with Mayor Will Joyce before the Washington School Advisory Committee Meeting. They learned that the City of Stillwater leadership believes the Washington School project is important for the community but has concerns about finances and staff time to devote to the project. They discussed the possibility of the City providing in-kind support like offering waste removal and roll-off waste containers for volunteer work days. Short staffing creates complications for in-kind support in some areas, requiring more coordination. There is no funding set aside for the Washington School project at this time and it is not anticipated that there would be funding available for several years. There are concerns about safety of volunteers during proposed clean-up days due to the presence of black mold and asbestos in some areas of the building, according to City assessments. There are also liability concerns unless a construction firm or some other entity that has insurance is heading the project. Accessing the building would have to be coordinated due to those same safety concerns. The team will have to come up with ways to raise money, prioritize projects, address safety concerns and work with the Heritage Foundation for further fundraising.

Beckstrom said he understood that the City of Stillwater would not require insurance or an access agreement for the proposed workday in November because the City is sponsoring that event. Driskel confirmed that is correct. Liability insurance would not be required but the work areas would have to be defined. The City of Stillwater would partner with the Committee for an access agreement.

McNickle asked if he can continue replacing the exterior boards sealing the building when people tear them down. Driskel confirmed that is allowed.

- d. Discussion and possible action regarding priority project needs of the facility, including discussion and possible action for staff consideration of removal of

steel, implementation of site security, tree trimming and other general clean-up activities at the site.

Washington asked the committee members to share their ideas. Driskel said there is an opening on the Stillwater City Council agenda on Monday, September 9, for presentation of an update or an action plan. A work plan was adopted at the August committee meeting with a request to move forward with it. The presentation on September 9 could change, based on information reported by Washington about funding. Washington asked for thoughts on possible changes.

Beckstrom said he had understood from the Mayor that the City does not have money to support demolition of the auditorium in Fiscal Year 24/25. Beckstrom proposed amending that as an optional item in the FY 24/25 project plan in case funding is found, but also listing it as an item in FY 25/26 if not done in the previous year. They discussed getting a bid for the whole project. The group has already gotten a contractor to give an idea of what demolition of the different pieces – auditorium, west and east wings, breezeway and cafeteria - would cost. The aggregate estimates exceed \$100,000.

McNickle asked about a timeline for examining the safety of the building and determining entry. That evaluation is on hold right now due to funding, so access to the interior of the building would not be possible without an asbestos study. The City does not have money to pay for the study. Beckstrom said he understands the 2020 report estimated inspection and remediation for the entire facility at \$15,000. But the 1988 report showed a majority of the asbestos in the east and west wings, which is not the part of the building where clean-up is proposed and there is no expectation that workers would ever enter the two wings. Driskel said the access agreement would need to address the areas to be entered on the proposed workday. Other items are included in the work plan and it would have to be determined what could be done prior to the workday without funding from the City.

Arata asked what would be required to use Oklahoma State University resources to perform the inspections. Beckstrom thinks a certified asbestos removal company would be required.

The Committee proposed getting an estimate for inspection and removal in the original 1938 T-shaped building.

Clark said he would like to see something moving, like tree removal and other exterior work that would not be difficult but would attract public attention and show progress.

Partnering with OSU Into the Streets on November 16 is the plan. Arata will look into getting Washington School listed as a project site.

Stewart said she would like the City to sponsor a workday before November for exterior clean-up and tree removal. If the City is the sponsor, insurance is not an issue. There is already a commitment for November 16 and resources could be an issue, McNickle said.

Houston asked if the Foundation could potentially pay for the inspection and remediation. Beckstrom said the plan is to get estimates to see if that is possible.

Wilson asked about plans for historic landmark designation and how work being considered would fit into that. The National Register of Historic Places nomination would focus on the 1938 T-shaped structure, Arata explained.

The Washington School work plan is scheduled under General Orders as an action item on the September 9 meeting of the Stillwater City Council with Washington and Beckstrom presenting.

The plans are subject to change based on funding availability. The top few items should be determined, and inexpensive items can be prioritized, Washington said. Roll-off availability and staff scheduling are logistic factors that will impact City support for other clean-up and workdays, McNickle and Driskel explained.

Motion by McNickle to authorize Beckstrom to modify the plan for presentation to the City Council, seconded by Clark.

Approved 10 – 0

Arata, Beckstrom, Clark, Fields, Houston, Miller, McNickle, Stewart, Washington, Wilson - Aye

3. Public Comment

No requests to speak.

4. Adjourn

Motion by Beckstrom, seconded by Clark, to adjourn the September 3, 2024, Washington School Advisory Committee Special Meeting.

Approved 10 - 0

**Arata, Beckstrom, Clark, Fields, Houston, Miller, McNickle, Stewart, Washington,
Wilson – Aye**

The Washington School Advisory Committee adjourned at 12:20 p.m.