



Together, Investing in Municipal Excellence

CITY COUNCIL MEETING AGENDA

JANUARY 13, 2025

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
3. Proclamations and Presentations

a.	Proclamation for Stran Talley
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4. 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 16, 2024 regular meeting minutes		
b.	Accept fiscal year 2024 Annual Comprehensive Financial Report, Single Audit Report, Passenger Facility Charge Program Audit Report, and Auditor Communication Letter	CC-25-01	Jared Thulin
c.	Award a Unit Price Contract to Rudy Construction for \$1,887,172.75 related to McElroy/Manning/Hall of Fame diamond grinding and full depth repair (Bid No. 46-2024); authorize total construction expenditures of	CC-25-02	Bill Millis

	\$2,119,900 which includes construction contract, testing and contingency; approve budget amendment in the amount of \$1,255,189.00 from the Transportation Sales Tax Fund; authorize the City Manager to execute the Contract and related documents.		
d.	Award a work order-based contract to Scodeller Construction, Inc. for up to \$750,000 related to Joint & Crack Sealing for various city streets (Bid No. 48-2024); authorize total construction expenditures of \$800,000 which includes construction contract, testing and contingency; and approve a budget amendment in the amount of \$300,000 from the Transportation Sales Tax Fund; and authorize the City Manager to execute the contract and related documents.	CC-25-03	Bill Millis
e.	Award a Unit Price Contract to Haskell Lemon Group, LLC for \$189,655.00 related to Airport T-Hangar 2 concrete apron improvements (Bid No. 51-2024); authorize total construction expenditures of \$213,621.00 which includes construction contract, testing and contingency; authorize the City Manager to execute the Contract and related documents.	CC-25-04	Bill Millis
f.	Approve the application of Dobson Technologies, LLC dba Dobson Fiber for a right of way Occupancy Permit as recommended by the Development Services Director pursuant to City Code Sec. 37-205(c).	CC-25-05	David Barth
g.	Approve the application of Vero Fiber Networks, LLC for a right of way Occupancy Permit as recommended by the Development Services Director pursuant to City Code Sec. 37-205 (c).	CC-25-06	David Barth
h.	Accept a general utility easement located at 28 Elmwood Drive.	CC-25-07	Diana Hood
i.	Approve budget amendments reflecting revenue and expenditure of sponsorship funds from Grand River Dam Authority (GRDA) totaling	CC-25-08	Barbara Bliss

	\$17,500 for Myers Park Playground Equipment.		
j.	Approve Memo to set public hearing date for February 24, 2025 for the closing of right-of-way, requested by Independent School Dist. No.16 & Bank SNB, at 5021 N. Perkins Road as required by City Code 23-60(b).	CC-25-09	Diana Hood
k.	Approve correction made to Exhibit C-2 of Amendment No. 2 to CMAR Agreement with Lippert Brothers, Inc. for the Stillwater Regional Airport Terminal and Building Improvements Project.	CC-25-10	Candy Staring
l.	Approve Memorandum of Understanding with Stillwater Public Schools creating a payment schedule for distribution of Tax Increment Financing District #3 capital payment obligations.		Christy Cluck

5. 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.

6. 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.

7. 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.	Receive public comment regarding a request from Josh Wilson for Blue Sky Buds LLC, d/b/a/ BRIXX Cultivation for a Specific Use Permit to allow a medical marijuana dispensary at property addressed as 121 S. Main Street in the Commercial General (CG) district.	CC-25-11	Diana Hood
b.	Receive public comment regarding a request from Jason Johnson for a map amendment to rezone property addressed as 701 W. Highpoint	CC-25-12	Diana Hood

	Drive from Multi-Family Intermediate (RMI) and Commercial General (CG) to Commercial Business (CB) district.		
c.	Receive public comment regarding a request from Pioneer Investment Group, LLC for a map amendment to rezone property addressed as 3118-3124 E. 4th Avenue from Small Lot Single-Family (RSS) to Two-Family and Multi-Family (RTM) district.	CC-25-13	Diana Hood

8. 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.	Presentation and discussion on the proposed new Stillwater Animal Welfare Facility including schematic layouts, cost estimate, and community impact of a new facility.	Candy Staring, Royce Stephens
b.	Presentation, discussion, and possible action on proposed funding of the new Stillwater Animal Welfare Facility with a general obligation bond proposition at a April 1, 2025 election, including discussion of project costs, overall estimated budget, and bond terms.	Christy Cluck

9. 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-2025-1: A RESOLUTION ESTABLISHING THE STILLWATER REGIONAL AIRPORT RATES AND CHARGES SCHEDULE
b.	CONSIDER APPROVAL OF RESOLUTION CC-2025-2: A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STILLWATER AND THE STILLWATER ECONOMIC DEVELOPMENT AUTHORITY APPROVING THE STILLWATER DATA CENTER ECONOMIC DEVELOPMENT AGREEMENT BY AND AMONG THE CITY OF STILLWATER, THE STILLWATER ECONOMIC DEVELOPMENT AUTHORITY, AND KIPPER LLC

10. 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. 3552: AN ORDINANCE REZONING A TRACT OF LAND LOCATED AT
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	701 W. HIGHPOINT DRIVE FROM MULTI-FAMILY INTERMEDIATE (RMI) AND COMMERCIAL GENERAL (CG) TO COMMERCIAL BUSINESS (CB).
b.	ORDINANCE NO. 3553: AN ORDINANCE REZONING A TRACT OF LAND LOCATED AT 3118 - 3124 E. 4TH AVENUE FROM SMALL LOT SINGLE-FAMILY RESIDENTIAL (RSS) TO TWO-FAMILY AND MULTI-FAMILY (RTM).

Second Read

a.	CONSIDER ADOPTION OF ORDINANCE NO. 3546: AN ORDINANCE APPROVING AND ADOPTING THE STILLWATER DATA CENTER ECONOMIC DEVELOPMENT PROJECT PLAN AND SUPPORTING INCENTIVE DISTRICTS, PURSUANT TO THE OKLAHOMA LOCAL DEVELOPMENT ACT; IDENTIFYING AND ESTABLISHING SIX INCENTIVE DISTRICTS; DESIGNATING AND ADOPTING PROJECT AREA AND INCENTIVE DISTRICT BOUNDARIES; DEFERRING THE NUMERICAL DESIGNATIONS AND EFFECTIVE DATES FOR THE INCENTIVE DISTRICTS; ADOPTING CERTAIN FINDINGS; AUTHORIZING THE CITY OF STILLWATER AND THE STILLWATER ECONOMIC DEVELOPMENT AUTHORITY TO CARRY OUT AND ADMINISTER THE PROJECT PLAN; RATIFYING AND CONFIRMING THE ACTIONS, RECOMMENDATIONS AND FINDINGS OF THE REVIEW COMMITTEE AND THE STILLWATER PLANNING COMMISSION; APPROVING AND ADOPTING A TAX INCENTIVE AGREEMENT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY
b.	ORDINANCE NO. 3551: AN ORDINANCE REZONING TRACTS OF LAND LOCATED AT 1324 EAST 6th AVENUE FROM COMMERCIAL GENERAL (CG) TO COMMERCIAL SHOPPING -PLANNED UNIT DEVELOPMENT (CS-PUD).

11. 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)(1) for the purpose of discussing the employment, hiring, appointment, promotion, demotion, disciplining or resignation of City Manager Brady Moore.
ii.	Request for an executive session pursuant to 25 O.S. § 307(B)(1) for the purpose of discussing the employment, hiring, appointment, promotion, demotion, disciplining or resignation of City Attorney Kimberly Carnley.
b.	Miscellaneous items from the City Manager
c.	Miscellaneous items from the City Council

12. Questions and Inquiries

13. Executive Session

a.	Confidential communications for the purpose of discussing the employment, hiring, appointment, promotion, demotion, disciplining or resignation of City Manager Brady Moore.
b.	Confidential communications for the purpose of discussing the employment, hiring, appointment, promotion, demotion, disciplining or resignation of City Attorney Kimberly Carnley.

14. Return from Executive Session

a.	No action will be taken on this item.
b.	No action will be taken on this item.

15. Adjourn

On January 10, 2025 at 11:40 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.