



Together, Investing in Municipal Excellence

**CITY COUNCIL MEETING AGENDA**  
FEBRUARY 24, 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. 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.

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| a. | Approve February 10, 2025 regular meeting minutes                                                                                                                                                                                                                          |          |              |
| b. | Accept two utility easements at 219 W. Lakeview Road which is necessary for continued access to utilities in connection with a minor subdivision.                                                                                                                          | CC-25-30 | Joshua Brown |
| c. | Accept a 20-foot sanitary sewer easement from Bank SNB National Association for property located at 5021 N. Perkins Road which is necessary to provide continued access to sewer in connection with the construction of the SPS Operations of Education Services building. | CC-25-31 | Joshua Brown |
| d. | Accept right-of-way dedications for property addressed as 231 N. Husband Street which is                                                                                                                                                                                   | CC-25-32 | Joshua Brown |

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|    | necessary to meet city code requirements for widths of right-of-way in connection with a minor subdivision.                                                                                                                                                                           |  |               |
| e. | Approve Memo to set the public hearing date for April 7, 2025 for the closing of a portion of a general utility, drainage and pedestrian easement on property located at 410 W Franklin Lane per application by Independent School District No. 16 as required by City Code 23-60(b). |  | Joshua Brown  |
| f. | Approve budget amendments increasing Visitor Tax revenue projections and increasing transfer of tax revenue to the Destination Marketing Fund and Visitor Amenities Fund in the Stillwater Economic Development Authority.                                                            |  | Christy Cluck |

#### 4. 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.

#### 5. 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.

#### 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.

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| a. | Receive public comment regarding a request from Stillwater Star West, LLC for a map amendment, to rezone property addressed as 5599 W. 6th Avenue, also referred to as 5499 W. 6th Avenue, from RTM (Two-Family and Multi-Family) and CG (Commercial General) to RTM (Two-Family and Multi-Family) district. | CC-25-33 | Joshua Brown |
| b. | Receive public comment regarding a request from Halle Properties, LLC, for a Specific Use Permit , to allow Vehicle & Equipment Sales & Service on a portion of property addressed 1600 N Perkins Rd. in the CS (Commercial Shopping) district.                                                              | CC-25-34 | Joshua Brown |

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| c. | Receive public comment regarding a request from Independent School District No. 16 and Bank SNB, for closing of a portion of right-of-way at the property located at 5021 N. Perkins Road, more particularly described a portion of Northgate Drive and N Benjamin Street to and along Lot 4 of Northgate Commercial Area, First Section | CC-25-35 | Joshua Brown |
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## 7. 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.

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| a. | Consider approval of agreement between Payne County and the City of Stillwater for Public Safety Communications Coordination for Interoperability.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | CC-25-36 | Rob Hill      |
| b. | <p>Consider approval of the following actions related to the construction of the new Airport terminal and Airport access road and roundabout improvements:</p> <ul style="list-style-type: none"> <li>• approve the award by Lippert Bros., Inc. of contracts for PWP#3;</li> <li>• approve Amendment #3, Exhibit A-1 and Exhibit C-3 to the CMAR Agreement for conversion of PWP#3 to a partial Guaranteed Maximum Price of \$3,124,479;</li> <li>• authorize the City Manager to execute Amendment #3, Exhibit A-1 and Exhibit C-3 to the CMAR Services Agreement and related documents;</li> <li>• approve Amendment #9 to Olsson's Professional Services Agreement (PSA) for construction administration services for a not-to-exceed fee of \$39,300;</li> <li>• authorize the City Manager to execute Amendment #9 to Olsson's PSA and related documents;</li> <li>• authorize the City Manager to execute the ONG Agreement for a fee of \$229,250.47</li> </ul> | CC-25-37 | Candy Staring |

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|  | <p>and related documents;</p> <ul style="list-style-type: none"> <li>• authorize total expenditures of \$3,918,785 for PWP#3 roadway, drainage and detention construction work, CMAR markups and fees, construction administration, city-procured materials, fiber line materials and installation, gas utility relocation and contingency; and</li> <li>• approve associated budget amendments.</li> </ul> |  |  |
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## 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

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| a. | ORDINANCE NO. 3557: AN ORDINANCE REZONING A TRACT OF LAND LOCATED AT 5599 W 6TH AVENUE FROM TWO-FAMILY AND MULTI-FAMILY (RTM) and COMMERCIAL GENERAL (CG) TO TWO-FAMILY AND MULTI-FAMILY (RTM)                                                                                                                                                                                                                                                                |
| b. | ORDINANCE NO. 3558: AN ORDINANCE AMENDING THE STILLWATER CITY CODE BY AMENDING CHAPTER 2, ADMINISTRATION, ARTICLE VI, FINANCIAL AFFAIRS, DIVISION 1, GENERALLY, BY AMENDING SECTION 2-586, SALE OF SURPLUS, OBSOLETE, ETC., CITY PROPERTY BY AMENDING THE NOTICE REQUIREMENT TO ALLOW FOR NOTICE ON THE CITY OF STILLWATER WEBSITE FOR DISPOSITION OF SURPLUS OR OBSOLETE PROPERTY; REPEALING ALL ORDINANCES TO THE CONTRARY; AND PROVIDING FOR SEVERABILITY. |
| c. | ORDINANCE NO. 3559: AN ORDINANCE CLOSING A PORTION OF RIGHTS-OF-WAY LOCATED AT NORTH AND EAST OF LOT FOUR (4), NORTHGATE COMMERCIAL AREA, FIRST SECTION IN SECTION 25, TOWNSHIP TWENTY (20) NORTH, RANGE TWO (2) EAST ON PROPERTY ADDRESSED 5021 N PERKINS ROAD                                                                                                                                                                                               |

### Second Read

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| a. | ORDINANCE NO. 3555: AN ORDINANCE AMENDING THE STILLWATER CITY CODE BY AMENDING CHAPTER 29, MOTOR VEHICLES AND TRAFFIC, ARTICLE II, ADMINISTRATION AND ENFORCEMENT, DIVISION 1, GENERALLY, SECTION 29-32, DUTIES OF CITY MANAGER, BY SPECIFICALLY ALLOWING THE CITY MANAGER TO LIMIT OR EXTEND EXISTING ESTABLISHED PARKING TIME LIMITS AND WAIVING OTHER PARKING RESTRICTIONS AS DEEMED NECESSARY DURING SPECIAL EVENTS; REPEALING ALL ORDINANCES TO THE CONTRARY; AND PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY. |
| b. | ORDINANCE NO. 3556: AN ORDINANCE AMENDING THE STILLWATER CITY CODE BY                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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|  | AMENDING CHAPTER 33, PARKS, EVENTS AND RECREATION, ARTICLE 1, IN GENERAL, SECTION 33-15, CAMPING PROHIBITED; EXCEPTIONS BY SPECIFICALLY ALLOWING THE CITY MANAGER AUTHORITY TO GRANT OVERNIGHT CAMPING IN CITY PARKS AND PUBLIC AREAS DURING SPECIAL EVENTS; REPEALING ALL ORDINANCES TO THE CONTRARY; AND PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY. |
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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.

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| a. | Miscellaneous items from the City Attorney |
| b. | Miscellaneous items from the City Manager  |
| c. | Miscellaneous items from the City Council  |

10. Questions and Inquiries

11. Adjourn

On February 21, 2025 at 11:15 a.m., 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 405.742.8243.

- 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.