



Together, Investing in Municipal Excellence

CITY COUNCIL MEETING AGENDA

APRIL 7, 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.	Recognition of Stillwater Regional Airport receiving two awards from the Oklahoma Airport Operators Association: Airport of the Year and Kellie Reed, Airport Director of the Year.
b.	Fair Housing Proclamation
c.	"Week of the Young Child" Proclamation
d.	Red Dirt Music Week Proclamation

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 March 24, 2025 regular meeting minutes.	
b.	Accept two electric easements to provide SEU access to existing electric lines at 1520 N.	CC-25-56 Josh Brown

	Boomer Road.		
c.	Approve a reasonable extension of 15 additional days to the time period for awarding the contract for City-wide mowing services (Bid No. 6-2025), which time period shall not exceed a total of 45 days from the date of bid opening as allowed under state law for good cause shown.	CC-25-57	Christy Driskel

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 Independent School District No. 16 for closing of a portion of a general utility, drainage and pedestrian easement at the property located at 410 W. Franklin Lane.	CC-25-58	Josh Brown
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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

a.	ORDINANCE NO. 3564: AN ORDINANCE CLOSING A PORTION OF A GENERAL UTILITY, DRAINAGE AND PEDISTRIAN EASEMENT LOCATED ON A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, STATE OF OKLAHOMA ADDRESSED AS 410 W. FRANKLIN LANE.
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Second Read

a.	ORDINANCE NO. 3563: AN ORDINANCE REZONING A TRACT OF LAND LOCATED AT 814, 816, 818 AND 820 N. LINCOLN STR., 822 AND 824 N. LINCOLN STR., AND 1102,
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	1104, 1106, 1108 AND 1110 W. TYLER AVENUE FROM TWO-FAMILY & MULTI-FAMILY (RTM) AND TWO-FAMILY RESIDENTIAL (RT) TO TWO-FAMILY & MULTI-FAMILY (RTM).
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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.

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 Attorney Kimberly Carnley.
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 Manager Brady Moore.
b.	Miscellaneous items from the City Manager
c.	Miscellaneous items from the City Council

10. Questions and Inquiries

11. Executive Session

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

12. Return From Executive Session

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

13. Adjourn

On April 4, 2025 at 11:25 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.



Fair Housing Month

WHEREAS, April 1, 2025, marks the 57th anniversary of the passage of the U.S. Fair Housing Law, Title VIII of the Civil Rights Act of 1968, as amended, which enunciates a national policy of fair housing without regard to race, color, creed, religion, national origin, gender, familial status, sexual orientation, and handicap, and encourages fair housing opportunities for all residents, and;

WHEREAS, the City of Stillwater is committed to support of the Fair Housing Law, Title VIII of the Civil Rights Act of 1968, by continuing to address discrimination in our community and support programs that will educate the public about the right to equal housing opportunities, and to help assure every resident of their right to fair housing.

NOW, THEREFORE, I, William H. Joyce, Mayor of Stillwater, Oklahoma, do hereby proclaim April 2025 as "Fair Housing Month," in Stillwater and urge all residents to support fair housing throughout the year.

WILLIAM H. JOYCE, MAYOR

ATTEST:

TERESA KADAVY, CITY CLERK



Week of the Young Child

WHEREAS, the Early Childhood Coalition of Stillwater, in conjunction with the National Association for the Education of Young Children, are celebrating the Week of the Young Child (WOYC), April 5-11, 2025; and,

WHEREAS, by highlighting the need for high-quality early care and education for all children and families, within our communities and the state, these groups are committed to the early care and education system in Oklahoma that will ensure every child, beginning at birth, is healthy and successful; and,

WHEREAS, the latest research on brain development and how children learn, and what we know about the return on investments in young children, we fully support the need for access to high-quality early care and educational services; and,

WHEREAS, the future of our communities, economy, and state depends on the quality of- and access to- early care and educational opportunities provided to young children today; and,

WHEREAS, we must recognize that vital work of early care and education professionals and express our gratitude for their services and support efforts to ensure fair compensation.

NOW, THEREFORE, I, William H. Joyce, Mayor of Stillwater, Oklahoma, do hereby proclaim April 5-11, 2025, as "Week of the Young Child," in Stillwater.

WILLIAM H. JOYCE, MAYOR

ATTEST:

TERESA KADAVY, CITY CLERK



Red Dirt Music Week

WHEREAS, the Red Dirt Music genre has become a significant cultural and musical movement, rooted in the heart of America – Stillwater, Oklahoma – and is known for its blend of country, rock, folk, and blues, influencing artists and communities across the country; and

WHEREAS, Red Dirt Music reflects the spirit and authenticity of the people, celebrating storytelling, deep-rooted traditions, and a deep sense of home, all of which have made it a cornerstone of American music; and

WHEREAS, Red Dirt Music Week fosters community engagement, promotes economic development locally and regionally, and provides opportunities for both established and up-and-coming artists to showcase their talents; and

WHEREAS, through performances, festivals, educational events, and community outreach, Red Dirt Music Week continues to highlight the immense contributions of Red Dirt musicians to the broader music industry; and

WHEREAS, this celebration honors the perseverance, creativity, and dedication of the Red Dirt community, whose music resonates across generations and will continue to inspire future artists and music lovers for years to come.

NOW, THEREFORE, I, William H. Joyce, Mayor of Stillwater, Oklahoma, do hereby proclaim April 7-13, 2025, as “Red Dirt Music Week,” in Stillwater as we celebrate the rich tradition and cultural legacy through events, Boys From Oklahoma concert series, and support for local artists.

WILLIAM H. JOYCE, MAYOR

ATTEST:

TERESA KADAVY, CITY CLERK

**IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW
THE AGENDA WAS POSTED MARCH 21, 2025 AT 9:45 A.M.
AT THE MUNICIPAL BUILDING, 723 SOUTH LEWIS, STILLWATER, OKLAHOMA**

**MINUTES
STILLWATER CITY COUNCIL
REGULAR MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
MARCH 24, 2025**

PRESENT: MAYOR WILLIAM H. JOYCE, VICE MAYOR AMY DZIALOWSKI,
COUNCILORS CHRISTIE HAWKINS, KEVIN CLARK AND TIM HARDIN
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. PROCLAMATIONS/PRESENTATIONS

a. DeMolay Proclamation

This proclamation was not presented as there was not a representative from DeMolay to accept the proclamation.

b. Flood Awareness Month Proclamation

Mayor Joyce read the proclamation declaring March 2025 as Flood Awareness Month 2025. Zack Henson, Watershed Quality Manager, presents information regarding the potential hazards for flooding for those in as well as out of floodplain area and accepted the proclamation.

c. OSU Art Students, Chris Salmon Plaza Mural

Mayor Joyce introduces Meghan Brasuell with Prairie Arts Center. Meghan shares information on the program with the OSU Art Department, introduced the two professors, Marika Christofides and Elena Masrour. Markia and Elena present information on this year's theme of Stillwater Foodways. Ms. Christofides introduces the four students of Olive Price, Mars Mojica, Molly Maxson and Katie Reynolds. Their murals are displayed at the Plaza.

4. CONSENT DOCKET

- a. Approve March 10, 2025 regular meeting minutes.
- b. Approve budget amendment for \$10,000 donation from the Friends of the Library for a Stillwater community reading series.
- c. Reject the bid received for Bid# 4-2025 for a new traffic pattern indicator/segmented circle due to bid being over the project budget.
- d. Accept a final plat for Parkview Section 10 Phase 1 to create 12 residential lots.
- e. Accept Parkview Section 10 Phase 1 water, sewer and paving improvements.

- f. Approve budget amendment returning the unspent appropriations from completed projects to the fund balance of the City capital fund.
- g. Approve budget amendments reflecting award of Internet Crimes Against Children and State and Community Highway Safety grant funds.
- h. Approve budget amendments to close out Federal Aviation Administration grant #3-40-0090-038-2022 for design of the new terminal.

City Attorney, Kimberly Carnley states that for Consent Item A. there is a correction to minutes under item #7 for public hearing that states Mayor Joyce opened and closed the public hearing, however, Mayor Joyce was absent that evening; correction has been made to show that it was Vice Mayor Dzialowski that opened and closed the public hearing and uploaded to the agenda packet and is available online.

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR HAWKINS TO APPROVE THE CONSENT DOCKET AS PRESENTED.

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

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

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

6. ITEMS REMOVED FROM CONSENT DOCKET

None.

7. PUBLIC HEARINGS

- a. Receive public comment regarding a request from Lambert Properties, LLC and CSCM Properties, LLC for a Map Amendment (MA25-01) to rezone from Two-Family & Multi-Family (RTM) and Two-Family Residential (RT) to all Two-Family & Multi-Family (RTM) district for the properties addressed as 814, 816, 818 and 820 N. Lincoln Str., 822 and 824 N. Lincoln Str., and 1102, 1104, 1106, 1108 and 1110 W. Tyler Avenue.

Development Services Project Manager Josh Brown presents report.

Mayor Joyce opened the public hearing.

Mr. Aaron Ferguson, Bancroft Design, explains that staff has covered it well, the property owner desires consistent zoning and wishes to sell but wants the proper zoning to be in place.

Mayor Joyce states no one has signed up to speak but asked if there is anyone in the audience that wishes to speak; none respond.

Mayor Joyce closed the public hearing.

Mayor Joyce asked for Planning Commission's recommendation. Josh advises that the Planning Commission recommended approval 5-0.

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HARDIN TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE MAP AMENDMENT TO REZONE 814, 816, 818 AND 820 N. LINCOLN STREET, 822 AND 824 N. LINCOLN STREET AND 1102, 1104, 1106,

1108 AND 1110 W. TYLER AVENUE FROM TWO-FAMILY & MULTI-FAMILY (RTM) AND TWO-FAMILY (RT) TO TWO-FAMILY & MULTI-FAMILY (RTM).

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

8. GENERAL ORDERS

- a. Discussion and update regarding the response and recovery efforts related to the current State of Emergency for the March 14th wildfire and severe weather disaster.

Fire Chief Terry Essary, Emergency Management Director Rob Hill, Electric Utility Director Loren Smith, Development Services Director David Barth, Deputy City Manager Christy Driskel and Vice Mayor Amy Dzialowski presented and discussed the response and recovery efforts from the wildfire disaster on March 14.

Council expressed their appreciation to City staff and the community for stepping up to help with this disaster.

No action was taken on this item.

9. ORDINANCES

- a. First Reading

Ordinance No. 3563: An ordinance rezoning a tract of land located at 814, 816, 818 and 820 N. Lincoln Str., 822 and 824 N. Lincoln Str., and 1102, 1104, 1106, 1108 and 1110 W. Tyler Avenue from Two-Family & Multi-Family (RTM) And Two-Family Residential (RT) to Two-Family & Multi-Family (RTM).

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR HAWKINS TO ADVANCE ORDINANCE NO. 3563 TO SECOND READ AS PRESENTED,

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

- b. Second Reading

Ordinance No. 3561: An ordinance amending Stillwater City Code by amending Chapter 23, Land Development Code, Article XVI, Subdivision Preparation and Requirements, Division 2, Major Subdivisions, Section 23-327, Contents of The Final Plat; Repealing All Ordinances To The Contrary; And Providing For Severability And Declaring An Emergency

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HAWKINS TO ADOPT ORDINANCE NO. 3561 AS PRESENTED.

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

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HAWKINS DECLARING ORDINANCE NO. 3561 AN EMERGENCY.

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

10. APPOINTMENTS

- a. Stillwater Housing Authority

MOTION BY MAYOR JOYCE, SECOND BY VICE MAYOR DZIALOWSKI TO REAPPOINT DEBBIE TIGER TO THE STILLWATER HOUSING AUTHORITY FOR ANOTHER THREE YEAR TERM.

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

11. REPORTS FROM OFFICERS & BOARDS

- a. Miscellaneous items from the City Attorney: None.
- b. Miscellaneous items from the City Manager:
- City Manager Brady Moore thanked Council for their leadership, quick responses and their commitment to the community during the recent wildfire disaster.
 - City Manager Brady Moore reminded residents that the City has a Citizen Request Tracker on our website, for residents to report concerns regarding drainage and flooding, street light outages, trash collection issues, animal control requests, and much more. Please consider using this system to let the City know concerns that need to be checked out and possibly repaired.
- c. Miscellaneous items from the City Council:
- Councilor Hardin informed residents that if anyone is looking for a way to reduce their water bill, that is also environmentally friendly, they may want to purchase a rain barrel through the City of Stillwater. Rain barrels capture water from your roof and store it for future use. This also helps reduce stormwater pollution by minimizing the amount of runoff that leaves a site.
 - Councilor Clark announced if anyone would like to make a difference in their community, they may want to get involved with their local government by serving on a committee. These committees are essential for increased development and infrastructure projects within our community. The City currently needs to fill positions on the Board of Drainage Appeals and the Building Trades Board.
 - Councilor Hawkins asked residents to please mark their calendars for the annual Household Hazardous Waste event on Saturday, April 26th, from 8 a.m. to 1 p.m., at the Convenience Collection Center. This is an opportunity to dispose of oil-based paint, pesticides & herbicides, mixed fuels, and other hazardous materials for free. The Convenience Collection Center, located at 807 South Perkins Road, will also be open for business as usual, when this event occurs.
 - Vice Mayor Dzialowski announced that the annual "Trash-Off" event will be Saturday, March 29th, from 9 a.m. to 12 p.m. The City asks that volunteers RSVP by March 27, so they can be provided with work gloves, safety vests, and trash bags. Volunteers will meet at the Couch Park Pavilion at 1270 East Alcott Drive.
 - Mayor Joyce reminded residents to please remember to vote on April 1st. A proposition for a new Animal Welfare facility will be on the ballot for voters to consider. Animal welfare is an essential function of safety and emergency response efforts. Some of the services they provide include:
 - ✓ Adoptions and reunifications;
 - ✓ Population control through spay and neutering;
 - ✓ Removal of animals in public spaces and roadways;
 - ✓ Code enforcement; and much more.
- i. Discussion about scheduling items for future meetings.

12. QUESTIONS & INQUIRIES

None.

13. ADJOURN

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR CLARK TO ADJOURN THE MARCH 24, 2025 REGULAR MEETING OF THE STILLWATER CITY COUNCIL.

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

The March 24, 2025 regular meeting of the Stillwater City Council adjourned at 6:31 p.m.

**WILLIAM H. JOYCE, MAYOR
STILLWATER CITY COUNCIL**

**TERESA KADAVY
CITY CLERK**

REPORT TO: CITY COUNCIL

MEETING DATE: APRIL 7, 2025



Agenda Item:	4.b. CC-25-56
Previous/Related Action:	
Background/Issue:	• Tailwind Stillwater, LLC owns property addressed as 1520 N Boomer Road. • This request is for acceptance of two electric easements on each lot to the north and south of West Bennett Drive for The Quarters At Stillwater Apartment Complex. • These easements will cover relocated utility lines after the retaining wall was rebuilt. This will allow access for the City of Stillwater to maintain utility services at this site. • The Electric Easement dedicated on the north lot consists of 5,783 square feet (0.13 acres) more or less. The Electric Easement dedicated on the south lot consists of 4,707 square feet (0.11 acres) more or less.
Proposal/Solution:	Staff recommends acceptance of both electric easements.
Financial Source/Impact:	There is no additional financial impact from the acceptance of these easements.
Related Strategic Priority:	#4 CONNECTED SPACES
Recommended Action/Motion:	Motion to accept the electric easements and authorize the Mayor to execute the document.
Prepared By:	Josh Brown
Reviewed By:	David Barth Brady Moore Teresa Kadavy
Submitted By:	Brady Moore, City Manager

Attachments

1. Esmt Electric Easement
2. Exhibit-Easement-20250117

ELECTRIC EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **Tailwind Stillwater, LLC**, a Minnesota limited liability company, certifies that it owns and possesses all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

TRACT 1

LOTS 1 AND 2 IN BLOCK 4, HERT SUBDIVISION OF BLOCK 4 TO 9, INCLUSIVE, COLLEGE HOMES ADDITION TO THE CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

And

TRACT 2

BLOCKS 1, 2 AND 3, IN COLLEGE HOMES ADDITION TO THE CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE PLAT THEREOF.

and further that the undersigned, in consideration of the sum of One Dollar (\$1.00), in hand paid and other good and valuable consideration, for them, their heirs, successors, executors, administrators, and assigns do hereby grant, bargain, sell, and convey unto the **City of Stillwater**, Oklahoma, a Municipal Corporation, its successors and assigns, an easement for the installation, operation and maintenance of electric lines through, over, under, and across the portions of the above-described property dedicated on said recorded plat or instrument, for the purpose heretofore stated as follows:

THE WEST 30.00 FEET OF THE ABOVE DESCRIBED TRACT 1 (4,707 SF)

AND

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 2 DESCRIBED ABOVE, SAID POINT BEING THE SOUTHWEST CORNER OF BLOCK 2 COLLEGE HOMES ADDITION, THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 2 FOR 151.25 FEET TO THE SOUTHWEST CORNER OF AN ELECTRIC EASEMENT DESCRIBED IN BOOK 2363, PAGE 24; THENCE EAST ALONG THE SOUTH LINE OF SAID EASEMENT A DISTANCE OF 21.08 FEET; THENCE SOUTH 10°54'21" EAST A DISTANCE OF 128.05 FEET; THENCE SOUTH 89°55'01" A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°08'07" EAST A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 2; THENCE WEST ALONG SAID LINE A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING (5,783 SF)

The easements contain 4,707 SF and 5,783 sf, respectively, more or less, and are subject to all recorded easements and rights of way thereof.

with the right of ingress and egress to and from same, for the purpose of permitting Stillwater to construct and maintain utilities through, over, under, and across said property, together with all necessary and convenient appurtenances on the premises; and to use and maintain the same and of affording, its officers, agents, employees, and all persons under contract with it, the right to enter upon the premises and strip of land for the purpose of surveying, excavating for, laying, constructing, operating, repairing, relaying and maintaining said utilities, and for the further purpose of enabling Stillwater to do any and all convenient things incident to the construction, operation, repairing, and maintaining of said utilities.

Except as herein granted, the grantors shall continue to have the full use and enjoyment of the properties herein granted or described for appropriate purposes. At no time shall the grantors commit a use, occupation or enjoyment thereof that might cause a hazardous condition and no building, structure or obstruction shall be located or constructed on said easement by the grantors, their successors or assigns, nor shall the grantors allow said easement to be encumbered in any way so that the City of Stillwater shall not be afforded access to said electric line(s) at any and all times.

Tailwind Stillwater, LLC
a Minnesota limited liability company.

Signature

Kyle Smith, Manager
Printed Name and Title

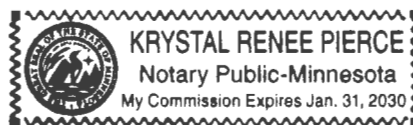
STATE OF Minnesota
COUNTY OF Blue Earth) ss.

Before me, a Notary Public in and for said County and State on this 14 day of March, 2025, personally appeared, Kyle Smith, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed and as the free and voluntary act and deed of such corporation/partnership/LLC, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

NOTARY PUBLIC

My Commission Expires: 1/31/2030
My Commission Number: 31002842
(SEAL)



[illegible]

NOW, on this ____ day of _____, 2025, the City Council of the City of Stillwater, State of Oklahoma, a municipal corporation, acting for and in behalf of said municipal corporation, during regular session, does hereby approve and accept from the named Grantor this delivered electric line easement and directs the Mayor and Clerk of said City of Stillwater to indicate the same by their signatures and seal of the City of Stillwater, State of Oklahoma.

WILLIAM H. JOYCE, MAYOR
CITY OF STILLWATER, OKLAHOMA

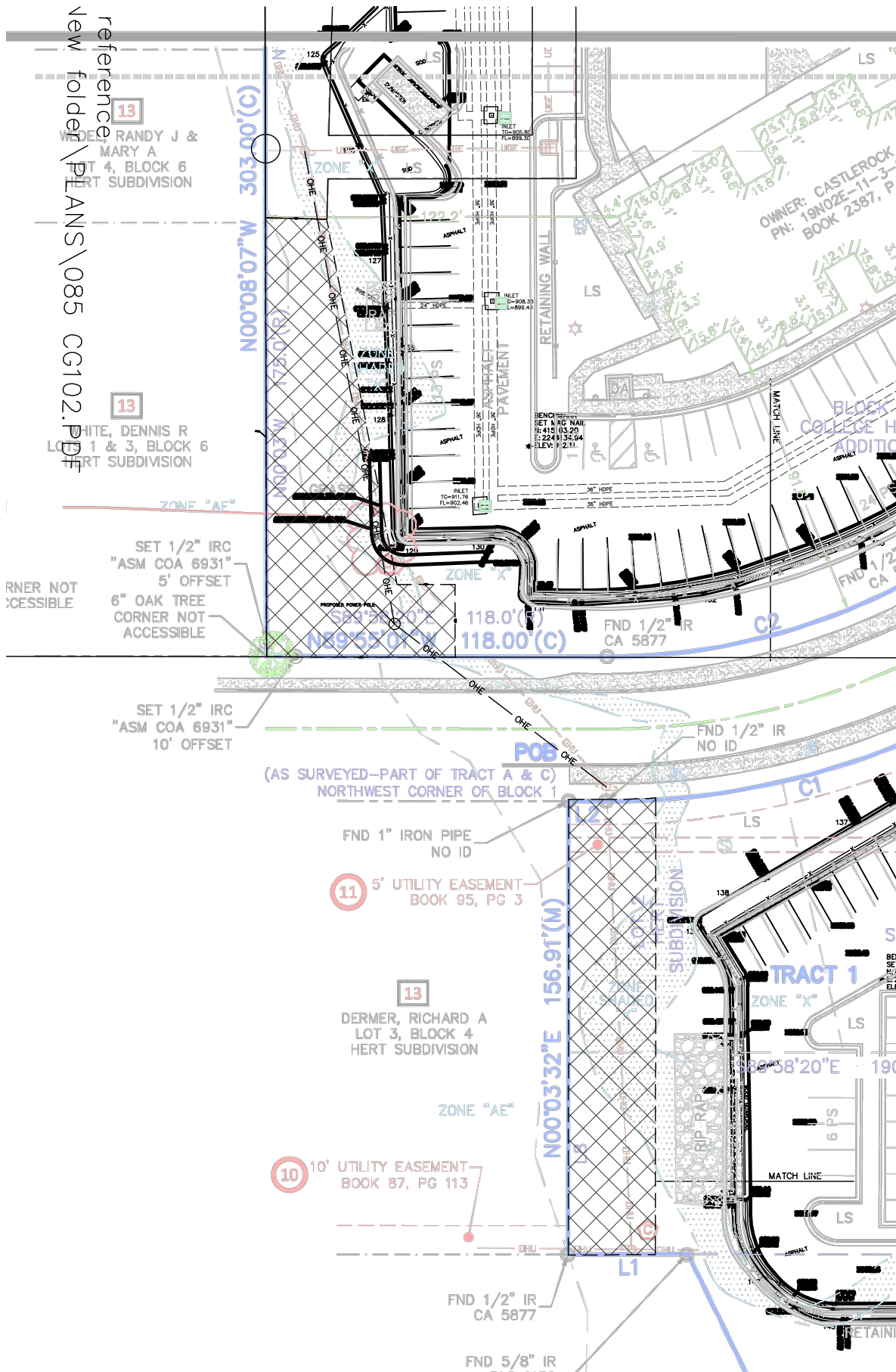
(SEAL)

ATTEST:

TERESA KADAVY, CITY CLERK
CITY OF STILLWATER, OKLAHOMA

Approved as to form and legality this ____ day of _____, 2025

KIMBERLY CARNLEY, CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA



REPORT TO: CITY COUNCIL

MEETING DATE: APRIL 7, 2025



Agenda Item:	4.c. CC-25-57
Previous/Related Action:	
Background/Issue:	Bids for this project were advertised and posted; bid opening occurred on March 12th. City staff requires an extension of time to review the funding plan and staffing considerations after reviewing the bids received.
Proposal/Solution:	Approve a reasonable extension of 15 additional days to the time period for awarding the contract for City-wide mowing services (Bid No. 6-2025), which time period shall not exceed a total of 45 days from the date of bid opening as allowed under state law for good cause shown.
Financial Source/Impact:	
Related Strategic Priority:	#1 EFFECTIVE SERVICES & ACCOUNTABLE GOVERNMENT
Recommended Action/Motion:	
Prepared By:	Christy Driskel, Deputy City Manager
Reviewed By:	Teresa Kadavy
Submitted By:	Brady Moore, City Manager

Attachments

None

REPORT TO: CITY COUNCIL

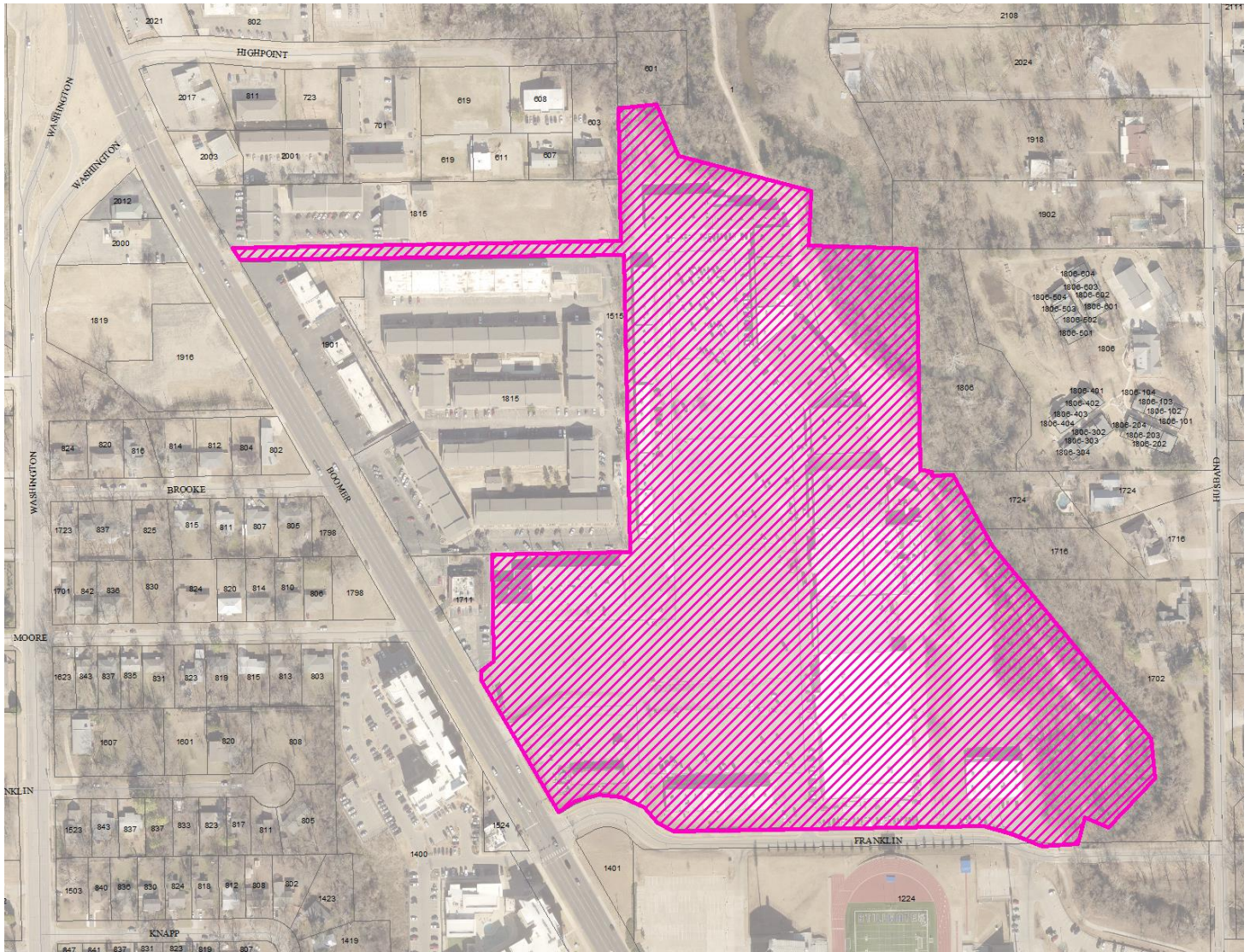
MEETING DATE: APRIL 7, 2025



Agenda Item:	7.a. CC-25-58
Previous/Related Action:	
Background/Issue:	Independent School District No. 16 and Bank SNB (lease-purchase) request closure of a section of the general utility easement portion of a General Utility, Drainage and Pedestrian Easement to allow for future development of the Stillwater High School at the property addressed as 410 W Franklin Lane.
Proposal/Solution:	The applicants request the closure of approximately 8,572 square feet of the general utility easement section located centrally on property addressed as 410 W Franklin Lane. The utilities located within this easement have been abandoned and replacement utilities have been installed in a different location. The applicant is requesting the closure to construct a new high school within the easement area.
Financial Source/Impact:	There is no known impact to the City budget.
Related Strategic Priority:	#2 MOTIVATED MANAGEMENT #4 CONNECTED SPACES
Recommended Action/Motion:	Staff recommends a motion to close approximately 8,572 square feet of the general utility easement portion of the General Utility, Drainage and Pedestrian Easement located centrally on property addressed as 410 W. Franklin.
Prepared By:	Josh Brown
Reviewed By:	David Barth Brady Moore Teresa Kadavy
Submitted By:	Brady Moore, City Manager

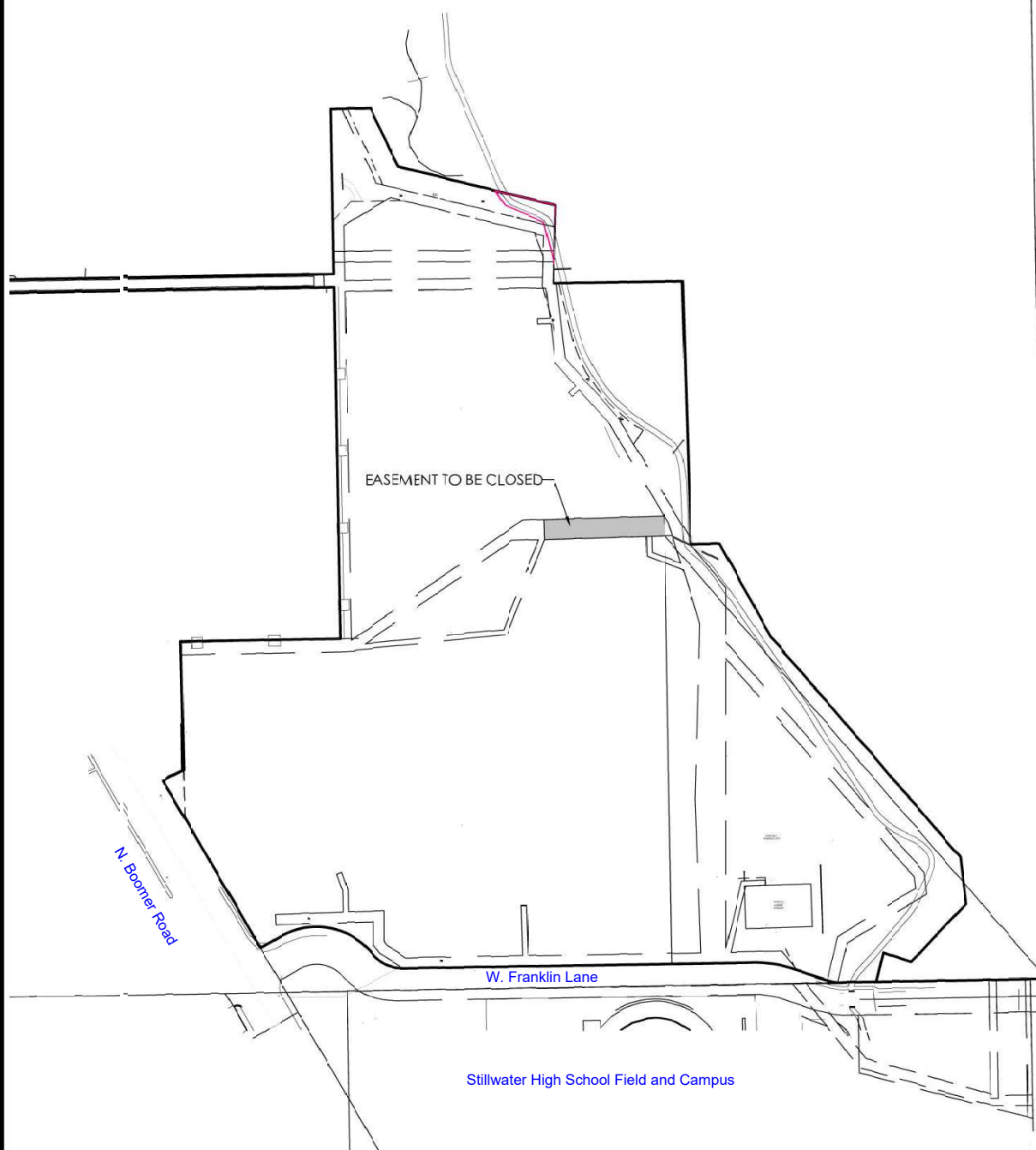
Attachments

1. Area Map
2. Partial Easement Closure Exhibit



Stillwater OKLAHOMA
stillwaterok.gov

Project Type: Closing (CL24-03)
Request: Closing Utility Easement to relocate lines
Address: 1515 N Boomer / 410 W Franklin
Applicant: Gose & Associates o/b/o SPS high school



GENERALLY BEING A 38' X 225' AREA LOCATED NORTH
40°45' 4" WEST A DISTANCE OF 1098.83' FROM THE
SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF
TOWNSHIP 19 NORTH RANGE 2 EAST OF THE INDIAN
MERIDIAN

PARTIAL EASEMENT
CLOSURE

STILLWATER HIGH
SCHOOL

SCALE: 1" = 200' @ 11 X 17

DATE: 02/17/2025

JOB NO: 085.39



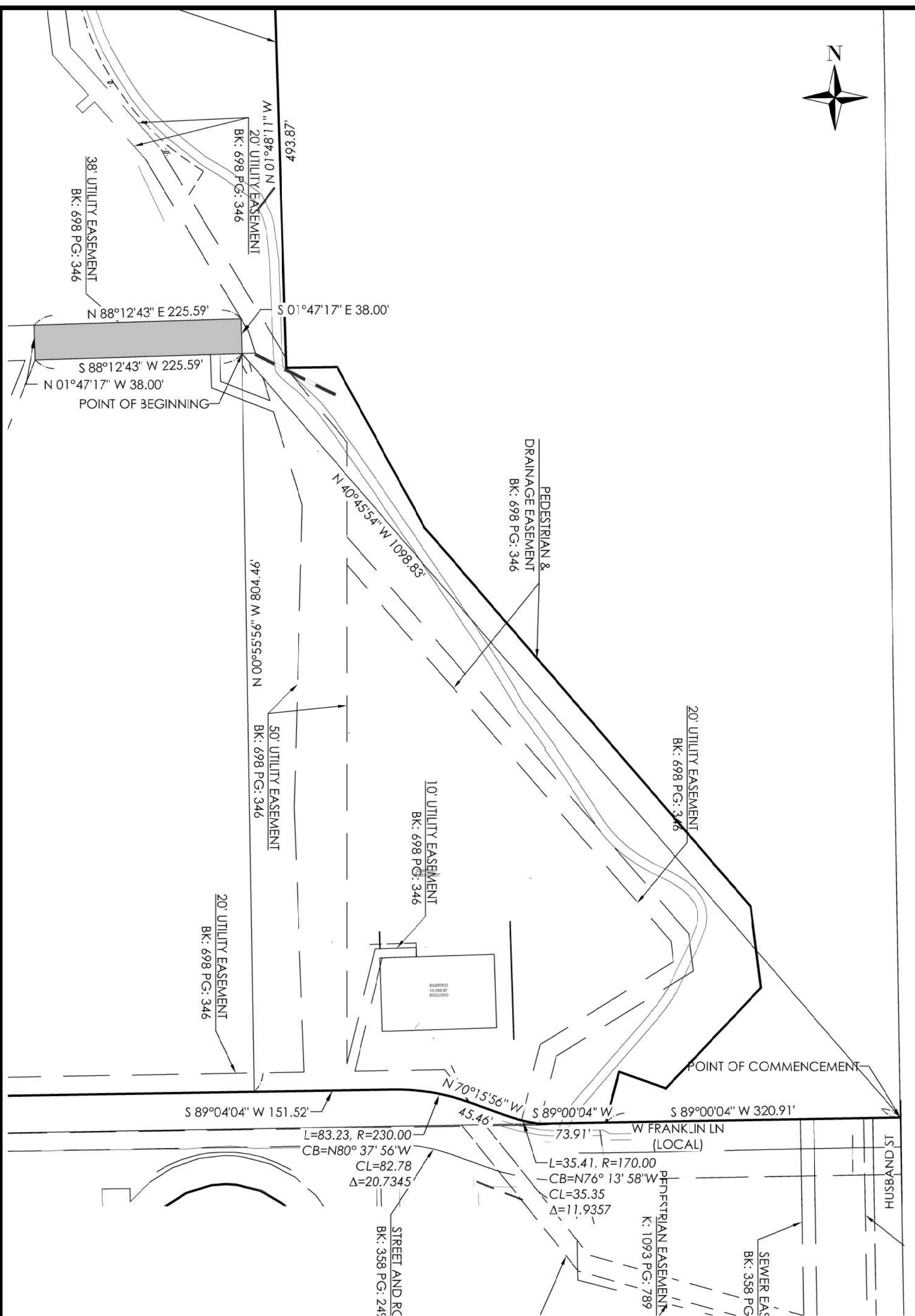
Gose &
Associates

ENGINEERING • PLANNING • LAND SERVICES

113 E. 8th Avenue Stillwater, OK 74074 PH (405) 743-4907 CA 1640

www.gose-associates.com

THIS DOCUMENT TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY GOSE & ASSOCIATES, SHALL BE WITHOUT LIABILITY TO GOSE & ASSOCIATES.





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GENERALLY BEING A 38' X 225' AREA LOCATED NORTH
40°45'54" WEST A DISTANCE OF 1098.83' FROM THE
SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF
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ORDINANCE NO. 3564

AN ORDINANCE CLOSING A PORTION OF A GENERAL UTILITY, DRAINAGE AND PEDISTRIAN EASEMENT LOCATED ON A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, STATE OF OKLAHOMA ADDRESSED AS 410 W. FRANKLIN LANE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA:

Parcels located at 410 W. FRANKLIN LANE:

LEGAL DESCRIPTION – Partial Easement to be Closed B698 P346 Exhibit “A” B695 P015

A tract of land lying in the Northwest Quarter (NW/4) of Section Eleven (11), Township Nineteen (19) North, Range Two (2) East of the Indian Meridian, Payne County, State of Oklahoma, being more particularly described as follows:

COMMENCING from the Southeast Corner (SE/cor) of said Northwest Quarter (NW/4);
THENCE, South 89°00'04" West along the South line of said Northwest Quarter (NW/4) a distance of 320.91 feet; to the southeast corner of the tract described by Warranty Deed recorded in Book 349, Page 248, Payne County, Oklahoma.
THENCE, continuing South 89°00'04" West a distance of 73.91 feet to a point non-tangent curve, said point being on the Northerly right-of-way line for Franklin Street (Lane), of the tract described by Warranty Deed in Book 349, Page 248, Payne County, Oklahoma;
THENCE, along said Northerly right-of-way line Northwesterly on a curve to the right , having a radius of 170.00 feet and an arc length of 35.41 feet, also having a chord bearing of North 76°13'58" West and a chord length of 35.35 feet;
THENCE, North 70°15'56" West a distance of 45.46 feet to a point of curvature;
THENCE, Northwesterly on a curve to the left, having a radius of 230.00 feet an arc length of 83.23 feet, also having a chord bearing of North 80°37'56" West and a chord length of 82.78 feet;
THENCE, South 89°04'04" West and parallel with and 40 foot Northerly of the South line of said Northwest Quarter (NW/4) a distance of 151.52 feet;
THENCE, North 00°55'56" West a distance of 804.46 feet to the Point of Beginning;
THENCE, South 88°12'43" West a distance of 225.59 feet;
THENCE, North 01°47'17" West a distance of 38.00 feet;
THENCE, North 88°12'43" East a distance of 225.59 feet;
THENCE, South 01°47'17" East a distance of 38.00 feet; to the Point of Beginning.
Said tract containing 8,572 square feet (0.1968 AC) more or less.

Brief Location

GENERALLY BEING A 38' X 225' AREA LOCATED NORTH 40°45'54" WEST A DISTANCE OF 1098.83' FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF TOWNSHIP 19 NORTH RANGE 2 EAST OF THE INDIAN MERIDIAN

is not presently in use and is hereby closed. The City reserves the right to reopen this right of way in the event it is needed in the future, without the necessity to pay the owner or their successors for the reopening of this right of way.

PASSED, APPROVED, AND ADOPTED THIS ____ DAY OF _____, 2025.

WILLIAM H. JOYCE, MAYOR

(SEAL)
ATTEST:

TERESA KADAVY, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS ____ DAY OF _____, 2025.

KIM PAYNE, SENIOR ASSISTANT CITY ATTORNEY

First Reading: 04/07/2025
Second Reading:

ORDINANCE NO. 3563

AN ORDINANCE REZONING A TRACT OF LAND LOCATED AT 814, 816, 818 AND 820 N. LINCOLN STR., 822 AND 824 N. LINCOLN STR., AND 1102, 1104, 1106, 1108 AND 1110 W. TYLER AVENUE FROM TWO-FAMILY & MULTI-FAMILY (RTM) AND TWO-FAMILY RESIDENTIAL (RT) TO TWO-FAMILY & MULTI-FAMILY (RTM).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA:

Parcels located at 814, 816, 818 AND 820 N. LINCOLN STR., 822 AND 824 N. LINCOLN STR., AND 1102, 1104, 1106, 1108 AND 1110 W. TYLER AVENUE:

LOT FORTY-FOUR, HILLCREST HEIGHTS, BEING A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 2 EAST OF THE INDIAN MERIDIAN, IN THE CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF AND LOT FORTY-FIVE OF THE AMENDED PLAT OF LOTS 35, 35, 40, 45, AND 46, HILLCREST HEIGHTS, A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 2 EAST OF THE INDIAN MERIDIAN, IN THE CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; AND LOT FORTY-SIX OF THE AMENDED PLAT OF LOTS 34, 35, 40, 45, AND 46 OF HILLCREST HEIGHTS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 2 EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, OKLAHOMA, LESS AND EXCEPT A TRACT BEGINNING AT THE EXTREME NORTHEAST CORNER OF SAID LOT 46, THENCE WEST ON THE NORTH LINE OF LOT 46 A DISTANCE OF 60 FEET, THENCE SOUTH TO A POINT THAT INTERSECTS THE EAST LINE OF SAID LOT 46, THENCE NORTHEASTERLY ALONG LOT LINE HAVING A RADIUS OF 109.3 FEET TO A POINT 4.73 FEET SOUTH OF THE POINT OF BEGINNING, THENCE NORTH 4.73 FEET TO THE POINT OF BEGINNING; AND LOT THIRTY-FIVE, ACCORDING TO THE AMENDED PLAT OF LOTS THIRTY-FOUR, THIRTY-FIVE, FORTY, FORTY-FIVE, AND FORTY-SIX, HILLCREST HEIGHTS, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; AND A PART OF LOT FORTY-SIX, ACCORDING TO THE AMENDED PLAT OF LOTS THIRTY-FOUR, THIRTY-FIVE, FORTY, FORTY-FIVE, AND FORTY-SIX, HILLCREST HEIGHTS, A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER, OF SECTION TEN, TOWNSHIP NINETEEN NORTH, RANGE TWO EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT FORTY-SIX, THENCE SOUTH 4.73 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LEFT CURVE OF 459.27 FEET RADIUS, A DISTANCE OF 20.12 FEET; THENCE SOUTHWESTERLY ALONG A LEFT CURVE OF 109.3 FEET RADIUS, A DISTANCE OF 50.4 FEET TO A POINT 148.72 FEET EAST OF THE WEST LINE OF SAID LOT FORTY-SIX; THENCE NORTH 40.03 FEET TO THE NORTH LINE OF SAID LOT FORTY-SIX; THENCE EAST 60 FEET TO THE POINT OF BEGINNING.

be and the same is hereby rezoned from RTM (TWO-FAMILY & MULTI-FAMILY) AND RT (TWO-FAMILY RESIDENTIAL) to RTM (TWO-FAMILY & MULTI-FAMILY).

PASSED, APPROVED, AND ADOPTED THIS 7TH DAY OF APRIL, 2025.

WILLIAM H. JOYCE, MAYOR

(SEAL)
ATTEST:

TERESA KADAVY, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS 7TH DAY OF APRIL, 2025.

TAMMY EWING, ASSISTANT CITY ATTORNEY

First Reading: 03/24/2025
Second Reading: 04/07/2025