



Together, Investing in Municipal Excellence

CITY COUNCIL MEETING AGENDA

JUNE 16, 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.

a.	Approve June 2, 2025 regular meeting minutes.	
b.	Approve budget amendments to reflect receipt and appropriation of insurance proceeds related to property damage.	Christy Cluck
c.	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
d.	Approve budget amendments to increase sales and use tax projections for FY25 and provide for the transfer of dedicated sales tax to the Stillwater Utilities Authority and transfer to the City Capital Fund.	Christy Cluck
e.	Approve Lease Agreement with Oklahoma State University for	Barbara Bliss

	property located at 6909 W. 56th Street in the amount of \$9,999 for the purpose of subleasing the property for the operation of a motorcycle and all-terrain vehicle recreational area for July 1, 2025 – June 30, 2026.		
f.	Approve Extension of Lake McMurtry Operations Agreement with Lake McMurtry Friends, Inc. in the amount of \$180,000 for July 1, 2025 – June 30, 2026.		Barbara Bliss
g.	Approve Extension of the Lease Agreement with Project H.E.A.R.T., Inc. in the amount of \$2,520 for utilities and \$8,316 for janitorial services for July 1, 2025 – June 30, 2026.		Barbara Bliss
h.	Approve Extension of the Agreement between the City of Stillwater and Payne County Youth Services, Inc. in the amount of \$15,000 for July 1, 2025 – June 30, 2026.		Barbara Bliss
i.	Approve Contract Extension #1 to the Operation/Maintenance Agreement for Lakeside Memorial Golf Course with Henderson Golf Management, LLC in the amount of \$120,000 for July 1, 2025 – June 30, 2026.		Christy Driskel
j.	Approve FY25-26 benefits administration contracts as outlined in the attached staff report and authorize the City Manager to sign the related agreements.	CC-25-88	Leah Womack
k.	Acceptance of new public infrastructure for a water line that serves the new Murphy Fuel Station at 115 N. Perkins Road.	CC-25-89	Joshua Brown
l.	Approve budget amendments reflecting receipt and appropriation of \$1,035.98 in donations to the Stillwater Public Library	CC-25-90	Stacy Delano
m.	Approve the development agreement with Gamma Delta Chapter of Sigma Chi House Corporation and Gamma Delta Investors, LLC regarding requirements for closing and vacating the alley abutting properties located at 1101 and 1123 W. University Avenue, 206 S. Monroe Street, and 221 S. Lincoln Street and authorize the Mayor to execute the Agreement.	CC-25-91	David Barth

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.

a.	Receive public comment for a closing of an alley right-of-way abutting properties located at 1101 and 1123 W. University Avenue, and 221 S. Lincoln and 206 S. Monroe Streets.	CC-25-92	Henry Bibelheimer
b.	Receive public comment to establish a Planned Unit Development (PUD25-02) in Small Lot Single-Family Residential (RSS) zoning at property addressed as 1924 and 2002 E. McElroy Road.	CC-25-93	Henry Bibelheimer

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.

a.	Stillwater Area Sports Association Presentation	Carolyn Walstad
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8. 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-2025-10: A RESOLUTION ESTABLISHING THE STILLWATER REGIONAL AIRPORT FISCAL YEAR 2025-2026 RATES AND CHARGES SCHEDULE.	CC-25-94	Kellie Reed
b.	RESOLUTION CC-2025-11: A RESOLUTION OF THE CITY OF STILLWATER, OKLAHOMA, APPROVING AN ADDITIONAL \$150,000 ALLOCATION TO THE SMALL BUSINESS ENHANCEMENT CATEGORY UNDER THE IMPLEMENTATION POLICY GUIDE AND AUTHORIZING AND DIRECTING THE CITY MANAGER, CITY STAFF, SPECIAL COUNSEL FOR ECONOMIC DEVELOPMENT, AND TWO MEMBERS OF THE IMPLEMENTATION POLICY COMMITTEE SELECTED BY THE CITY MANAGER TO PROPOSE AMENDMENTS TO THE		

	IMPLEMENTATION POLICY GUIDE, ALL IN FURTHERANCE OF ACHIEVING THE OBJECTIVES SET FORTH IN THE STILLWATER (RE)INVESTMENT PLAN (A STILLWATER DOWNTOWN/CAMPUS LINK PROJECT PLAN) AND INCREMENT DISTRICT NO. 3, CITY OF STILLWATER
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9. 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. 3572: AN ORDINANCE CLOSING AN ALLEY RIGHT-OF-WAY ABUTTING PROPERTIES LOCATED AT 1101 AND 1123 W. UNIVERSITY AVENUE, 221 S. LINCOLN AND 206 S. MONROE STREETS.
b.	ORDINANCE NO. 3573: AN ORDINANCE REZONING A TRACT OF LAND LOCATED AT 1924 and 2002 E. MCELROY ROAD FROM SMALL LOT SINGLE-FAMILY RESIDENTIAL DISTRICT (RSS) TO SMALL LOT SINGLE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT (RSS-PUD).

Second Read

a.	ORDINANCE NO. 3568: AN ORDINANCE AMENDING STILLWATER CODE OF ORDINANCES CHAPTER 35, "STORMWATER QUALITY AND MANAGEMENT," ARTICLE I, "IN GENERAL," SECTION 35-1, "DEFINITIONS"; CHAPTER 35, "STORMWATER QUALITY AND MANAGEMENT," ARTICLE II, "DRAINAGE AND SEDIMENTATION," DIVISION 1, "GENERALLY," SECTION 35-25, "IMPAIRMENT OF DRAINAGE FACILITIES"; REPEALING ALL ORDINANCES TO THE CONTRARY; AND PROVIDING FOR SEVERABILITY	Zack Henson
b.	ORDINANCE NO. 3569: AN ORDINANCE AMENDING STILLWATER CODE OF ORDINANCES CHAPTER 18, "ENVIRONMENT," ARTICLE III, "MISCELLANEOUS NUISANCES," DIVISION 1, "GENERALLY," SECTION 18-71, "PUBLIC NUISANCES DESIGNATED"; REPEALING ALL ORDINANCES TO THE CONTRARY; AND PROVIDING FOR SEVERABILITY	Zack Henson
c.	ORD. NO. 3571: ORDINANCE TO REZONE 1002 SOUTH HUSBAND STREET FROM TWO-FAMILY RESIDENTIAL (RT) TO COMMERCIAL BUSINESS (CB).	

10. 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
b.	Miscellaneous items from the City Manager
c.	Miscellaneous items from the City Council

11. Questions and Inquiries

12. Adjourn

On June 13, 2025 at 9:45 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.