

**IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW
THE AGENDA WAS POSTED JUNE 13, 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
JUNE 16, 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. CONSENT DOCKET

- a. Approve June 2, 2025 regular meeting minutes.
- b. Approve budget amendments to reflect receipt and appropriation of insurance proceeds related to property damage.
- 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.
- 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.
- e. Approve Lease Agreement with Oklahoma State University for 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.
- 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.
- 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.
- 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.
- j. Approve FY25-26 benefits administration contracts as outlined in the attached staff report and authorize the City Manager to sign the related agreements.
- k. Acceptance of new public infrastructure for a water line that serves the new Murphy Fuel Station at 115 N. Perkins Road.
- l. Approve budget amendments reflecting receipt and appropriation of \$1,035.98 in donations to the Stillwater Public Library

- 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.

Councilor Hardin removed item i. from the Consent Docket.

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HAWKINS TO APPROVE THE CONSENT DOCKET MINUS ITEM i.

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

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

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

5. ITEMS REMOVED FROM CONSENT DOCKET

- 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.

Councilor Hardin reported that he has had complaints from Lakeside Golf Course customers that better maintenance is needed at the golf course. He suggested that there needs to be a better way to get feedback from the users before the golf contract is up for renewal.

Michael Henderson, Henderson Golf Management, stated that he is available 24 hours a day by email through the website and through staff. He reported that the Director of Maintenance is on the property every day, and the maintenance crew leaves around 3:00 p.m. every day. Mr. Henderson stated that staff is fully available to talk to anyone anytime and he addressed Councilor Hardin's questions and concerns.

MOTION BY COUNCILOR HARDIN, SECOND BY COUNCILOR HAWKINS TO APPROVE ITEM i. FROM THE CONSENT DOCKET.

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

6. PUBLIC HEARINGS

- 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.

Senior Planner Henry Bibelheimer presented the report.

Mayor Joyce opened the public hearing.

Willie Baker, stated that he would like to yield his comments to Jim Kuykendall.

Jim Kuykendall, 10106 S. 69th E Avenue, Tulsa, OK, spoke in favor of closing the alley and approval of Ordinance No. 3572.

Mayor Joyce closed the public hearing.

Staff recommends approval of Ordinance No. 3572 closing the alley abutting properties located at 1101 and 1123 W. University Avenue.

No action was taken on this item.

- 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.

Senior Planner Henry Bibelheimer presented the report.

Mayor Joyce asked for an overview of how the plans like this are reviewed internally. Mr. Bibelheimer explained the process of reviewing these applications.

Fire Marshal Thomas Tharp explained the fire codes and answered Council's questions.

Mayor Joyce opened the public hearing.

Stephen Gose, Gose and Associates, 113 E. 8th Avenue, explained the Planned Unit Development (PUD) plans and spoke in favor of the applicant, Hawk Development.

Simon Ringsmuth, 1705 E. Linda Avenue, spoke against rezoning and the PUD.

Jennifer Sanders, 1702 E. McElroy Road, spoke against the rezoning and the PUD.

Steven Fairbanks, 1724 E. McElroy Road, spoke against the PUD.

Larry Caldwell, 3312 W. Cypress Mill, spoke against the PUD.

Dave Meyer, 1102 N. Payne Street, spoke against the PUD.

John Dickey, 701 N. Skyline Lane, spoke against the PUD.

Leslie Meyer, 1102 N. Payne Street, spoke against the PUD.

Anthony Shore, 2001 E. Linda Avenue, spoke against the PUD.

Patrick Roy, representing his mother Jolene Roy, 1819 Linda Ave, spoke against the PUD.

John Bartley, 623 S. Lewis Avenue, attorney for Hawk Development, spoke in favor of the rezoning and PUD.

Safe Alusi, 2002 E. McElroy Road, Developer, spoke in favor of the PUD. He stated they are planning to develop a nice neighborhood with affordable property. Mr. Alusi stated that they are very open to working with the citizens in Stillwater.

Mayor Joyce closed the public hearing.

Planning Commission recommended conditional approval with a 3-1 vote on June 3, 2025 subject to:

- The wooden fence along the western property line be a minimum of eight foot tall.
- The wooden fence along the eastern property line be a minimum of seven foot tall.

Staff Recommendation: Accept the Planning Commission's recommendation and approve the Planned Unit Development, Cowboy Landing, for the properties addressed at 1924 and 2002 East McElroy Road with conditions that include, but are not limited to:

- The wooden fence along the western property line be a minimum of eight foot tall
- The wooden fence along the eastern property line be a minimum of seven foot tall
- Seven feet of right-of-way being dedicated along the north side of McElroy Road
- Additional conditions as deemed appropriate by City Council

Councilor Hawkins thanked everyone for coming out to express their concerns. She does agree these types of affordable housing are needed in Stillwater but she is inclined not to support it simply because of the density of the area.

Councilor Hardin expressed his concerns about the density, parking and fire safety issues.

Councilor Clark stated he is concerned about parking as well as the transition from the large lots to this very, very dense plan in an old neighborhood. He also stated he is very concerned about not having a turn around for delivery or emergency vehicles.

Vice Mayor Dzialowski stated she is not concerned about the density because if Stillwater wants affordable housing that is something everyone will have to accept. She is more concerned about the transition from large lots moving immediately into the denser area.

Mayor Joyce stated that Stillwater needs to start finding places to put these types of developments. It is very expensive to build homes and it is almost entirely impossible for young people on entry level salaries to buy a home in Stillwater. Mayor stated he is just not sure this is the right place for this type of development.

Discussion was held amongst City Council.

Stephen Gose requested the application be tabled to a future date so they have time to work with staff to see if they can address some of the concerns expressed tonight.

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HARDIN TO TABLE ITEM B. UNTIL JULY 21, 2025 CITY COUNCIL MEETING.

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

7. GENERAL ORDERS

a. Stillwater Area Sports Association Presentation

SASA Executive Director Carolyn Walstad gave an overview of the programs and leagues that SASA offers, and the attendance numbers of programs offered. She also presented the gross income, economic impact, capital improvements made and community partnerships that SASA has developed. Ms. Walstad reported that this year SASA continues to have Stilly Gear exchange where parents can donate new or slightly used sports equipment so families can come and find sporting equipment when needed. She emphasized the need for more improved facilities, especially turf on the baseball fields and said if they were available, she could fill them up.

8. RESOLUTIONS

- a. Resolution No. CC-2025-10: A resolution establishing the Stillwater Regional Airport Fiscal Year 2025-2026 Rates and Charges Schedule.

City Attorney Kimberly Carnley reported that this resolution establishes the FY25-26 Rates & Charges Schedule for Stillwater Regional Airport. The Stillwater Regional Airport Advisory Board has reviewed and approved the proposed schedule. The only change from the current schedule is to establish a Consumer Price Index (CPI) Adjustment that is applicable to leases and other agreements. Ms. Carnley stated that the Airport is currently conducting a rates and charges study which should be completed in December and at that time based on findings and recommendations of the study, additional changes may be presented for future consideration.

MOTION BY COUNCILOR HAWKINS, SECOND BY VICE MAYOR DZIALOWSKI TO ADOPT RESOLUTION NO. CC-2025-10 AS PRESENTED.

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

- 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

City Attorney Kimberly Carnley reported that in reviewing applications for financing assistance, staff recognized a need to review the allocations to financing categories and amendments to the Implementation Policy Guide. She stated that staff has worked with Center for Economic Development Law, its economic development counsel, to determine the path forward for changes to the financing categories and the implementation policy guide. These changes were discussed with the Implementation Policy Committee at its last meeting. The TIF3 Implementation Policy Committee has expressed support to amendments to the policy guide and the implementation Policy Committee also voted to recommend approving an additional allocation of \$150,000 to the Small Business Enhancement category of assistance. Ms. Carnley stated that the approval of this resolution will authorize and approve the following:

- Any previous amendments made to the Implementation Policy Guide approved by the Stillwater Economic Development Authority (SEDA) are ratified.
- \$150,000 of the \$5 million assistance in development financing project cost budget item of the Project Plan is allocated to the Small Business Enhancement category which enables SEDA to fund additional eligible applications.
- It also authorizes and directs the City Manager, City Staff, Special Counsel for economic development and two members of the Implementation Policy Committee as selected by the City Manager to propose further amendments to the Implementation Policy Guide to clarify funding terms, evaluation criteria, application and approval procedures and development agreement provisions; to improve formatting, structure and overall usability; and to recommend such other revisions as may be appropriate to achieve the objectives of the project plan.

MOTION BY COUNCILOR CLARK, SECOND BY VICE MAYOR DZIALOWSKI TO ADOPT RESOLUTION NO. CC-2025-11 AS PRESENTED.

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

9. ORDINANCES

a. First Reading

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.

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR HAWKINS TO ADVANCE ORDINANCE NO. 3572 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.

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).

ORDINANCE NO. 3573 WAS TABLED TO THE JULY 21, 2025 CITY COUNCIL MEETING.

b. Second Reading

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

Watershed Quality Manager Zach Henson stated that he wanted to clarify that changes being made to Ordinance No. 3568 and Ordinance No. 3569 are not adding any more regulations to the current property owners. These changes are to clarify the ordinances that have been in place. The wording was a little vague, so the terms were explained and clarified and additional language was added to enforcement procedures. A short video was made and shown to address the public education component. The video is on the City's website and social media platforms.

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HAWKINS TO ADOPT ORDINANCE NO. 3568 AS PRESENTED.

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

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

MOTION BY COUNCILOR HAWKINS, SECOND BY COUNCILOR CLARK TO ADOPT ORDINANCE NO. 3569 AS PRESENTED.

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

Ordinance. No. 3571: An ordinance to rezone 1002 South Husband Street from Two-Family Residential (RT) to Commercial Business (CB).

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HARDIN TO ADOPT ORDINANCE NO. 3571 AS PRESENTED.

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

10. REPORTS FROM OFFICERS & BOARDS

- a. Miscellaneous items from the City Attorney: None.
- b. Miscellaneous items from the City Manager:
 - City Manager Brady Moore announced that the City has summer-fun, learning, and networking events in Stillwater for friends of all ages. Please check out the Stillwater Public Library for information about their summer reading program, summer cinema, and much more. Also, the programming for senior center activities has grown exponentially with art and dance classes, guitar lessons, Zumba, card games, and many other great activities. Go to stillwaterok.gov for a calendar of weekly activities. Many thanks to Prairie Arts for their partnership, as well, for their efforts to increase our community's recreational opportunities.
- c. Miscellaneous items from the City Council:
 - Councilor Hardin stated that as the temperatures get warmer, City staff encourage residents to utilize the many parks and two water play areas. The splash pads are in Boomer Lake Park and Southern Woods Park. Both splash pads are free to use, open daily from 10 a.m. to 8 p.m., and are only closed during times of inclement weather and maintenance. While you're out enjoying the parks, let's remember to do your part to keep them clean and safe by using the trash bins.
 - Councilor Clark asked residents to please save the dates, July 16th through the 20th for "Krazy Daze." This is Stillwater's annual, largest community-wide retail event. From Lakeview Pointe and Pioneer Square Shopping Centers to The Strip, Campus Corner, and Downtown Stillwater, there are many shops offering sales for all ages. Some stores feature sidewalk sales, while others have indoor sale racks. Also, make sure to enter the Krazy Daze Ring Registers Promotion Giveaway throughout the entire month of July.
 - Councilor Hawkins reminded residents to save the date and celebrate Independence Day with Stillwater's 31st Boomer Blast Fireworks Show on Friday, July 4th, at Boomer Lake Park. Festivities will kick off at 6:30 p.m. with food trucks, music and more. The fireworks show will begin around 9:30 p.m. For those who prefer not to attend the event in person but would like to watch the firework show, it will be streamed live on the City of Stillwater Facebook page and YouTube channel.
 - Vice Mayor Dzialowski reminded any residents that were affected by the March wildfires to please meet with FEMA. There are two days left June 17 and 18 and they will be at Meridian Technology Center.
 - Mayor Joyce invited residents to join Stillwater Community United to celebrate Juneteenth at Southern Woods Park on Saturday, June 21 from 11 a.m. to 2 p.m. All community members are invited to gather for games, music, free food and drinks, and entertainment for the whole family. Also, City Hall will be closed in observance of Juneteenth on Thursday, June 19. Trash, recycling, and yard waste will be collected as usual.
 - Mayor Joyce also announced that the grand opening for Block 34 will be July 26, 2025.
- i. Discussion about scheduling items for future meetings.

11. QUESTIONS & INQUIRIES

None.

12. ADJOURN

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HARDIN TO ADJOURN THE JUNE 16, 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 June 16, 2025 regular meeting of the Stillwater City Council adjourned at 7:53 p.m.



WILLIAM H. JOYCE, MAYOR
STILLWATER CITY COUNCIL



TERESA KADAVY
CITY CLERK