

**IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW
THE AGENDA WAS POSTED AUGUST 14, 2025 AT 4:50 P.M.
AT THE MUNICIPAL BUILDING, 723 SOUTH LEWIS, STILLWATER, OKLAHOMA**

**MINUTES
STILLWATER CITY COUNCIL
REGULAR MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
AUGUST 18, 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 August 4, 2025 regular meeting minutes.
- b. Approve budget amendment to reflect the annual disbursement of \$20,000 from the Stillwater Community Center Foundation for Block 34 maintenance pursuant to the Amended and Restated Donation Agreement for Programming and Operations of Block 34 Live Music Program.
- c. Approve budget amendments to reflect the increase in cleaning fees charged to Project HEART per executed contract.
- d. Approve budget amendments for award of AIG grant #3-40-0090-045-2025 for construction of terminal building (furniture and directional signage) and reconstruction of rotating beacon.
- e. Approve budget amendments for award of AIP grant #3-40-0090-046-2025 for construction of terminal building (baggage handling system).
- f. Approve budget amendments for award of AIP grant #3-40-0090-047-2025 for construction of terminal building (passenger boarding bridge).
- g. Acceptance of an electric easement for primary extension feed to new residential structure at 1417 N. Hightower Street.
- h. Acceptance of an electric easement for primary extension feed to new residential structure at 1417 N. Hightower Street.
- i. Acceptance of an off-site water line to service a new subdivision called Fern Street Cottages.
- j. Acceptance of general utility easements for 1401, 1405, 1411, and 1417 N. Hightower Street.

**MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR CLARK 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.**

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

None.

6. PUBLIC HEARINGS

- a. Receive public comment regarding a request for a Map Amendment (MA25-05) to rezone from Small Lot Single-Family Residential (RSS) and Agriculture (A) to Agriculture (A) property addressed as 624 W. 22nd Avenue.

Senior Planner Henry Bibelheimer reported that the property is currently vacant and used for agricultural purposes. The tract currently has split zoning with the frontage along 22nd Avenue being zoned Small Lot Single-Family Residential (RSS) and the remainder of the tract being zoned Agriculture (A). The applicant is requesting rezoning the entire property to A to allow for the construction of a new barn with the possibility of adding a residential dwelling in the future.

Mayor Joyce opened and closed the public hearing as no one was present to speak.

Planning Commission recommended approval with 4-0 vote.

MOTION BY COUNCILOR HARDIN, SECOND BY COUNCILOR HAWKINS TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE MAP AMENDMENT ADDRESSED AS 624 WEST 22ND AVENUE.

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

- b. Receive public comment for closing of a portion of a utility easement at property located at 707 E. Airport Road.

Senior Planner Henry Bibelheimer reported that the Tonkawa Tribe of Oklahoma requests the closure of the north 227.5 feet of a 30-foot-wide utility easement located on property addressed as 707 E. Airport Road. This is the location of The Hub II Entertainment Center currently under construction. The easement area to be closed splits the property and contains a public water main that will remain in service. Mr. Bibelheimer stated that the entrance canopy of The Hub II will overhang the easement area and existing waterline. The developer is proposing to grant a 20-foot waterline easement over the existing waterline and an encroachment agreement for the portion of the building that will overhang the easement and waterline. Acceptance of the new easement and encroachment agreement will be considered at a future council meeting.

Councilor Hawkins asked for clarification on the order of the approval of the easements and encroachment agreement. Development Services Director David Barth addressed this issue and answered Council's questions.

Councilor Clark questioned why all easements and agreements were not on the agenda tonight. Mr. Barth explained the process of approving these documents and answered additional questions.

Mayor Joyce opened and closed the public hearing as no one was present to speak.

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HARDIN TO ACCEPT STAFF'S RECOMMENDATION TO CLOSE THE NORTH 227.5 FEET OF THE 30-FOOT-WIDE UTILITY EASEMENT MORE PARTICULARLY DESCRIBED IN BOOK 2491, PAGE 602.

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. BerryDunn update presentation on Enterprise Resource Planning (ERP) Project.

Information Technology Director Brad Stewart reported that in January 2025, Council approved retaining BerryDunn to help assess the City's current software systems and identify future business software needs. Mr. Stewart introduced Ryan Doil with BerryDunn.

Mr. Doil gave a brief history of BerryDunn and how their process works. He stated that the focus of this project is to identify, define and evaluate the current environment, as well as conduct future state planning for the City's enterprise software systems which include Enterprise Resource Planning, Utility Billing and Customer Information System, Community Development and Enterprise Asset Management. Mr. Doil presented the project overview and scope with the City's goals and objectives. He discussed the work performed and the recommended action. Mr. Doil stated this project would be implemented in phases and he discussed the next steps in this process. He answered Council's questions.

No action was taken on this item.

- b. Transportation Projects update and presentation, discussion, and possible action to approve the FY26 Pavement Management Plan.

Engineering Director Bill Millis stated he was going to give an update on transportation projects and then present the FY26 Pavement Management Program (PMP). He presented and discussed the major transportation projects that have been completed as well as the transportation projects that are under construction. Mr. Millis stated that this is more of a program than a project, but staff and the Transportation Advisory Committee (TPAC) have heard from customers that want the focus to be on trails and sidewalks. There is an app on the City's website called Sidewalk Connect and citizens can submit areas where sidewalks and repairs are needed. Engineering staff and Public Works review these requests and place them on a priority list. City Manager Brady Moore reported that Public Works can handle the small sidewalk connections or repairs.

Mr. Millis gave an update on the FY21-FY25 Pavement Management Program. He presented the status of the projects in FY21-FY25 PMP from completed, under construction, and not completed. He discussed the supplemental priorities that did not make the PMP but over the five years because of failing infrastructure or change in priorities, have now moved to the top of the list. Mr. Millis presented a chart showing the Total Expenditure of Transportation Sales Tax through FY25. Assistant City Manager and Finance Director Christy Cluck answered Council's questions regarding this expenditure chart. City Manager Brady Moore reported that TPAC is very appreciative of how staff has worked on completing old projects on the list and TPAC also helps keep the current project list moving.

Mr. Millis presented an overview of the proposed FY26 PMP that was recommended by TPAC to present to Council for approval. Mr. Millis answered Council's questions.

MOTION BY COUNCILOR HARDIN, SECOND BY COUNCILOR HAWKINS TO APPROVE STAFF'S RECOMMENDATION TO APPROVE THE FY26 PAVEMENT MANAGEMENT PROGRAM AS PRESENTED.

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

8. RESOLUTIONS

- a. Resolution No. CC-2025-21: A resolution of the City of Stillwater, Oklahoma (The "City") approving action taken by The Stillwater Utilities Authority (The "Authority") Authorizing Issuance, Sale And Delivery Of A Promissory Note Of The Authority To The Oklahoma Water Resources Board; Ratifying And Confirming An Amended Lease Agreement By And Between The City And The Authority Pertaining To Certain Water, Sanitary Sewer, Solid Waste Disposal, And Electric Systems; Ratifying And Confirming A Sales Tax Agreement By And Between The Authority And The City Pertaining To A Pledge Of Certain Sales Tax Revenues; And Containing Other Provisions Related Thereto.

City Attorney Kimberly Carnley reported that the City's Bond Counsel and Municipal Financial Advisor are present to introduce this resolution and a couple of resolutions for consideration on the SUA agenda.

Chris Gander, BOK Financial Securities, discussed the bond process regarding the resolutions on the agendas and answered Council's questions. Nate Ellis, The Public Law Group, was also present. Mr. Millis and Assistant City Manager and Finance Director Christy Cluck answered Council's questions regarding the funding and grant opportunities for the Capital Water Projects.

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HAWKINS TO ADOPT RESOLUTION NO. CC-2025-21 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 No. CC-2025-22: A resolution of the Stillwater City Council Authorizing, Approving, And Ratifying the Grant Application for Fiscal Year 2025 Airport Improvement Program Discretionary Funds Administered by the Federal Aviation Administration for Airport Infrastructure Improvements at Stillwater Regional Airport as submitted on July 8, 2025.

City Attorney Kimberly Carnley reported that Council previously approved Resolution No. CC-2025-13 that authorized submission of an FAA Grant Application for improvements specifically for the Passenger Boarding Bridge. During the submission the Airport's consultant realized that the numbers needed to be adjusted slightly so they would be correct on the grant that was submitted. Ms. Carnley stated that in order to ensure timely submission of the grant and to avoid any delay on the project a correct grant application was submitted. She stated that she recommends approval of this resolution as necessary to authorize, approve and ratify the grant application that was actually submitted.

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR HAWKINS TO ADOPT RESOLUTION NO. CC-2025-22 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. 3578: An ordinance rezoning a tract of land located at 624 W. 22nd Avenue from Small Lot Single-Family Residential (RSS) and Agriculture (A) to Agriculture (A).

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HAWKINS TO ADVANCE ORDINANCE 3578 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. 3579: An ordinance closing a portion of a General Utility Easement located at 707 E. Airport Road.

MOTION BY COUNCILOR HAWKINS, SECOND BY VICE MAYOR DZIALOWSKI TO ADVANCE ORDINANCE 3579 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.

10. APPOINTMENTS

a. Audit Committee Appointment

MOTION BY MAYOR JOYCE, SECOND BY COUNCILOR CLARK TO APPOINT SKYLER RODENBERG TO A 1ST TERM ON THE AUDIT COMMITTEE.

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 congratulated the Stillwater Animal Welfare staff and volunteers for achieving no-kill status with a 90% save rate in 2024. This milestone reflects a true culture of caring and compassion. It represents the dedication of staff, the commitment of volunteers, the support of our community, and the strength of partnerships with animal rescue and welfare networks.
- c. Miscellaneous items from the City Council:
 - Councilor Hardin announced that Block 34 is quickly becoming Stillwater's go-to spot for community fun. From concerts and yoga in the park to Roundnet tryouts (also known as Spikeball), and more, there's always something happening. And don't miss Market 34, your Saturday destination. Join us downtown for local vendors, handmade goods, food trucks, and live music all in one vibrant community space.
 - Councilor Hardin also reported that he attended the celebration at the Google Data Center in Pryor and he stated he was very surprised at the lack of noise from the Data Center.
 - Councilor Clark invited residents to join staff at the 2025 Payne County Fair, August 25-31. City staff from departments including Emergency Management, Fire, Waste Management, Communications, Public Works, Human Resources, Police, Engineering, and more will be in the Community Building throughout the week. They're excited to meet you, answer questions, share resources, and hear your ideas. Stop by the booth and let us know how we can serve you and our community.
 - Councilor Hawkins announced that Cowboy Football is almost here. Anyone looking for an easier way to park on gameday should check out the free Park & Ride shuttle service. The City of Stillwater, OSU Athletics, and Visit Stillwater

team up each season to make your experience simple and stress-free with free parking, shuttles, and a complete gameday guide. Shuttles run every 30 minutes, starting 3 hours before kickoff, pick-up & drop-off is at 7th Ave. and Lewis St. and full gameday details are at visitstillwater.org. Park with ease, grab a bite to eat or drink downtown, then head to the game ready to cheer, go Cowboys!

- Vice Mayor Dzialowski reminded residents that the deadline is almost here so submit your entry for the Utility Box Art Contest by Tuesday, September 2. This year's theme, "Stillwater Strong," celebrates the resilience, creativity, and spirit of our community. Enter online at stillwaterart.org or drop off your artwork at the Stillwater Community Center.
 - Vice Mayor Dzialowski gave an update on FEMA and SBA assistance for the March wildfires and stated that help is still available through Catholic Charities.
 - Mayor Joyce congratulated the City of Stillwater Finance Department for earning the nation's highest honor in governmental accounting and financial reporting for the 43rd year in a row. This prestigious award from the Government Finance Officers Association reflects our Finance team's exceptional professionalism and dedication to transparency. It demonstrates the City's long-standing commitment to being responsible stewards of taxpayer dollars and maintaining the community's trust. We are proud of our Finance Department for continuing this remarkable legacy of excellence.
- i. Discussion about scheduling items for future meetings.

12. QUESTIONS & INQUIRIES

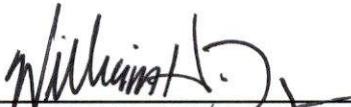
None.

13. ADJOURN

MOTION BY COUNCILOR CLARK, SECOND BY VICE MAYOR DZIALOWSKI TO ADJOURN THE AUGUST 18, 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 August 18, 2025 regular meeting of the Stillwater City Council adjourned at 6:58 p.m.



WILLIAM H. JOYCE, MAYOR
STILLWATER CITY COUNCIL



TERESA KADAVY
CITY CLERK