

**IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW
THE AGENDA WAS POSTED OCTOBER 1, 2025 AT 4:45 P.M.
AT THE MUNICIPAL BUILDING, 723 SOUTH LEWIS, STILLWATER, OKLAHOMA**

**MINUTES
STILLWATER CITY COUNCIL
REGULAR MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
OCTOBER 6, 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. Public Power Week Proclamation

Mayor Joyce read the proclamation declaring October 5-11, 2025 as Public Power Week. Stillwater Electric Utility Manager Lee Jackson accepted the proclamation.

b. Fire Prevention Week Proclamation

Mayor Joyce read the proclamation declaring October 5-11, 2025 as Fire Prevention Week. Fire Marshal Thomas Tharp and Sparky accepted the proclamation. Fire Marshal Tharp stated that Sparky will be visiting the elementary schools this week to discuss fire prevention.

c. Support Your Local Chamber Day Proclamation

Mayor Joyce read the proclamation proclaiming Wednesday, October 15, 2025, as Support Your Local Chamber Day in Stillwater to recognize the incredible work of Stillwater Chamber of Commerce and to actively support its mission in shaping a brighter future for our community. Chamber of Commerce President Alane Zannotti accepted the proclamation and thanked the City for their support.

d. Sister Cities Update Presentation and 40th Anniversary of the Sister Cities Partnership Proclamation

Mayor Joyce and City Manager Moore presented photos and the gifts received during their trip to Kameoka, Japan to help celebrate the 40th Anniversary of the Sister Cities Partnership. They also helped Kameoka celebrate their 70th Anniversary of becoming a City. Mayor Joyce and City Manager Moore shared stories and experiences of their visit to Kameoka. Mayor Joyce read the proclamation honoring Kameoka and the 40th Anniversary of the Sister Cities Partnership. The local Sister Cities Council accepted the proclamation.

4. CONSENT DOCKET

- a. Approve September 22, 2025 regular meeting minutes
- b. Approve Equipment & Safety Training Pilot Program – Park Area Maintenance & Improvements
- c. Acknowledge receipt of the Stillwater Public Library Trust report reflecting FY24-25 activities
- d. Approve budget amendments reflecting receipt and appropriation of \$13,179 in donations to the Stillwater Public Library.

MOTION BY COUNCILOR CLARK, SECOND BY VICE MAYOR DZIALOWSKI 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 for a Map Amendment (MA25-08) to rezone property addressed as 1421 W. 8th Avenue from Small Lot Single-Family Residential (RSS) to Two-Family Residential (RT) district.

Senior Planner Henry Bibelheimer reported that the applicant is requesting to rezone the property to build a duplex. The property is currently zoned Small Lot Single-Family Residential (RSS). A duplex is not allowed in RSS and is allowed by right in the Two-Family Residential (RT) zoning district. If approved, all future development on this property will be required to align with the uses and design standards of the RT zoning district.

Mayor Joyce opened the public hearing.

Stephen Gose, Gose & Associates, 113 W. 8th, spoke on behalf of the applicant.

Mayor Joyce closed the public hearing.

Planning Commission recommended approval of the Map Amendment with a 3-0 vote.

MOTION BY COUNCILOR HAWKINS, SECOND BY COUNCILOR CLARK TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE MAP AMENDMENT FOR THE PROPERTY ADDRESSED AS 1421 WEST 8TH 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 regarding a request for a Map Amendment (MA25-10), to remove property addressed as 517 S. West Street from the Corridor Redevelopment Area Planning District and zone as Commercial General (CG) district.

Senior Planner Henry Bibelheimer reported that the applicant has requested to combine this property with the tract to the south for a proposed commercial development. The proposed development is a "food services" use, which is permitted by right in The Corridor Redevelopment Area Planning District, Transect 5 (T-5) as well as the Commercial General zoning district (CG). The tract to the south of 517 S. West is zoned Commercial General (CG). Before the two tracts can be combined, the tracts must have the same zoning. Before the property can be zoned CG, it must be removed from the Corridor Redevelopment Area Planning District, (T-5). The applicant is requesting to remove the tract from the Corridor Redevelopment Area Planning District and zone the property CG. This will allow the applicant to combine this tract with the vacant tract on the northeast corner of West 6th Avenue and South West Street, for a future commercial development.

Mayor Joyce opened the public hearing.

Stephen Gose, Gose & Associates, 113 W. 8th, spoke on behalf of the applicant.

Mayor Joyce closed the public hearing.

Planning Commission recommended approval of the Map Amendment with a 3-0 vote.

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR HARDIN TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE MAP AMENDMENT FOR THE PROPERTY ADDRESSED AS 517 S. WEST STREET.

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

- c. Receive public comment for a Specific Use Permit (SUP25-05) to allow Churches and other Religious Institutions in the Small Lot Single-Family Residential (RSS) district at property addressed as 418 E. McElroy Road.

Senior Planner Henry Bibelheimer reported that the property is currently being used by Hosanna Assembly of God as a church. The applicant requests review and approval of a Specific Use Permit to allow Churches and Religious Institutions at the property addressed as 418 E. McElroy Road. Mr. Bibelheimer stated that the property is zoned Small Lot Single-Family Residential (RSS), and churches and religious institutions are allowed with a specific use permit in the RSS district. The applicant is requesting to construct a new church building on the property, as an expansion of the existing use. A specific use permit will bring the property into compliance.

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

Planning Commission recommended approval of the Map Amendment with a 3-0 vote.

Staff recommended approval of the Map Amendment. City Attorney Kimberly Carnley stated that the motion should be for a Specific Use Permit and requested an amended motion.

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HAWKINS TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE SPECIFIC USE PERMIT FOR THE PROPERTY ADDRESSED AS 418 E. MCELROY ROAD.

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

8. ORDINANCES

a. First Reading

Ordinance No. 3582: An ordinance rezoning property addressed as 1421 W. 8th Avenue from Small Lot Single-Family Residential (RSS) to Two-Family and Multi-Family (RT) District.

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR HAWKINS TO ADVANCE ORDINANCE NO. 3582 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. 3583: An ordinance to remove property addressed as 517 S. West Street from the Corridor Redevelopment Area Planning District and zone as Commercial General (CG) District.

MOTION BY COUNCILOR HAWKINS, SECOND BY VICE MAYOR DZIALOWSKI TO ADVANCE ORDINANCE NO. 3583 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. 3580: An ordinance rezoning property addressed as 1212 S. Perkins Road from Light Industrial (IL) To Commercial General (CG) District.

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR CLARK TO ADOPT ORDINANCE NO. 3580 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. 3581: An ordinance amending the Stillwater City Code by amending Chapter 2, Administration, Article VI, Financial Affairs, Division 1, Generally, by amending Section 2-583, Finance Department by providing that the Director of Finance may also hold the Title of Chief Financial Officer and that all duties, powers, and responsibilities apply equally to the dual Title of Director of Finance and Chief Financial Officer; repealing all ordinances to the contrary; and providing for severability.

MOTION BY COUNCILOR CLARK, SECOND BY VICE MAYOR DZIALOWSKI TO ADOPT ORDINANCE NO. 3581 AS PRESENTED.

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

9. 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 of Stillwater has teamed up with United Way of Payne County to host the coolest fundraiser. A cornhole tournament on the Block 34 lawn. Save the date and join us on Block 34, Friday, November 7th, beginning with check-in at 10:30 a.m. and the tournament starts at noon. There will be bean bag tossing, smack talking, food trucks, music, and

more. Sign up online at: unitedwaypaynecounty.org. All proceeds will go to the United Way and help our local nonprofits and community. Join us for "The Bean Bag Benefit."

c. Miscellaneous items from the City Council:

- Councilor Hardin reminded residents that it's that time of year to update information in the SAID program, which stands for "Special Needs Alerts and Identification." This voluntary program is in its second year and is led by Stillwater Police and dispatch upon request of Healthy Communities, Healthy Children. The information provided explains special needs and health conditions to aid First Responders prior to arriving at an incident in effort to improve the response, interaction, and communication with all individuals involved. Participants, parents, and caregivers submit the information, and it is securely entered into the emergency responder dispatch system. The SAID alert is not public record and will only be used by Stillwater Police and local first responders.
 - Councilor Clark stated that on Saturday, November 1st, the City's Watershed Quality Department will have its bi-annual "Household Hazardous Waste Collection" event. The event will be from 8 a.m. to 1 p.m. at the Convenience Collection Center located at 807 S. Perkins Road. During this event, residents are encouraged to drop off any household pollutants for free. Accepted items include oil-based paints, pesticides, herbicides, household cleaning products, pool chemicals, and more. The Convenience Collection Center will still accept regular trash and recycling that day. Trailers and commercial waste are not allowed.
 - Councilor Hawkins announced that LexiCon is back and better than ever. For those who do not know what LexiCon is it's the Stillwater Cultural District's free mini-comic convention for fans of comic books, science fiction, gaming of all types, cosplay, anime, and pop culture. Events are scheduled from Thursday, October 23rd through Saturday, October 25th with the main event on Saturday, 10 a.m. to 4 p.m. at multiple locations, including the library and community center.
 - Vice Mayor Dzialowski invited residents to save the date and plan to join us for the final Community meeting on the Envision 2045 Comprehensive Plan. The meeting will be on Block 34 at the Simmons Bank Pavilion, beginning at 5:30 p.m. on Thursday, October 23rd. After that, staff will share with the Planning Commission and City Council for review and adoption in November. We hope you can join us on the 23rd and see updates and share your thoughts.
 - Mayor Joyce reported that the 104th edition of America's Greatest Homecoming will include: Walkaround on Friday, October 17th, with street closures at 5 p.m.; Sea of Orange Parade on Saturday, October 18th, at 9 a.m. This year's parade will begin with a full block dedicated to a memorial in honor of the 10-year anniversary of the Homecoming tragedy. Riderless horses will lead the way as a solemn tribute to the lives lost. Kick-off for the football game will be at 7 p.m. Many thanks to City departments, including Emergency Management, Police, Fire, Public Works, Communications, Community Resources, Water, Waste Management, Parking, and more who go above and beyond to ensure these events are fun and safe.
- i. Discussion about scheduling items for future meetings.

10. QUESTIONS & INQUIRIES

None.

11. ADJOURN

MOTION BY COUNCILOR CLARK, SECOND BY VICE MAYOR DZIALOWSKI TO ADJOURN THE OCTOBER 6, 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 October 6, 2025 regular meeting of the Stillwater City Council adjourned at 6:16 p.m.


WILLIAM H. JOYCE, MAYOR
STILLWATER CITY COUNCIL


TERESA KADAVY
CITY CLERK