

**IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW
THE AGENDA WAS POSTED NOVEMBER 13, 2025 AT 5:20 P.M.
AT THE MUNICIPAL BUILDING, 723 SOUTH LEWIS, STILLWATER, OKLAHOMA**

**MINUTES
STILLWATER CITY COUNCIL
REGULAR MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
NOVEMBER 17, 2025**

**PRESENT: VICE MAYOR AMY DZIALOWSKI, COUNCILORS CHRISTIE HAWKINS,
KEVIN CLARK AND TIM HARDIN
ABSENT: MAYOR WILLIAM H. JOYCE**

1. CALL MEETING TO ORDER

Vice Mayor Dzialowski 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.

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HARDIN TO RECESS THE STILLWATER CITY COUNCIL MEETING AT 5:30 P.M.

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

Stillwater City Council meeting recessed at 5:30 p.m. to convene the Stillwater Utilities Authority meeting.

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HAWKINS TO RECONVENE THE STILLWATER CITY COUNCIL MEETING AT 5:49 P.M.

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

Stillwater City Council reconvened at 5:49 p.m.

3. CONSENT DOCKET

- a. Approve November 3, 2025 regular and executive session meeting minutes.
- b. Approve Memorandum of Understanding with Payne County E911 Board and associated budget amendments.
- c. Award a Unit Price Contract to Redlands Contracting, LLC for \$289,985 related to roadway drainage improvements to E. 4th Ave. and S. Villa/W. 5th Ave. and S. Orchard (Bid No. 38-2025); authorize total construction expenditures of \$334,000 which includes construction contract, testing and contingency; approve budget amendment in the amount of \$279,353 from the Transportation Sales Tax Fund; authorize the City Manager to execute the Contract and related documents.
- d. Approve a Professional Services Agreement with Halff Associates, Inc. for development of bidding documents for the removal of rails and ties in the amount of \$51,890 with total expenditures of \$60,000 which includes design, bidding, construction administration, and

contingency (15%); authorize the City Manager to execute the Agreement and related documents; and approve the associated budget amendment.

- e. Acceptance of the easements and authorize the mayor to execute the easement documents for Parcel 7A -- Sangre Road Waterline Project with Gary T. Burger and Janis G. Burger, Co-Trustees of the Gary T. and Janice G. Burger Trust.

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HARDIN TO APPROVE THE CONSENT DOCKET AS PRESENTED.

ROLL CALL VOTE: DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA. NAY-NONE. MOTION CARRIED WITH FOUR 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 (MA25-12) to rezone property addressed as 802 S. Western Road from Small Lot Single Family Residential (RSS) to Office (O) district.

The applicant has withdrawn the application for the Map Amendment so there was no action taken on this item.

7. GENERAL ORDERS

- a. Consider award of Bid #18-2025 for Washington School Demolition (accessory structures) and Asbestos Abatement to Midwest Wrecking Company in the amount of \$120,400.66 which includes add Alternates 02 & 03 for Sodding and Loose Straw Erosion Control; authorize total project expenditures in an amount not-to-exceed \$168,311 which includes architecture, design, and asbestos survey professional services and contingency; approve associated budget amendments; and authorize City Manager to execute the contract and related documents.

Deputy City Manager Christy Driskel stated that the Booker T. Washington school site was acquired by the City of Stillwater in 2022 in order to preserve the property's original T-shape structure and surrounding land for education, historical displays, sports recreation, events and parking. In 2024 the Washington School Advisory Committee (WSAC) was established via resolution to advise and make recommendations regarding the assessment, proposed design, renovation, or redevelopment of the school. The Committee consists of representatives from the community, the Washington School Heritage Foundation, and the Washington School Alumni Association. Ms. Driskel reported that the accessory structures are not intended to be preserved and require demolition. The T structure has asbestos abatement work that needs done prior to the restoration work beginning. With approval from the Advisory Committee, staff presented the project to the Tourism Advisory Committee. The Tourism Advisory Committee passed forward a recommendation to authorize use of funds from the Visitor Amenities Fund for the purpose of development and maintenance of visitor development amenities in the City specifically as asbestos abatement and demolition of accessory structures at the Washington School Building in an amount not to exceed \$200,000. Ms. Driskel reported that both staff and the architect have reviewed the bid package and recommend the project be awarded to Midwest Wrecking Company.

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HAWKINS TO AWARD OF BID #18-2025 FOR WASHINGTON SCHOOL DEMOLITION AND ASBESTOS ABATEMENT TO MIDWEST WRECKING COMPANY IN THE AMOUNT OF \$120,400.66 WHICH INCLUDES ADD ALTERNATES 02 & 03 FOR SODDING AND LOOSE STRAW EROSION CONTROL; AUTHORIZE TOTAL PROJECT EXPENDITURES IN AN AMOUNT NOT-TO-EXCEED \$168,311 WHICH INCLUDES ARCHITECTURE, DESIGN, AND ASBESTOS SURVEY PROFESSIONAL SERVICES AND CONTINGENCY; APPROVE ASSOCIATED BUDGET AMENDMENTS; AND AUTHORIZE CITY MANAGER TO EXECUTE THE CONTRACT AND RELATED DOCUMENTS.

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

8. RESOLUTIONS

- a. Resolution No. CC-2025-30: A Resolution Authorizing Execution of a Release and Termination of Covenant Agreement in Connection with the Campus Corner Creamery Redevelopment Located at 229 S. Knoblock Street, Stillwater, Oklahoma.

City Attorney Kimberly Carnley reported that this is a sister resolution to the resolution that was discussed during the SUA meeting. Approval of this resolution would authorize the City of Stillwater to sign a release in termination of the Covenant Agreement in connection with the sale of the property.

MOTION BY COUNCILOR HAWKINS, SECOND BY COUNCILOR CLARK TO ADOPT RESOLUTION NO. CC-2025-30 AS PRESENTED.

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

9. ORDINANCES

- a. Second Reading

Ordinance No. 3584: An Ordinance Amending Stillwater City Code by Amending Chapter 23, "Land Development Code", Article I, "General Provisions", Section 23-7, "Definitions"; Article V, "Use Categories And Limitations", Division 1, "Generally", Section 23-96, "Definitions"; Article VI, "Land Use Classifications", Division 4, "Commercial Districts", Section 23-152, "CB Commercial Business District", Subsection (A), "Permitted By Right"; Article XXIV, "Table Of Uses", Section 23-435, "Created"; Repealing All Ordinances To The Contrary; And Providing For Severability

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HAWKINS TO ADOPT ORDINANCE NO. 3584 AS PRESENTED.

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

Ordinance No. 3585: An Ordinance Amending Stillwater City Code by Amending Chapter 23, "Land Development Code," Article V, "Use Categories and Limitations," Division 2, "Accessory Use Categories and Regulations," Section 23-105, "Sidewalk, Street and Parking Lot Table Service Areas"; Repealing All Ordinances to the Contrary; And Providing For Severability

MOTION BY COUNCILOR HAWKINS, SECOND BY COUNCILOR HARDIN TO ADOPT ORDINANCE NO. 3585 AS PRESENTED.

ROLL CALL VOTE: DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR 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 each year, the Oklahoma Municipal League (OML) recognizes individuals who reach 25 years of service to their cities and towns throughout the state. The OML Honor Roll of Service is a permanent record of distinguished service. Honorees receive a certificate and lapel pin in recognition of their achievement. The City of Stillwater proudly recognizes six individuals who have dedicated 25 years of their careers to serving and improving our community. Employees include:
 - ✓ Lt. William Cluck and Sgt. Andrew Wilson with the Stillwater Police Department
 - ✓ Cpt. Rick Lozier with the Stillwater Fire Department
 - ✓ Jackie Wilson with Stillwater Electric Utility
 - ✓ Kevin Harting with Waste Management and Fleet
 - ✓ Jacob Mason with Water Utilities
 - We are deeply grateful for their hard work and dedication. Their contributions have made a lasting impact on Stillwater.
- c. Miscellaneous items from the City Council:
 - Councilor Tim Hardin announced that the Stillwater Community Thanksgiving Dinner will be on Thanksgiving Day, from 10:30 a.m. to 12 p.m., at the First United Methodist Church, located at 400 W. 7th Avenue. If you are unable to join in person, to-go meals will be available beginning at noon. This annual free event is a time for all community members to fellowship together and enjoy the holiday season.
 - Councilor Clark reminded residents that the Stillwater Municipal Building will be closed on Thursday, November 27, for Thanksgiving Day, and Friday, November 28, to give staff an opportunity for more time with family and friends. Please plan ahead for any City services you may need during the holiday closure. Trash and recycling crews will enjoy much-needed time off on Thanksgiving Day, so collection services will be delayed by one day.
 - Councilor Hawkins announced that the holiday season is upon us, and Downtown Stillwater is ready to welcome families and friends to enjoy a variety of festive activities that highlight the charm and spirit of our community. Save the date and join us for the annual Holiday Parade of Lights on Thursday, December 4th, 2025, at 6:30 p.m., in Downtown Stillwater. Then, join us on Saturday, December 6th from 6:30-8:30 p.m. at Block 34 for Festive Skies with "Our Holiday Heroes & Drone Shows," visit with Santa, ice skate on Irby Lane, take pictures inside a snow globe, and enjoy sweet treats from vendors.
 - Vice Mayor Dzialowski invited residents to celebrate the holidays in Stillwater by shopping, dining, and staying local. From November 22, through January 4, every \$50 you spend earns one entry into the 2025 Fly Home for the Holidays giveaway. You could win gift cards for American Airlines and travel through Stillwater Regional Airport (SWO). Discover amazing deals during Stillwater's holiday shopping events. Whether you're exploring Lakeview Pointe and Pioneer Square Shopping Centers, The Strip, Campus Corner, or Downtown Stillwater, you'll find shops and boutiques with gifts and treasures for all ages. For details on how to enter, and when gift cards will be awarded, go to: visitstillwater.org, or drop by Visit Stillwater at 2617 W 6th Avenue.
- i. Discussion about scheduling items for future meetings.

11. QUESTIONS & INQUIRIES

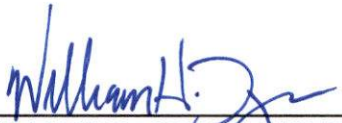
None.

12. ADJOURN

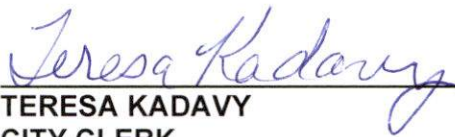
MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HARDIN TO ADJOURN THE NOVEMBER 17, 2025 REGULAR MEETING OF THE STILLWATER CITY COUNCIL.

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

The November 17, 2025 regular meeting of the Stillwater City Council adjourned at 6:03 p.m.



WILLIAM H. JOYCE, MAYOR
STILLWATER CITY COUNCIL



TERESA KADAVY
CITY CLERK