

**IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW
THE AGENDA WAS POSTED JANUARY 8, 2026 AT 4:00 P.M.
AT THE MUNICIPAL BUILDING, 723 SOUTH LEWIS, STILLWATER, OKLAHOMA**

**MINUTES
STILLWATER CITY COUNCIL
REGULAR MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
JANUARY 12, 2026**

**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.

3. CONSENT DOCKET

- a. Approve December 15, 2025 regular meeting minutes.
- b. Approve the appointment of Autumn Flowers as Deputy City Clerk pursuant to Stillwater City Code § 2-2.
- c. Approve budget amendments to reflect award of Oklahoma Department of Aerospace and Aeronautics (ODAA) grant SWO-26-S for construction of a parking lot adjacent to the new terminal at Stillwater Regional Airport.
- d. Approve MOU with the Payne County Sheriff's Office, the Yale Police Department, and the Cushing Police Department for network access to facilitate use of public safety software for Computer-Aided Dispatch.
- e. Approve revised MOU with OSUPD for network access to facilitate use of public safety software for Computer-Aided Dispatch and Records Management Systems.
- f. Accept Dedication of five (5) feet of Right-of-Way at 601 W. 6th Avenue.
- g. Acceptance of a water line to serve a new subdivision located outside city limits along S. Sangre Road named Stonewall Ranch.
- h. Accept the City's Annual Comprehensive Financial Report, Single Audit Report and Passenger Facility Charge Program Audit Report for the fiscal year ended June 30, 2025.
- i. Approve Agreement to Extend Building Lease Agreement with Stillwater Flight Center, Inc. at Stillwater Regional Airport for an additional 10-year term.
- j. Approve the sole source purchase from Paradigm Traffic Systems for the Alpha Technologies Uninterruptable Power Supply parts and services in the amount of \$204,546 and approve the attached budget amendment.
- k. Approve the sole source purchase from Paradigm Traffic Systems for the Applied Information field monitoring units and Glance software in the amount of \$340,280 and approve the attached budget amendment.
- l. Approve a Change Order to the CMAR contract with Lippert Brothers, Inc. for the Stillwater Regional Airport Terminal Building and Improvements Project in the amount of \$333,099 for additional needed soil and trash/debris removal and haul off for Project Work Package #3 (Partial

Phase 2 Access Road work); authorize the City Manager to sign the Change Order; and approve the associated budget amendments.

- m. Accept the permanent and temporary easements and authorize the Mayor to execute the easement documents for:
 - Parcel 1A and Parcel 1.1 - Woodland Trails Lift Station Project with Woodland Trails Homeowners Association, Inc.
- n. Accept permanent and temporary easements and authorize the Mayor to execute the easement documents for:
 - Parcels 6A and 6.1- Airport Water line Project with State of Oklahoma as Trustee for the Oklahoma National Guard,
 - Parcel 3A - Airport Water line Project with CJN Properties, LLC and
 - Parcels 12A and 12.1- Airport Water line Project with Dianna Lightfoot.

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

Abby Charland, Remington Ranch, 1815 N. Boomer Road, Apt. L-7, stated that she has had no hot water at her apartment and it has been an ongoing problem for the two years she has lived there. She expressed her concern that the managers/owners are not responsive.

Desirae Pierce, Remington Ranch, 1815 N. Boomer Road, Apt. B-28, stated that she currently has no hot water. She reported that in the three years she has lived there it has been hard to get the owners to work on anything and to repair it properly.

Ronald Balderson, Remington Ranch, 1815 N. Boomer Road, Apt. F-17, reported that he does have hot water, but his issue is the apartment above him floods his bathroom. He said there has been a standing order to fix this issue since he moved in six months ago. He reported that they have reported this issue to management several times, but nothing has been fixed. He said the company feels like it's more important to fill the apartments with people than to fix the problems.

Ms. Childs stated that the Landlord Tenant Act is a vehicle for the individual tenants. Code Enforcement Officers are very good at providing this information to residents. Ms. Childs recommended tabling the Public Hearing until February 9, 2026.

Code Enforcement Supervisor James Moore answered Council's questions regarding the installation of tankless hot water heaters in each apartment and the timeline to complete the installation.

Vice Mayor Dzialowski returned to item 6. Public Hearings on the agenda.

5. ITEMS REMOVED FROM CONSENT DOCKET

None.

6. PUBLIC HEARINGS

- a. Pursuant to 11 O.S. § 22-121, the Stillwater City Council will conduct a hearing to determine whether the apartments located at 1815 North Boomer Road, Stillwater, Oklahoma (the "Dwellings") constitute a public nuisance as defined in 50 O.S. § 2 and Section 18-64 of the City of Stillwater Code of Ordinances and as designated as a nuisance in Section 18-71 of the City

of Stillwater Code of Ordinances on January 12, 2026, at 5:30 P.M., in the City Council Hearing Room, 723 South Lewis Street, Stillwater, Oklahoma. At said date and time, the City Council shall make a determination as to whether said Dwellings constitute a public nuisance as defined by the referenced statutes and ordinances and whether to order the abatement of said Dwellings as authorized by 50 O.S. § 11 and Section 18-69 of the City of Stillwater Code of Ordinances and the assessment of all associated costs thereof to the owners of said property.

For purposes of this hearing and process, the City of Stillwater alleges that the Dwellings located at 1815 North Boomer Road, Stillwater, Oklahoma, constitute a public nuisance in accordance with 11 O.S. § 22-121 because of the following:

1. Said Dwellings, which through neglect or injury lack necessary repairs or otherwise are in a state of decay or partial ruin to such an extent that it is a hazard to the health, safety, or welfare of the general public and, in particular, the residents of the Dwellings.
2. Said Dwellings are unfit for human occupancy due to the lack of hot water which is a hazard to the health, safety, and welfare of the public, including the residents and visitors.
3. With regard to the foregoing, said Dwellings are presently maintained in violation of the following sections of the 2018 International Property Maintenance Code:
 - a. IPMC 505.1 GENERAL. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water supply system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.
 - b. IPMC 505.3 SUPPLY: The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.
 - c. IPMC 505.4 WATER HEATING FACILITIES: Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature not less than 110°.

Beth Anne Childs, Childs Law Firm, reported that a comprehensive timeline was created regarding Remington Ranch so that Council and the public are aware of the actions that have been taken by City staff and the Legal Department. She requested that Council allow the residents of Remington Ranch to speak at the meeting under Public Comment since there will not be a Public Hearing. Ms. Childs presented the background of the issues of Remington Ranch and the outdated infrastructure of the entire complex. She discussed the comprehensive timeline that was created and the status of repairs being made by the owners of the apartment complex. Ms. Childs stated that given the positive improvement finally getting underway, staff recommends tabling the Public Hearing and Resolution until February 9, 2026. Code Enforcement will continue to visit the property and provide updates.

No public hearing was held. There was a presentation only.

Vice Mayor Dzialowski moved back on the agenda to item 4. Public Comment.

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HAWKINS TO TABLE THIS PUBLIC HEARING UNTIL THE FEBRUARY 9, 2026 CITY COUNCIL MEETING.

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

7. GENERAL ORDERS

- a. Presentation and discussion of proposed Downtown intersection improvements, including possible action to approve the conversion of the intersections of S. Main St. and 7th, 8th, and 9th Avenues to four-way stop control, and authorize total project expenditures in the amount of \$88,000, and approve the associated budget amendment.

Director of City Engineering Bill Millis presented and discussed the proposed intersection improvements for Main Street and 7th, 8th and 9th Avenues. Staff proposes removing the existing traffic signals and converting the above intersections to four-way stop control. The proposed improvements include the following:

- ✓ Install decorative LED STOP signs to improve visibility,
- ✓ Refresh existing STOP bars and crosswalk striping,
- ✓ Add STOP pavement legends to reinforce the new traffic control,
- ✓ Install pedestrian-scale street lighting at former signal locations to improve illumination while enhancing the downtown streetscape.

This approach improves pedestrian safety, reduces vehicle speeds, and reinforces a consistent downtown street environment while improving pedestrian and vehicle efficiency.

Mr. Millis reported that Stillwater Electric Utility will provide in house labor and equipment to install the light poles.

Discussion was held amongst Council and staff regarding the brightness of the lights on the stop signs and the ability to dim the lights.

MOTION BY COUNCILOR HAWKINS, SECOND BY COUNCILOR CLARK TO AUTHORIZE STAFF TO PROCEED WITH THE CONVERSION OF THE INTERSECTIONS OF SOUTH MAIN STREET AND 7TH, 8TH, AND 9TH AVENUES TO FOUR-WAY STOP CONTROL; AUTHORIZE EXPENDITURES OF \$88,000; AND APPROVE THE ASSOCIATED BUDGET AMENDMENT.

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-2026-1: A resolution of the Stillwater City Council declaring the apartments located at 1815 North Boomer Road, Stillwater, Oklahoma, A Public Nuisance Detrimental To The Health, Safety, And Welfare Of The General Public And The Community, And Ordering The Plumbing Issues In The Apartments To Be Repaired Pursuant To 50 O.S. § 11 And Section 18-69 Of The City Of Stillwater Code Of Ordinances

This resolution was tabled until the February 9, 2026 City Council meeting.

9. APPOINTMENTS

- a. Audit Committee Appointment

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR CLARK TO APPOINT DANIEL THRASHER AND REAPPOINT RANDY MURRAY TO THE AUDIT COMMITTEE TO THREE YEAR TERMS EXPIRING JANUARY 2029.

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

Councilor Clark thanked Kelly Cox for his 18 years of service on the Audit Committee.

10. REPORTS FROM OFFICERS & BOARDS

- a. Miscellaneous items from the City Attorney: None.
- b. Miscellaneous items from the City Manager:
 - City Manager Brady Moore reminded residents to best prepare in case of an emergency by remembering to apply or renew their burglar or fire alarm permit registrations with Stillwater Police. Permits are \$6 per alarm, and free to government entities and also residents who are 62 years of age or older. Also, for anyone that lives outside of city limits, but within the Stillwater Fire Department's response areas, please consider purchasing a Rural Fire Service Contract. The annual fee is \$200, and the contract provides assurances that could save you thousands.
- c. Miscellaneous items from the City Council:
 - Councilor Hardin reminded residents that with possible severe weather, be sure to follow Stillwater Emergency Management on Facebook. Residents may also want to opt-in to receive important notifications on your phone. This will provide you with the latest emergency notifications, warnings, and watches.
 - Councilor Clark invited residents to please attend the annual "Meet Your Legislators," event on Thursday, January 29, from 6-8 p.m. at the Stillwater Public Library. This is a great opportunity to ask questions, build relationships, and share concerns with your legislators before the legislative session begins on Monday, February 2. Many thanks to Stillwater League of Women Voters and Friends of the Stillwater Public Library for hosting the event.
 - Councilor Hawkins informed residents about the Citizen Request Tracker on the City's website. This is a way for residents to report concerns regarding drainage and flooding, street light outages, trash collection issues, animal control requests, and more. Please consider using this system for non-emergency concerns that the City needs to check out.
 - Vice Mayor Dzialowski announced that Stillwater Community United will have their annual unity event to commemorate the life and legacy of Dr. Martin Luther King, Jr. on Monday, January 19. The commemoration kicks off with an optional March at 5:30 p.m. from Southern Woods Park to Mt. Zion Baptist Church. The program will begin at Mt. Zion at 6 p.m. Everyone is invited to join as we celebrate Dr. King's dream and continue the journey. Please also note that City offices will be closed in observance of Dr. Martin Luther King Jr. on Monday, January 19. Trash, recycling and yard waste will be collected as usual.
- i. Discussion about scheduling items for future meetings.

11. QUESTIONS & INQUIRIES

None.

12. ADJOURN


MOTION BY COUNCILOR HARDIN, SECOND BY COUNCILOR CLARK TO ADJOURN THE JANUARY 12, 2026 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 January 12, 2026 regular meeting of the Stillwater City Council adjourned at 6:11 p.m.



WILLIAM H. JOYCE, MAYOR
STILLWATER CITY COUNCIL



TERESA KADAVY
CITY CLERK

