

**IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW
THE AGENDA WAS POSTED MAY 29, 2026 AT 7:45 A.M.
AT THE MUNICIPAL BUILDING, 723 SOUTH LEWIS, STILLWATER, OKLAHOMA**

**MINUTES
STILLWATER CITY COUNCIL
REGULAR MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
JUNE 1, 2026**

**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. PTSD Awareness Month

Mayor Joyce read the proclamation declaring June 2026 as PTSD Awareness Month in Stillwater. Gary Kennedy accepted the proclamation and explained the outreach programs offered in this area.

4. CONSENT DOCKET

- a. Approve May 18, 2026 regular meeting minutes.
- b. Approve budget amendments to reflect receipt and appropriation of grant funds received from the Petfinder Foundation, in the amount of \$3,000 for dog play yard renovation at the current Animal Welfare Facility.
- c. 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, 2026 – June 30, 2027.
- d. Approve Extension of the Lease Agreement with Project H.E.A.R.T., Inc. for July 1, 2026 – June 30, 2027.
- e. Approve Extension Agreement #2 of the Agreement between the City of Stillwater and the Stillwater Museum Association, Inc. in the amount of \$30,000 for July 1, 2026 – June 30, 2027.
- f. Approve Extension Agreement for City vehicle fuel services with OnCue Marketing, LLC for an additional one-year term beginning July 1, 2026, through June 30, 2027, and authorize the City Manager to sign the Agreement.
- g. Approve FY27 Oklahoma Municipal Assurance Group (OMAG) policies for property and general liability insurance coverage in the amount of \$1,324,212.
- h. Approve FY26-27 benefits administration contracts as outlined in the attached staff report and authorize the City Manager to sign the related agreements: UMR (third-party administrator); Surest (third-party administrator); Tokio Marine HCC (re-insurance carrier); Gallagher Benefit Services (health benefits broker); Express Scripts/RX Benefits through Gallagher Pharmacy Alliance (pharmacy); direct agreement with Surgery Center of Oklahoma (surgery facility benefits for enrolled medical coverage members).

City Attorney Kimberly Carnley reported that after posting of the minutes in the agenda packet, there was one typo identified. General Orders 7a. at the bottom of page three has just been corrected to show the correct votes. No additional changes.

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

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 (MA25-11) to rezone from Multi-Family Intermediate (RMI) to Multi-Family Urban (RMU) at the property addressed as 214 and 220 S Cleveland St.

Senior Planner Henry Bibelheimer presented the report. He stated that a sorority house is permitted by right in the RMI and RMU zoning districts. The applicant is proposing to expand the existing building, which would exceed the maximum allowed lot coverage in RMI of 40%. The maximum lot coverage in RMU is 60%. The proposed addition would increase the lot coverage to 52.53%, which would be allowed in the proposed zoning district.

Mr. Bibelheimer answered Council's questions regarding parking for the proposed expansion of the sorority house.

Mayor Joyce opened the public hearing.

Trisha Carpenter, representing Kappa Delta House Corporation Board, stated that she doesn't have anything to add but she would be happy to answer any questions.

Mayor Joyce closed the public hearing.

Planning Commission recommended approval of the proposed Map Amendment as presented with a 4-0 vote.

MOTION BY COUNCILOR HAWKINS, SECOND BY VICE MAYOR DZIALOWSKI TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE PROPOSED MAP AMENDMENT FOR THE PROPERTY ADDRESSED AS 214/220 S CLEVELAND ST.

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 a Specific Use Permit (SUP26-02) to allow a medical marijuana dispensary in the Commercial Shopping (CS) zoning district addressed as 211 N Perkins Road #36.

Senior Planner Henry Bibelheimer presented the report. He stated that the property is located in the northeast portion of the Rosewood Hills Shopping Center located on the east side of North Perkins Road. There was a specific use permit approved for this unit in 2019 to allow for a medical marijuana dispensary, which is the current use. Section 23-180.h specifies that a specific use permit is valid until "such time the specific use permit holder ceases to operate the specific use". This business is changing hands, which means that a new specific use permit is required for the use to continue at this location.

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

Planning Commission recommended approval of the proposed Specific Use Permit as presented with a 4-0 vote.

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR HAWKINS TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE PROPOSED SPECIFIC USE PERMIT FOR A MEDICAL MARIJUANA DISPENSARY FOR THE PROPERTY ADDRESSED AS 211 N PERKINS ROAD UNIT #36.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-NAY.
MOTION CARRIED WITH FOUR YEA VOTES AND ONE NAY VOTE.

- c. Receive Public comment for a Specific Use Permit (SUP26-04) to allow a medical marijuana dispensary in the Commercial Shopping (CS) zoning district addressed as 211 N Perkins Road #17.

Senior Planner Henry Bibelheimer presented the report. He stated that the property is located in the south portion of the Rosewood Hills Shopping Center located east of North Perkins Road. The applicant is seeking a Specific Use Permit (SUP) to allow a medical marijuana dispensary at this location. The owner of this license was approved for a medical marijuana dispensary in February of 2023 at 1023 E 6th Avenue. If this specific use permit is approved, the applicant intends to move their existing dispensary to this location.

Planning Commission recommended approval of the proposed Specific Use Permit as presented with a 4-0 vote.

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

MOTION BY COUNCILOR HAWKINS, SECOND BY COUNCILOR CLARK TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE PROPOSED SPECIFIC USE PERMIT AS PRESENTED WITH A 4-0 VOTE.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-NAY.
MOTION CARRIED WITH FOUR YEA VOTES AND ONE NAY VOTE.

- d. Received public comment for a Specific Use Permit SUP26-03 to install an electric message center sign in the Transect Zone 5 (T5) of the Corridor Redevelopment Area Planning District addressed as 311 S Duck St.

Senior Planner Henry Bibelheimer presented the report. He stated that the property is located near the southeast corner of East 3rd Avenue and South Duck Street in the Transcent 5 (T5) zone of the Corridor Redevelopment Area Planning District. The applicant is seeking this Specific Use Permit (SUP) to allow an electronic message center (EMC) sign at this location. Signs are regulated in the Form Based Code Area based on the property's permitted use. In this case, the property's use is office so signs must meet the Office (O) zoning requirements. Per Section 23-197, EMC signs are only allowed in the Office District with an SUP. Mr. Bibelheimer reported that all

EMC signs are required to meet the standards of Section 23-186.m Electronic Message Center signs. The applicant has agreed to meet all the requirements.

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

PLANNING COMMISSION RECOMMENDED APPROVAL OF THE PROPOSED SPECIFIC USE PERMIT AS PRESENTED WITH A 4-0 VOTE.

MOTION BY COUNCILOR CLARK, SECOND BY VICE MAYOR DZIALOWSKI TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE PROPOSED SPECIFIC USE PERMIT FOR AN ELECTRONIC MESSAGE CENTER FOR THE PROPERTY ADDRESSED AS 311 S DUCK STREET

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-2026-9: A resolution of the Stillwater City Council adopting an Operating Budget for the Fiscal Year 2026-27.

MOTION BY COUNCILOR HAWKINS, SECOND BY VICE MAYOR DZIALOWSKI TO ADOPT RESOLUTION NO. CC-2026-9 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. 3605: An Ordinance Rezoning A Tract of Land Located at 214/220 S. Cleveland Street from Multi-Family Intermediate (RMI) to Multi-Family Urban (RMU).

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HAWKINS TO ADVANCE ORDINANCE NO. 3605 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. 3607: An Ordinance Granting A Non-Exclusive Cable Television Franchise to Cebridge Acquisition L.P., Doing Business as Optimum, Through a Cable Television Franchise Agreement to Construct, Operate and Maintain a Cable System in the City of Stillwater, Oklahoma, for the Purpose of Providing Cable Service; Setting Forth Conditions Accompanying the Grant of the Franchise; Providing for Regulation and Use of the System and the Public Rights-Of-Way in Conjunction with the City's Right-Of-Way Ordinances, and Prescribing Penalties for the Violation of the Provisions Herein.

Mayor Joyce reported that he occasionally hears from residents that don't appreciate the level of service they receive from Optimum as a cable provider. He stated he wanted to address that to the extent that the City can. This topic has been discussed with the City Attorney and the Federal Regulation of cable franchises is not a choice that the City just makes one time or another. There is also no other cable providers that actually serve Stillwater from this perspective. There is all kinds of federal law that determines how this renewal happens. The City Attorney's office has spent a lot of time negotiating this with Optimum. Mayor Joyce stated that a couple items that have been added to the ordinance is that

they are requiring Optimum to have a local office. This agreement will also allow for liquidated damages in circumstances that Optimum is not living up to the federal regulations regarding customer service obligations. Mayor stated that the City does have a little ability to help residents get Optimum to follow the rules they are supposed to be following. He thanked the City Attorney's office for making sure our residents are being provided for as best as possible under these cable franchise agreements. It is a non-exclusive agreement but there are no other companies coming in and asking for an agreement.

Councilor Clark stated that he has had Optimum cable service for many years and it has been a very positive experience.

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR HAWKINS TO ADVANCE ORDINANCE NO. 3607 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. 3606: An Ordinance Amending the Employee Retirement System, Defined Contribution Plan for the City of Stillwater, Oklahoma; Providing Retirement Benefits for Eligible Employees of the City of Stillwater, Oklahoma; Pertaining to Contributions by Participants; Providing for Employer Pickup of Required Contributions; Providing for Repealer and Severability.

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HARDIN TO ADOPT ORDINANCE NO. 3606 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. 3608: An Ordinance Amending Stillwater City Code, Chapter 29, Motor Vehicles and Traffic, Article 1, In General, By Creating Section 29-23, Use of Hand-Held Cell Phones or Communication Devices in a School or Construction Zone; Repealing All Ordinances to the Contrary; and Providing for Severability.

City Attorney Kimberly Carnley stated that at the last meeting there were a couple of questions that came up and she said she would bring back the additional information at the next meeting. There was a question about how this new section of law compares to the laws that have already been passed that prohibit texting and driving. The current texting and driving laws prohibit using a hand-held electronic communication device to manually compose, send or read an electronic text message while the vehicle is in motion so it prohibits texting while the new law goes further and establishes active school and construction zones as hands-free by prohibiting merely holding or using a communication device in those areas. The fine for violations under sections is \$100 so there is no difference in the fine, again this is really a stricter standard in those high-risk areas that is intended to limit distracted driving and provide additional protection to vulnerable pedestrians where the full attention of the driver is needed.

Ms. Carnley stated one other question that came up was a question of why the City should adopt a new section of City code rather than just citing the State law violations. She reported the short answer is so that officers can cite violations of City code and prosecute them in City court which promotes efficient local enforcement and prosecution. There is specific authority in the new law that cities may enact, and city officers may enforce ordinances under the specific provisions of the new law which is exactly what is being proposed in Ordinance No. 3608.

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR HAWKINS TO ADOPT ORDINANCE NO. 3608 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. 3609: An Ordinance Amending the Stillwater City Code by Amending Chapter 33, Parks, Events and Recreation, Article 1, In General, Section 33-15, Camping Prohibited; Exceptions; Repealing All Ordinances to the Contrary' and Providing for Severability

MOTION BY COUNCILOR HAWKINS, SECOND BY COUNCILOR CLARK TO ADOPT ORDINANCE NO. 3609 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 while school may be out this summer, the activities around Stillwater aren't slowing down. The Stillwater Public Library is hosting its summer reading program for kids and adults alike. The Prairie Arts Center has a long list of classes to sign up for, including several that are free. Stillwater Animal Welfare is always looking for volunteers. Block 34 is always buzzing with activity, from yoga to live music to Market 34 every second and fourth Saturday.
- c. Miscellaneous items from the City Council:
 - Councilor Hardin stated that with all the rain we've been getting, our lawns and weeds are growing fast. Staff would like to remind Stillwater residents to regularly mow their properties. Doing so will lessen fire hazards when vegetation inevitably dries out in the coming months; reduce the amount of snakes, rodents, and insects taking up residence near homes; increase visibility for drivers and pedestrians; and ultimately bolster community pride and property values.
 - Councilor Clark reminded residents to vote on Tuesday, June 16. Among the many things on the ballot, this primary election includes choosing candidates for governor, lieutenant governor, state senators and representatives, U.S. representatives, and an open U.S. senate seat. We encourage every eligible voter to get involved in the civic process no matter what's on the ballot. It's a privilege and a right to be part of the democratic process.
 - Councilor Hawkins reported that as the temperatures get warmer, residents are encouraged to utilize the many parks and two water play areas. Splash pads in Boomer Lake Park and Southern Woods Park are now open daily from 10 a.m. to 8 p.m. They're free to use and are only closed during times of inclement weather and maintenance. While enjoying the parks, please remember to keep them clean and safe by using the trash bins.
 - Vice Mayor Dzialowski announced that the City will have two big events in celebration of Independence Day this year. Join us on Thursday, July 2, for the 250th Birthday Bash at Block 34. Then come to Boomer Lake Park on Friday, July 3, for our annual fireworks show. That leaves July 4 open for a full day of Saturday celebration with friends and family. As a reminder, City Hall will be closed Monday, July 6, in observance of the holiday.
 - Mayor Joyce announced that on Friday, June 19, from 5:30 to 7:30 p.m., the City will be co-hosting a special Juneteenth Picnic and Community Celebration at Southern Woods Park. Everyone is invited to come enjoy free food and drinks, games, prizes, and live music. Be sure to bring lawn chairs or blankets. As a

- reminder, City Hall will be closed in observance of Juneteenth on that Friday, June 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 CLARK, SECOND BY COUNCILOR HAWKINS TO ADJOURN THE JUNE 1, 2026 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 1, 2026 regular meeting of the Stillwater City Council adjourned at 6:03 p.m.



WILLIAM H. JOYCE, MAYOR
STILLWATER CITY COUNCIL



TERESA KADAVY
CITY CLERK