

**IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW
THE AGENDA WAS POSTED JULY 2, 2026 AT 2:45 P.M.
AT THE MUNICIPAL BUILDING, 723 SOUTH LEWIS, STILLWATER, OKLAHOMA**

**MINUTES
STILLWATER CITY COUNCIL
SPECIAL MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
JULY 7, 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 12:00 p.m.

2. PLEDGE OF ALLEGIANCE

The Stillwater City Council led the audience in the Pledge of Allegiance.

3. CONSENT DOCKET

- a. Approve June 15, 2026 regular meeting minutes.
- b. Approve Consent to Assignment and Assumption of the Amended and Restated Parking Space Lease Agreement between the City of Stillwater and Francis EVC, LLC for the operation of EV charging stations in designated parking spaces at Stillwater Public Library to GoodFinch EV 4V, LLC and authorize the City Manager to sign the Assignment Agreement and any related documents necessary for said assignment.
- c. Approve Short-Term Extension of Aviation Marketer Agreement with Phillips 66 for fuel at the airport for the period of July 1, 2026 – July 31, 2026.
- d. Approve Revised Lease Agreement with Oklahoma State University for property located at 6909 W. 56th Street in the amount of \$11,181 for the purpose of subleasing the property for the operation of a motorcycle and all-terrain vehicles recreational area for July 1, 2026 – June 30, 2027.
- e. Approve a Sponsorship Agreement with Bluepeak to provide Community Wi-Fi to Block 34 Park.
- f. Approve Development Agreement with D & T Outlaw Properties and authorize the City Manager to sign the agreement.
- g. Approve the Workplace Wellness Policy and authorize the Mayor to sign said policy.
- h. Approve Task Order No. 5 (TO5) for professional services related to intersection capacity evaluation, design, preparation of construction documents, bid services, and construction administration for the reconstruction of various streets with Benham Design, LLC; authorize the City Manager to sign related documents, authorize the total additional expenditures not to exceed \$1.98 million, which include 10% contingency; and approve the associated budget amendment.
- i. Approve the carry forward of budget appropriations from FY26 to FY27 as presented.

**MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HAWKINS 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. RESOLUTIONS

- a. Resolution No. CC-2026-13; SUA-2026-2: A Resolution Amending The City Of Stillwater Terms And Conditions Of Service By Amending Section I, General Information, Chapter 1, Terms And Conditions Of Service, Section 1.1.1, Purpose Of Terms And Conditions; Adding 1.1.5, Customer Rates, Charges, And Fees; Amending Section II, Policy Manual For Utility Accounts, Billing, & Collections, Chapter 1, Contract For Utility Services And Deposits, Section 2.1.16, Lost Checks; Amending Section II, Policy Manual For Utility Accounts, Billing, & Collections, Chapter 2, Billing And Billing Adjustments, Section 2.2.12, Analysis Of Applicable Electric Rate; Amending Section II, Policy Manual For Utility Accounts, Billing, & Collections, Chapter 6, Advanced Metering Infrastructure (AMI) Opt-Out, Section 2.6.2, Rates & Charges; Amending Section IV, Utility Deposits, Chapter 1, Section 4.1.1, Deposit Schedules, Section 4.1.2, Residential Deposit Schedule, Section 4.1.3, Commercial Deposit /Non-Residential Schedule, Section 4.1.4, Hydrant Meters; And Adding Section VI, Outage Management System.

City Attorney Kimberly Carnley reported that this resolution proposes changes to the City's Utility & Billing Terms and Conditions of Service. The primary changes are removing fee amounts from the terms and conditions document so that they can be established in a Book of Fees and establishing a new section for the new Outage Management System Project (OMS). The OMS will enable SMS messages to utility customers for billing notifications, service alerts, utility outages, restoration updates, and other account related information. Customers are auto-enrolled in the program but have the choice to opt-out. Ms. Carnley stated the implementation of the OMS is still more than six weeks away and staff is working with communications for messaging ahead of the roll-out.

Ms. Carnley answered Council's questions.

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR HAWKINS TO ADOPT RESOLUTION NO. CC-2026-13 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 CC-2026-15; SUA-2026-3: A Resolution Establishing the City of Stillwater Book of Fees; Adopting Changes to Utility Billing and Services Fees and Charges; and Approving the Annual Fee for Short-Term Rental Licenses.

City Attorney Kimberly Carnley stated that this resolution establishes a City of Stillwater Book of Fees. Staff is working diligently to compile one comprehensive fee schedule for all departments. Having one comprehensive document will allow staff to conduct annual reviews in conjunction with fiscal year budget to ensure the fees are reasonable and appropriate. This project has been challenging, but progress is being made. As a starting point, staff is proposing that any changes to existing fees, or adoption of new fees will now move to the Book of Fees. As you will notice the "Book of Fees" will currently only have utility and billing services fees and charges, and the new short-term rental license fee. The resolution specifically reserves that any and all existing rates, charges and

fees remain in full force and effect until such time that they are included in the Book of Fees as adopted by further resolution.

MOTION BY COUNCILOR HAWKINS, SECOND BY COUNCILOR CLARK TO ADOPT RESOLUTION NO. CC-2026-15 AS PRESENTED.

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

- c. Resolution No. CC-2026-17 Resolution of Necessity: A Resolution Declaring the Necessity for Acquiring Certain Real Property, More Particularly Hereinafter Described, All Within Noble County, State Of Oklahoma, for the Purpose of Establishing, Constructing, Maintaining, And Operating the Lake McMurtry Raw Water Transmission Main.

City Attorney Kimberly Carnley reported that the City has retained outside counsel to assist with land acquisitions that are necessary for water projects funded through OWRB FAP loan. Counsel has recommended moving forward with resolutions of necessity for these two parcels for the Lake McMurtry Raw Water Transmission Main because negotiations with the property owner have not been successful. Ms. Carnley stated that she recommended approval of the proposed resolution.

Mayor Joyce asked if this is the only way to get the parcels needed to build this water line. City Manager Brady Moore reported that in the negotiations staff and the engineering team met with the landowners and have made many adjustments to the route. Mr. Moore stated that the City has received some easements and staff has agreed to their counter offers. The City has retained counsel that specializes in easement acquisitions, and they have recommended that the City has gone above and beyond and now it's time to proceed with Resolution of Necessity.

Ms. Carnley stated that by the time the City gets to this resolution staff have made and continues to make diligent efforts to acquire the property through good faith negotiations and will resort to condemnation as a last resort when a mutually agreeable settlement cannot be reached in a timely manner.

Ms. Carnley answered Council's questions by stating a summary of the condemnation process.

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR HARDIN TO ADOPT RESOLUTION NO. CC-2026-17 AS PRESENTED.

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

- d. Resolution No. CC-2026-18 Resolution of Necessity: A Resolution Declaring the Necessity for Acquiring Certain Real Property, More Particularly Hereinafter Described, All Within Noble County, State Of Oklahoma, for the Purpose of Establishing, Constructing, Maintaining, and Operating the Lake McMurtry Raw Water Transmission Main.

City Attorney Kimberly Carnley stated this is the same explanation as Resolution No. CC-2026-17 just two different parcels.

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HARDIN TO ADOPT RESOLUTION NO. CC-2026-18 AS PRESENTED.

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

7. ORDINANCES

a. Second Reading

Ordinance No. 3611: Ordinance rezoning 702 S. Adams Street from Small Lot Single Family Residential (RSS) to Public (P) Zoning District.

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR HAWKINS TO ADOPT ORDINANCE NO. 3611 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. 3612: Ordinance Rezoning Approximately 20.02 Acres (M/L) Addressed As 6603/6711 W. 6th Avenue and the North Portion Of 603 S. Range West Road from Commercial General (CG) To Two-Family and Multi-Family (RTM).

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HARDIN TO ADOPT ORDINANCE NO. 3612 AS PRESENTED.

ROLL CALL VOTE: JOYCE-ABSTAIN, DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA. NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES AND ONE ABSTENTION.

Ordinance No. 3613: An Ordinance Amending The Stillwater City Code Chapter 12, Businesses, Article II, Food Service Operators, Section 12-20, Definitions By Removing The Definition For Mobile Food Service Establishment; Amending Section 12-22, Exemption Of Requirement By Removing References To Mobile Food Service Establishments; Amending Chapter 12, Businesses, Article IV, Itinerant Merchants And Peddlers, Division 1, Generally, Section 12-117, Definitions By Removing Mobile Food Establishments From The Definition Of Itinerant Merchant; Amending Section 12-140, Application By Removing Requirements For Mobile Food Service Establishments; Repealing All Ordinances To The Contrary; And Providing For Severability.

MOTION BY COUNCILOR HAWKINS, SECOND BY COUNCILOR CLARK TO ADOPT ORDINANCE NO. 3613 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. 3614: An Ordinance Amending the Stillwater City Code Chapter 12, Businesses by Creating Article III, Mobile Food Establishments; Creating Section 12-58, Definitions; Creating Section 12-59, Mobile Food Establishment License Required; Creating Section 12-60, Operation; Creating 12-61, Penalty; Repealing All Ordinances to the Contrary; and Providing For Severability.

MOTION BY COUNCILOR CLARK, SECOND BY VICE MAYOR DZIALOWSKI TO ADOPT ORDINANCE NO. 3614 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. 3615: An Ordinance Terminating the Stillwater West 51 Development District Project Plan and Dissolving Increment District Number Two, City of Stillwater, Approved and Created by the Adoption of Ordinance No. 3339 on May 16, 2016.

MOTION BY COUNCILOR HAWKINS, SECOND BY VICE MAYOR DZIALOWSKI TO ADOPT ORDINANCE NO. 3615 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. 3616: An Ordinance Terminating the Boomer Lake Station Project Plan and Dissolving Increment District Number Four, City of Stillwater, Approved and Created by the Adoption of Ordinance No. 3465 on December 14, 2020.

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR HAWKINS TO ADOPT ORDINANCE NO. 3616 AS PRESENTED.

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

8. REPORTS FROM OFFICERS & BOARDS

- a. Miscellaneous items from the City Attorney: None.
- b. Miscellaneous items from the City Manager:
 - City Manager Brady Moore sincerely thanked City staff for an incredible week of service to the community. From kicking off America's 250th celebration with Cinema 34 at Block 34, to the Birthday Bash the next evening, and then delivering another outstanding Boomer Blast Friday. City teams worked tirelessly to create memorable experiences for thousands of residents and visitors. Then, as severe storms moved through on the Fourth of July, many of those same employees immediately shifted gears working long hours to restore power and respond to emergencies. It is a remarkable example of public service. Thank you to every employee who planned, prepared, served, responded, and supported these efforts. Your dedication, professionalism, and commitment to Stillwater did not go unnoticed, and we are incredibly grateful for all that you do.
- c. Miscellaneous items from the City Council:
 - Councilor Hardin invited residents to get involved with their local government by serving on a citizen committee. These committees play a key role in shaping growth, development, and infrastructure right here in Stillwater. Staff is currently looking for passionate residents to join committees, including the Board of Drainage Appeals, Building Trades Board, Rural Water Advisory Board, Audit Committee, and Stillwater Public Art.
 - Councilor Clark announced that Stillwater Waste Management and Public Works have multiple options available to help residents dispose of storm-related yard debris from the June 26 and July 4 wind events. Regular curbside yard waste collection will continue, with additional flexibility on bag limits during July. Residential customers may also use the Convenience Collection Center (no trailers). A special storm debris collection for those in areas hit the hardest (north of McElroy Road), will begin July 7.
 - Councilor Hawkins announced that summer is in full swing in Stillwater, and July is packed with opportunities for families and visitors to get out and enjoy our community. From Family Movie Fridays and Robotics Exploration Camp to the OSU Baseball Youth Skills Camp, Bowl for Kids' Sake at Hatch, and Eskimo Joe's 51st Anniversary Week (July 13-19), there's something for everyone.
 - Vice Mayor Dzialowski asked residents to please save the date and join City staff on Wednesday, August 19, at 10 a.m. as we celebrate the grand opening of the new Stillwater Regional Airport Terminal. Come experience the new

terminal, tour its modern spaces, and help us celebrate this exciting investment in Stillwater's future.

- Mayor Joyce invited residents to save the dates, July 15 through 19, for "Krazy Daze," Stillwater's largest annual community-wide retail event. Shops across the community, from Lakeview Pointe and Pioneer Square to The Strip, Campus Corner, and Downtown, will offer special sales, including sidewalk promotions and in-store discounts. Be sure to also enter the Krazy Daze Ring Registers Promotion Giveaway throughout the month of July for great prizes and savings.
- i. Discussion about scheduling items for future meetings.

9. QUESTIONS & INQUIRIES

None.

10. ADJOURN

MOTION BY COUNCILOR HARDIN, SECOND BY COUNCILOR CLARK TO ADJOURN THE JULY 7, 2026 SPECIAL 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 July 7, 2026 special meeting of the Stillwater City Council adjourned at 12:18 p.m.



WILLIAM H. JOYCE, MAYOR
STILLWATER CITY COUNCIL



TERESA KADAVY
CITY CLERK