

REGULAR MEETING MINUTES
STILLWATER BLOCK 34 TRUST
FEBRUARY 14, 2019 at 3:00 P.m.

Room 2073
723 S. Lewis Street
Stillwater, OK 74074

Present: Chair Jim Beckstrom, Vice Chair Victoria Berry, Trustees Ariel Ross, Russ Teubner (Arrived 4:00 p.m.)

Absent: Pat Zimmerman

Staff: City Manager Norman McNickle, Assistant to City Manager Patti Osmus, Assistant City Manager Paula Dennison

1. Call Meeting to Order

2. General Orders

The Trustees will discuss and take action at this meeting (including a vote or series of votes) on each item listed under General Orders unless the agenda entry specifically states that no action will be taken.

i) Approve January 10, 2019 Regular Meeting Minutes

Ross motioned to approve the minutes as presented. Berry seconded.

Beckstrom – Yea, Ross – Yea, Berry – Yea. Motion carried 3-0.

ii) *Approve Allocation of GRDA Grant Funds up to \$15,000 for the Wind Turbine Project

Beckstrom discussed the use of the GRDA grant funds for construction and installation of this project.

Berry motioned to use the \$15,000 from GRDA for the construction and installation of the Wind Turbine/Sculpture/Energy System Sr. Design Project. Ross seconded.

Beckstrom – Yea, Ross – Yea, Berry – Yea. Motion carried 3-0.

iii) Wind Turbine/Sculpture/Energy System Sr. Design Project – Beckstrom & OSU Sr. Design Team

OSU students presented the design and mechanics of the project and said they are working with a March 4 – April 26, 2019 timeline. Berry commented that it is a classic design that is functional and brings in the wind energy element that was envisioned for Block 34.

Students presented four color schemes and asked for the Trustees to select one. Ross motioned to approve the selection of the color scheme #3 and Berry seconded.

Beckstrom – Yea, Ross – Yea, Berry – Yea. Motion carried 3-0.

iv) Renewable Energy STEM Education System Sr. Design Project – Beckstrom & Sr. OSU Design Team

OSU students presented information on the STEM project, which is a wind turbine and weather station on the northeast corner of Block 34. This project will be funded by OSU.

Students presented four color schemes and asked for the Trustees to select one. Ross motioned to approve the selection of the color scheme #3 and Berry seconded.

Beckstrom – Yea, Ross – Yea, Berry – Yea. Motion carried 3-0.

v) Outdoor Stage Senior Design Project – J. Beckstrom, Professor J. Homer & OSU Sr. Design Team

OSU students explained they are studying the concept of a basic stage of steel and concrete with easy maintenance and good aesthetics. Next steps include selecting a design and materials, drainage considerations, structure analysis, and costing.

vi) Stillwater Cultural District Ground Source Heat Pump Project – OSU Sr. Design Team

OSU students are working on a feasibility study and economic analysis of the installation of a GSHP and well field on Block 34. Students are assessing surrounding buildings including the Community Center, public library, and Prairie Arts Center for possible inclusion in the final project.

- vii) Duncan Street OSU Senior Design Project – Beckstrom, Dr. N. Delatte, & OSU Sr. Design Team
OSU students explained the project is to study the benefits of closing Duncan Street and analyze vehicle traffic, pedestrian traffic, and drainage.

Beckstrom asked what Trustees need to do to secure approval to move forward on with the wind turbine and STEM projects. McNickle advised to present to City Council and request approval.

Teubner asked for clarification on the STEM project. Is it permanent? Beckstrom replied no. Teubner stated that the northeast corner needs to be the wow corner of the Block because of its proximity and view from Main Street.

Ross motioned to take recommendation for approval of the two wind turbine projects to City Council on March 4, 2019. Teubner seconded.

Beckstrom – Yea, Ross – Yea, Berry – Yea, Teubner – Yea. Motion carried 4-0.

- viii) Market Hall – Beckstrom
No report.

- ix) Landscaped Areas & Outdoor Art – Berry
Berry reported that the Friends of the Community Center awarded Block 34 Trust a \$500 grant for the initial Rain Poetry project. The hope is to have it in place in time for the Arts Festival in April.

Teubner motioned to accept the grant funds from Friends of the Community Center for the Rain Poetry project. Ross seconded.

Beckstrom – Yea, Ross – Yea, Berry – Yea, Teubner – Yea. Motion carried 4-0.

- x) Parking District Update – Dorman
Dorman was not present.

Teubner asked for discussion on outside funding vs establishment of a parking district. Beckstrom responded that the parking district would be used to fund the interim market hall. Teubner asked if someone funds the temporary structure, is a parking district necessary.

- xi) Block 34 Project Phasing – Beckstrom
Beckstrom explained that the wind turbine was moved to the southwest corner due to issues with the wake from the future market hall.

Beckstrom suggested that the Trust proceed with grading and sodding of the green space. The concrete in the alleys must come out and he suggested that be done when the electric is buried.

Teubner asked why not make the footprint of the interim market hall to match the footprint of the market hall in the approved site plan. Beckstrom agreed and commented that this would go a long way in establishing behaviors for the block.

Berry asked when the electric will be buried. Dennison said it is still being evaluated by staff.

Berry left the meeting at 5:00 p.m.

Teubner motioned to proceed with the grading and sodding of green space north to center and west to center of alleyways. Ross seconded.

Beckstrom – Yea, Ross – Yea, Teubner - Yea Motion carried 3-0.

- xii) Trust Finance & Sponsorship and Naming Rights Policy – Zimmerman
No report.
- xiii) Funding and Event/Programming Strategy Development for 2019 – Berry
No report.
- xiv) Communications – Berry
No report.

3. Public Comment on Agenda Items

Interim Director of Downtown Stillwater Chris Peters asked the Trustees who they envision as customers for the paid parking should a parking district be established. He commented that he is sure it won't be those who currently park there.

Beckstrom responded that users of the courthouse, i.e. lawyers, will pay to park.

Ross is concerned that paid parking will put the funding of Block 34 on the backs of those who can't afford it.

Teubner commented that there is peripheral parking around downtown.

4. Directions to Staff / Team

None.

5. Adjourn

Teubner motioned to adjourn and Ross seconded.

Beckstrom – Yea, Ross – Yea, Teubner - Yea Motion carried 3-0.

Meeting adjourned at 5:18 p.m.



JAMES BECKSTROM, CHAIR
STILLWATER BLOCK 34 TRUST



PATTI OSMUS
TRUST SECRETARY