



**SPECIAL MEETING MINUTES  
BLOCK 34 CITIZEN TASK FORCE**

**October 2, 2017 at 8:00 a.m.  
Room 2073  
723 S. Lewis Street  
Stillwater, OK 74074**

**Task Force members: Chair Jim Beckstrom, Vice Chair Victoria Berry, Ariel Ross, Russ Teubner, Kevin Fowler**

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1. CALL MEETING TO ORDER

Chair Beckstrom called the meeting to order at 8:05.

2. GENERAL ORDERS

*The Task Force 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.*

- a. Approval of minutes      Special Meeting      September 23, 2017  
Teubner motioned to approve minutes as presented. Ross seconded.  
Beckstrom-yea, Berry-yea, Ross-yea, Teubner-yea, Fowler-yea. Motion carried 5-0.

b. Mission statement development

**Proposed:**

*Vision: Provide a public gathering space that captures the cultural heart & soul of our community & region while respecting our rugged spirit of inspiration & inclusivity.*

*Mission: To recommend a plan of action to the City Council that results in Block 34 being a community gathering space that is functional, affordable, & sustainable.*

*Values: Inspiration, innovation, inclusivity, social responsibility, fiscal responsibility*

Fowler stated he preferred a more open-ended statement that includes the best use of Block 34 rather than restricting the use to a gathering place.

Teubner disagreed saying the Sparks Reed plan was a starting point and the representation from City Council was the purpose of Block 34 was to be a social and cultural hub – a space.

Fowler said based on conversations with individual Councilors, there is no agreement and that the options are wide-open, including the possible sale of the land. He believes the use of Block 34 depends on what happens at the Community Center because Block 34 and the Community Center are the same body. Otherwise, he believes the Task Force is set to fail.

Chair Beckstrom commented that no drastic changes are planned for the Community Center; just expanded services.

Ross asked what is the one unifying thing; the one thing that can't go.

Berry suggested the Task Force determine options for public space and remove the reference to "gathering" from the mission statement.

Teubner asked if Beckstrom is comfortable with the use of Sparks Reed plan as a framework.

Fowler stated that finances are crucial.

Teubner stated that selling isn't an option because it wasn't expressed in the Task Force's charge from the Council.

Chair Beckstrom and City Attorney Dorman counseled that the resolution that formed and directs the Task Force does not include the sale of any part of Block 34 or uses other than those elements included in the Sparks Reed plan.

Fowler disagreed.

Berry likened the Task Force's charge as going through marriage counseling. Everything is talked about, evaluated, and sometimes none of it works.

Chair Beckstrom suggested removing "gathering" from the proposed mission statement. Teubner motioned; Berry seconded. Beckstrom-yea, Berry-yea, Ross-yea, Teubner-yea, Fowler-yea. Motion carried 5-0.

Adopted:

*Vision: Provide a public space that captures the cultural heart & soul of our community & region while respecting our rugged spirit of inspiration & inclusivity.*

*Mission: To recommend a plan of action to the City Council that results in Block 34 being a community space that is functional, affordable, & sustainable.*

*Values: Inspiration, innovation, inclusivity, social responsibility, fiscal responsibility*

- c. Presentation by Alan Brunken of Block 34 design concept (No action will be taken)  
Mr. Brunken presented his ideas and drawings. He outlined his suggested process as one that includes analyzing the site, establishing goals, establishing needs, collecting data, and establishing a budget.
- d. Presentation by Gary Sparks of Block 34 design concept (No action will be taken)  
Mr. Sparks was asked by City Manager McNickle to analyze the site to see if the five items prioritized by the City Council would fit on Block 34. He stressed that the Task Force needs to set goals to make sure everyone is on the same page. The process is very fluid and should be considered a group process. The Sparks Reed Plan is validation that the five identified items fit on the site. It is not a permanent plan.  
Teubner asked if Sparks Reed could continue to work with the Task Force pro bono. Mr. Sparks replied that it depends on the timeline.
- e. Site plan evolution  
Chair Beckstrom said the timeline is crucial. He sees late December as a good deadline.  
Teubner agreed and stated that the Task Force could present a concrete plan to the Council and seek an extension of work time to make a funding recommendation.  
Berry agreed and suggested presenting a plan and seek charge to pursue funding. She motioned to set December 31 as deadline. After further discussion, motion was withdrawn. The consensus of the Task Force was to aim for a year end deadline.
- f. Presentation by Vice Chair Berry on availability and use of grants  
Vice Chair Berry reviewed several grants that could be sources of funding in the future such as the NEA Our Town grant and the Art Place American grant.  
Teubner asked for research on foundation funding of the outdoor amphitheater in Texas, the Levitt Pavillion.
- g. Project finance alternatives

City Attorney Dorman reviewed municipal funding/finances and the legal constraints. He suggested that CFO Melissa Reames be present at next meeting to answer questions on financing options. Teubner listed TIF's, assessment districts, sales tax generated incentives, and ad valorem tax as funding mechanisms.

Chair Beckstrom would like summary of Guthrie Green financing and operating costs as well as those of the Discovery Green in Houston at the October 16<sup>th</sup> meeting.

3. Directions to staff regarding resources/research for next meeting and items for next agenda
  - i) Summary of Guthrie Green financing and operating costs as well as those of the Discovery Green in Houston
  - ii) City's Plans for the Community Center and synergies with Block 34
  - iii) Continue site plan evolution
  - iv) Financing options
  
4. Adjourn

Motion by Teubner and second by Beckstrom to adjourn. Beckstrom-yea, Berry-yea, Ross-yea, Teubner-yea, Fowler-yea. Motion carried 5-0.

Approved 10.16.17



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Patti Osmus, Assistant to City Manager