



**SPECIAL MEETING MINUTES**

**BLOCK 34 CITIZEN TASK FORCE  
NOVEMBER 27, 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**  
**Staff present: City Attorney John Dorman, Assistant to City Manager Patti Osmus, Development Services Director Paula Dennison, City Manager Norman McNickle**  
**Others Present: David Reed of Sparks Reed Architects, Nancy Beckstrom, Julie Couch, Chris Garaffolo**

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1. Call Meeting to Order

**Chair Beckstrom called the meeting to order at 8:03. All members were present with Ross arriving at 8:15.**

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. Review of town hall meeting

**Beckstrom: Take away from meeting is that the task force is on the right track. Agrees with Teubner that buy-in across all demographics is important.**

**Ross: Very pleased with tone of the meeting.**

**Fowler: Very impressed with the number of attendees and the general attitude. Learned that a Guthrie Green similar project is the way to go. Lots of momentum.**

**Berry: Pleased with the openness of the meeting and the practical approach taken by attendees.**

**Teubner: Number of attendees was good. Task force needs to make sure to reach across all demographic levels. Helped to see older demographic buy-in. Glad to see parking was not an issue.**

b. Site plan evolution & Element concept next steps (Items b & c were combined)

**Reed showed shadow study results and said that there will be sunlight on the greenspace almost any time because of the east west orientation of the stage area and market hall. Beckstrom asked if the stage could be diagonally placed on the NW corner. Reed manipulated the drawing to show the stage on the NW corner. Discussion was had regarding the placement of the market hall if the stage is moved. Ross suggested some feature on the SW corner, perhaps a water feature. Berry said that with the stage on the NW corner, this presents an opportunity for the street/wall art on the side of the Community Center. Beckstrom said the water feature could possibly be integrated into the HVAC system. An attraction on the SW corner would certainly draw the eye from 9<sup>th</sup> & Main, which is a good idea. Teubner stated that each corner needs an architectural element with height. Ross would like to see a place for interactive play.**

- c. Phasing

**Teubner commented that the initial push should be the big bang approach until the task force knows what resistance there will be. Berry said infrastructure, etc. needs to be done first. Any grants received will be timeline driven for concrete results.**  
**Discussion on phasing will continue at future meetings.**
  - d. Financing alternatives and next steps

**Beckstrom presented a worksheet outlining possible options for financing. Teubner suggested removing the GO bond option. He asked staff to research comparable cities and funding sources used for similar projects. Dennison will research and report back at the December 2<sup>nd</sup> meeting. Teubner stated that larger companies in town should also be considered as funding sources. He also suggested that any sales tax generated through Block 34 should be dedicated to the sustainability of the project.**  
**Discussion on this item will continue at the December 2, 2017 meeting.**
  - e. Costing

**Teubner asked what level of specificity is required for a logical estimate of cost. Reed replied that materials, square footage, and landscape are the most important. Discussion on this item will continue at the December 2, 2017 meeting**
  - f. Report to Council preparation

**Beckstrom said the last City Council meeting is December 18<sup>th</sup>. Teubner asked if the task force will be ready by that date and Beckstrom believes it will be saying there should be a concrete site plan on December 2<sup>nd</sup>, costing will be discussed further then also, and financing options will be ready by December 2<sup>nd</sup> or the next meeting after that. Teubner believes more time is needed for hard financing options. Need to be able to go to Council with hard asks. Berry would like to present a concept for approval along with an outline/proposal of the next steps for the task force. Teubner suggested one of those should be a request for proposals/renderings from architects. Dennison stated the P3 conference in Dallas in February would be the perfect opportunity to take a complete pitch document to possible investors and developers. Task force members agreed. Discussion will continue on December 2<sup>nd</sup>.**
- 3. Public Comment on Items on Agenda

**Chris Garaffolo presented to the task force his ideas on Block 34 including a site plan.**
  - 4. Directions to Staff Regarding Resources/Research for Next Meeting

**Dennison will research analogous cities.**  
**Osmus will scan documents from Mr. Garaffolo and distribute to task force.**  
**Next meeting was tentatively set for December 11<sup>th</sup> from 8:00 a.m. to noon.**
  - 5. Adjourn

**Fowler motioned to adjourn and Ross seconded.**  
**Beckstrom-yea, Berry-yea, Teubner-yea, Fowler-yea, Ross-yea. Motion carried 5-0.**  
**Meeting adjourned at 10:00 a.m.**