IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW, THE AGENDA WAS POSTED APRIL 20, 2016 AT 12:05 P.M. AT THE MUNICIPAL BUILDING, 723 SOUTH LEWIS, STILLWATER, OKLAHOMA

MINUTES
STILLWATER CITY COUNCIL
REGULAR MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
APRIL 25, 2016

PRESENT: **MAYOR GINA J. NOBLE, VICE MAYOR PAT DARLINGTON, COUNCILORS MIGUEL NAJERA AND WILLIAM JOYCE**
ABSENT: **COUNCILOR ZANNOTTI**

1. CALL MEETING TO ORDER

Mayor Noble 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. PUBLIC COMMENT ON AGENDA ITEMS NOT SCHEDULED FOR PUBLIC HEARING

None.

4. GENERAL ORDERS

a. Presentation by Stillwater Tennis Association on proposed tennis court construction project

In his report to City Council, Stillwater Tennis Association (STA) member Henri Uehara shared the outstanding issues with the City's tennis facilities:

- Existing facilities need to be rebuilt if they remain
- Limited single location court capacity
- Limited overall City court capacity

Mr. Uehara explained the need and reasons for constructing new tennis courts. Mr. Uehara stated that a first class stand-alone tennis facility can be built for $700,000 to $900,000. It was noted that a city the size of Stillwater should have 18 to 20 courts available to the public. It was reported that the community needs a facility with six to eight lighted courts in one location to support the public school programs, junior development, tennis leagues, clinics and tournaments, preferably at the Stillwater High School. Mr. Uehara stated that the ideal solution would be a joint project with the City of Stillwater, Stillwater Public Schools and Stillwater Medical Center. The actions that have been taken to date by the City were reviewed and Mr. Uehara said that all the bids received to build tennis courts on Hamilton Field were too high and ultimately rejected. Ideas on ways to increase court capacity were shared. Mr. Uehara stated that in 2013 the recommendation by the Save Our Courts Committee was to locate the tennis courts at the Cimarron Plaza site, but this site would be unavailable until at least 2017. It was decided that the Couch Park site was the most cost effective choice. The short-term recommendation by the STA is to retire the Hamilton Field plan, use the remaining

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budgeted funds to renovate four existing Couch Park courts, and form a multi-institutional committee to come up with a long-term solution. The committee would consist of City staff, Stillwater Public Schools, Stillwater Medical Center and Stillwater Tennis Association representatives. The recommended long-term plan would be to build a six to eight court facility in a more central location, preferably at Stillwater High School, in a joint development between the City, Stillwater Public Schools and Stillwater Medical Center. Mr. Uehara suggested that the City create a five-year capital improvement master plan that identifies and prioritizes quality of life capital projects, establish a process to allow funding of projects spanning multiple years and consider raising funds through the debt market to fund the capital improvement master plan. Mr. Uehara displayed the proposed Hamilton Field Stillwater Tennis Center plans.

J. D. Carlson, 6622 W. Devonshire Road, spoke in support of improving tennis courts for adult use.

Leslie Roark, 2423 Black Oak, spoke in support of tennis growth in the school program and explained that since the school did not have tennis facilities, therefore, the cost to the tennis program is increased by having to travel to most events.

Chris Young, 541 Bluebird Trail, on behalf of Oklahoma State University (OSU) Tennis, explained that he is attempting to bring tennis events to the OSU facilities. Mr. Young stated that trying to find places for the teams to practice is a challenge. OSU Tennis is bidding for the 2019, 2020 and 2021 NCAA National Championship, which requires 18 off-site practice courts. OSU Tennis needs six additional courts to qualify for the bid and supports the plan for new tennis courts. Mr. Young shared that grant money is available from the United States Tennis Association.

City Manager McNickle stated that the City's capital plan is on the website and 9.71% of the overall FY16/17 general fund capital expenditure budget is for "quality of life" projects. Mr. McNickle said that there are enough funds to resurface the tennis courts at the Hamilton Field/Couch Park location; that his understanding is Cimarron Plaza will remain as is until the Stillwater Public Schools debt is retired or a benefactor is found; recent recreational items on bond elections were defeated by a vote of the citizens; that Sunset Park would have drainage issues to be addressed; and grants would be very helpful. Mr. McNickle requested direction from City Council in this regard.

Discussion occurred regarding a private-public partnership, resurfacing of the current tennis courts, preferred location for the tennis courts, routine maintenance of the tennis courts, available grants, public-private partnership, opportunity for tournaments and the prospect of outside funding.

Mayor Noble requested that staff provide to City Council a plan to move forward with a private-public partnership in a month's time and stated the desire to have the four tennis courts at Couch Park resurfaced.

Special Projects Director John McClenny stated that staff has been speaking with the Stillwater Tennis Association regarding a private-public partnership and the organization will need to begin forming a 501(3)c, to be modeled after Friends of Lake McMurtry and Friends of Multi Arts Center.

City Council recessed at 6:27 p.m. and reconvened at 6:33 p.m.

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b. Discussion of Downtown Redevelopment project

City Manager McNickle stated that he has questions regarding the use of Lot 34 in the Downtown Redevelopment project:

- Should Lot 34 be 100”% public space?
- If not 100% public use, what use does the City Council want on Lot 34?
- Should the area be arranged for downtown events such as the Arts Festival, Farmers Market and Food Trucks & Tunes?
- If the space is to be 100% public, what features does City Council want on Lot 34?

At Mr. McNickle’s request, Development Services Director Paula Dennison presented a concept for Lot 34 with 100% public use, entitled “Founders Park Concept”, which was created by Patty Evans and Tom Coots. The purpose of the concept was to show what features could be added if it is public.

Discussion occurred regarding uses for the green space in the concept plan, street widths, funding for the plan, the reason for hiring an urban planner, and the private or public use of Lot 34.

Alan Brunken, 2820 W. 15th Street, stated that Stillwater has many places, but there is no sense of place; shared that open spaces are important in a city; strongly encouraged a park, as it gives a city an identity; advised to proceed in phases; to have an architectual concept; and feels there is no need for a parking garage.

Russ Teubner, 100 E. 7th Avenue, presented a plan for Block 34; advised that SONA Stillwater had purchased property in Blocks 40 and 41; stated there are now 8 total owners in Blocks 33, 34, 35, 40 and 41; outlined proposed objectives for the area; and displayed a drawing of a development concept for the area. Mr. Teubner requested that City Council not issue an RFP for Block 34 as proposed by ADG, allow time for the Wondertorium to study the idea of taking space in the Community Center and allow time for the owners of private property on Block 41 to consider how they can work together to create a mixed use, privately funded commercial development on that block.

Discussion was held regarding the use of Block 34, the need to define the plan for the downtown project and determine funding. Mayor Noble requested that staff determine how much different options would cost for Block 34, with much of the use being public. Mr. McNickle stated that staff will determine how much it would cost to pull up the hard surface of Block 34, place grass on it, install electrical outlets and prepare a progressive lists of items that would need to be done outside of utilizing the Operations Department.

5. ADJOURN

MOTION BY VICE MAYOR DARLINGTON, SECOND BY COUNCILOR JOYCE TO ADJOURN THE APRIL 25, 2016 REGULAR MEETING OF THE STILLWATER CITY COUNCIL.

ROLL CALL VOTE: NOBLE-YEA, DARLINGTON-YEA, NAJERA-YEA, JOYCE-YEA. NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

The April 25, 2016 regular meeting of the Stillwater City Council adjourned at 7:31 p.m.

GINA J. NOBLE, MAYOR	**ELIZABETH CHRZ**
STILLWATER CITY COUNCIL	**CITY CLERK**

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