

**IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW, THE AGENDA
WAS POSTED SEPTEMBER 14, 2017 AT 9:40 A.M. AT THE MUNICIPAL BUILDING,
723 SOUTH LEWIS, STILLWATER, OKLAHOMA**

**MINUTES
STILLWATER CITY COUNCIL
REGULAR MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
SEPTEMBER 18, 2017**

**PRESENT: MAYOR GINA J. NOBLE, VICE MAYOR PAT DARLINGTON,
COUNCILORS ALANE ZANNOTTI, WILLIAM JOYCE AND JOHN WEDLAKE**
ABSENT: NONE

1. CALL MEETING TO ORDER

Mayor Noble called the meeting to order at 5:30 p.m.

2. PLEDGE OF ALLEGIANCE

Cub Scout Den #9 led the audience in the Pledge of Allegiance.

3. PROCLAMATIONS & PRESENTATIONS

- a. Proclamation honoring arts programs in Stillwater

Mayor Noble recognized and honored the history of the community arts programs in the City of Stillwater. Shirley Weeks accepted the proclamation honoring the history of the community arts programs.

4. CONSENT DOCKET

- a. Budget amendments reflecting Stillwater Public Library revenue and expenditures associated with a Health Literacy grant to build a StoryWalk in Couch Park for Spring/Summer 2018
- b. Library Trust Board annual report (CC-17-136)
- c. Approve agreement with Henderson Golf for management & operation of Lakeside Golf Course (CC-17-119)
- d. Approve extension of temporary agreement with Oklahoma State University for MD-80 learning laboratory (CC-17-137)
- e. Demolition of Sanborn lodge (CC-17-139)
- f. Authorize additional funding to extend Wings of Hope sidewalk (CDBG project) to the Kameoka Trail at Boomer Lake (CC-17-138)

MOTION BY COUNCILOR WEDLAKE, SECOND BY VICE MAYOR DARLINGTON TO APPROVE THE CONSENT DOCKET AS PRESENTED.

ROLL CALL VOTE: NOBLE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, JOYCE-YEA, WEDLAKE-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

5. PUBLIC COMMENT ON AGENDA ITEMS NOT SCHEDULED FOR PUBLIC HEARING

There were no requests to speak on agenda items not scheduled for public hearing.

6. ITEMS REMOVED FROM THE CONSENT DOCKET

None.

7. PUBLIC HEARINGS

- a. Receive public comment regarding a request for a Map Amendment to rezone 1123 & 1124 S. Ridge Drive from RSS, Residential Small Lot Single Family, to O, Office (See staff memo to postpone to October 16, 2017)

MOTION BY COUNCILOR JOYCE, SECOND BY VICE MAYOR DARLINGTON TO POSTPONE THE PUBLIC HEARING FOR A MAP AMENDMENT TO REZONE PROPERTY ADDRESSED AS 1123 AND 1124 S. RIDGE DRIVE FROM RSS, RESIDENTIAL SMALL LOT SINGLE FAMILY, TO O, OFFICE, UNTIL OCTOBER 16, 2017.

ROLL CALL VOTE: NOBLE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, JOYCE-YEA, WEDLAKE-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

- b. Receive public comment regarding a request for a Map Amendment to rezone 316 S. Stallard from P, Public to O, Office (CC-17-135)

Development Services Director Paula Dennison reported that the applicant is requesting a Map Amendment to rezone property addressed as 316 S. Stallard from P, Public to O, Office. The new owners are proposing adult day services, vocational services for the disabled, a church and possibly other non-profit organizations.

The findings by the Planning Commission are the property is historically a neighborhood elementary school; it has been underutilized since the school relocation; it is not compatible with the C3 Plan; Office district typically provides a transition between residential and commercial; proposed uses are allowed by right in the Office zoning district; and there are single-family residential and a church surrounding the property. Drainage issues expressed by a neighbor were discussed.

Mayor Noble opened and closed the public hearing as no one was present for or against.

The Planning Commission recommended approval by a vote of 4-0 of the Map Amendment to rezone 316 S. Stallard from P, Public to O, Office.

MOTION BY VICE MAYOR DARLINGTON, SECOND BY COUNCILOR ZANNOTTI TO APPROVE THE REQUEST FOR A MAP AMENDMENT TO REZONE PROPERTY ADDRESSED AS 316 S. STALLARD FROM P, PUBLIC TO O, OFFICE.

ROLL CALL VOTE: NOBLE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, JOYCE-YEA, WEDLAKE-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

- c. Receive public comment regarding a request for a Map Amendment to rezone 1005 S. Duncan Street from RT, Residential Two-Family to RTM, Residential Two-Family and Multi-Family (CC17-134)

Development Services Director Paula Dennison reported that applicant is requesting a Map Amendment to rezone property addressed as 1005 S. Duncan Street from RT to RTM. The property is currently vacant and the applicant plans to demolish and build two new structures in the same location and format them as the original structures are on the property. Planning Commission findings are the zoning is not compliant with the C3 Plan; the RT district allows two attached dwelling units; RT district

does not allow two detached dwelling units; RTM allows detached single-family dwelling units with a Special Use Permit; rezoning is considered spot zoning; and applicant wants to improve the property. Discussion was held regarding current, past and proposed zoning for this property.

Mayor Noble opened the public hearing.

Kelly Harris, Keystone Engineering, 923 S. Lowry, representing the applicant, spoke in support of the rezoning.

Cory Williams, Outer Banks, LLC, 621 S. Husband, stated the structures are in such bad shape that remodeling is not an option and the structures need to be demolished and rebuilt. He was in support of the rezoning to improve the area.

Mayor Noble closed the public hearing.

The Planning Commission recommended approval by a vote of 4-0 of the Map Amendment to rezone property addressed as 1005 S. Husband from RT, Residential Two-Family to RTM, Residential Two-Family and Multi-Family.

MOTION BY VICE MAYOR DARLINGTON, SECOND BY COUNCILOR JOYCE TO APPROVE THE MAP AMENDMENT TO REZONE PROPERTY ADDRESSED AS 1005 S. DUNCAN FROM RT, RESIDENTIAL TWO-FAMILY TO RTM, RESIDENTIAL TWO-FAMILY AND MULTI-FAMILY AS RECOMMENDED BY THE PLANNING COMMISSION.

ROLL CALL VOTE: NOBLE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, JOYCE-YEA, WEDLAKE-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

8. GENERAL ORDERS

- a. Presentation by Dan Batchelor, Center for Economic Development Law, on a proposed project plan and creation of a Tax Increment District under the Local Development Act

Dan Batchelor, Center for Economic Development Law, recommended appointing a review committee to make a recommendation to City Council regarding the plan and creation of a Tax Increment District under the Local Development Act. Discussion occurred regarding the scope of a project such as this and the potential to create a financial partnership with the Stillwater Public School District.

9. RESOLUTIONS

- a. RESOLUTION NO. CC-2017-15: A resolution declaring the intent to consider approval of a project plan and creation of a Tax Increment District under the Local Development Act; directing preparation of a project plan; appointing a review committee; directing the review committee to make finding as to eligibility and financial impact, if any, on taxing jurisdictions and business activities within the district; and directing the review committee to make a recommendation with respect to the proposed project plan

MOTION BY VICE MAYOR DARLINGTON, SECOND BY COUNCILER ZANNOTTI TO ADOPT RESOLUTION NO. CC-2017-15 AS PRESENTED.

ROLL CALL VOTE: NOBLE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, JOYCE-YEA, WEDLAKE-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

10. ORDINANCES

First Reading

- a. Ordinance No. 3384: An ordinance amending the Stillwater City Code by amending Chapter 29, Motor Vehicles and Traffic, Article IV, Stopping, Standing, or Parking, Section 29-136, Prohibited in Certain Places, and Section 29-144, Violations; and by amending Division 3, Hazardous Parking, Section 29-148, Violations, and by amending Article 5, Overtime Parking, Section 29-168, Violations

MOTION BY COUNCILOR JOYCE, SECOND BY COUNCILOR WEDLAKE TO ADVANCE ORDINANCE NO. 3384 AS PRESENTED.

ROLL CALL VOTE: NOBLE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, JOYCE-YEA, WEDLAKE-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

- b. Ordinance No. 3385: An ordinance rezoning a tract of land located at 1121 South Western Road from RSS Small Lot, Single Family Residential District, to O, Office District.

MOTION BY VICE MAYOR DARLINGTON, SECOND BY COUNCILOR ZANNOTTI TO ADVANCE ORDINANCE NO. 3385 AS PRESENTED.

ROLL CALL VOTE: NOBLE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, JOYCE-YEA, WEDLAKE-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

Second Reading

- a. Ordinance No. 3375: An ordinance amending the Stillwater City Code, by amending Chapter 41, Utilities, Article IV, Water Service, Division 1, Generally, Section 41-112, Application for Service

MOTION BY COUNCILOR JOYCE, SECOND BY VICE MAYOR DARLINGTON TO ADOPT ORDINANCE NO. 3375 AS PRESENTED.

ROLL CALL VOTE: NOBLE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, JOYCE-YEA, WEDLAKE-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

- b. Ordinance No. 3382: An ordinance amending the Stillwater City Code by amending Chapter 2, Administration, Article III, Authorities, Boards, Committees, Commissions, Trusts, by repealing in its entirety Division 5, Stillwater Community Center Board, Sections 2-238 through 2-266; Division 6, Accessibility Advisory Board, Sections 2-267 through 2-298; Division 7, Community Relations Committee, Sections 2-229 through 2-322; and Division 10, Business Improvement District No. 1 Board, Sections 2-378 through 2-411; and by repealing in its entirety in Chapter 33, Parks, Events and Recreation, Article II, Parks, Events and Recreation Board, Section 33-32 through 33-58; and by amending Chapter 23, Land Development Code, Article II, Administration, Division 2, Boards, Commissions and Groups, by amending Section 23-25, Membership, and Section 23-27, Quorum and Voting, regarding the Planning Commission and by amending Chapter 2, Administration, Article III, Authorities, Boards and Committees, Commissions, Trusts, Division 2, Audit Committee, by amending Sections 2-148 through 2-168 regarding the Audit Committee (CC-17-124)

MOTION BY COUNCILOR JOYCE, SECOND BY VICE MAYOR DARLINGTON TO ADOPT ORDINANCE NO. 3382 AS PRESENTED.

ROLL CALL VOTE: NOBLE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, JOYCE-YEA, WEDLAKE-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

- c. Ordinance No. 3383: An ordinance rezoning a tract of land at 1215 S. Western Road from RSS, Small Lot Single Family Residential District, to O, Office District

MOTION BY COUNCILOR WEDLAKE, SECOND BY VICE MAYOR DARLINGTON TO ADOPT ORDINANCE NO. 3383 AS PRESENTED.

ROLL CALL VOTE: NOBLE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, JOYCE-YEA, WEDLAKE-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

11. REPORTS FROM OFFICERS & BOARDS

- a. Miscellaneous items from the City Attorney: None
- b. Miscellaneous items from the City Manager: Mr. McNickle reminded citizens if they plan to fly they will need to be Real ID compliant by January 22, 2018.
- c. Miscellaneous items from the City Council: Councilor Zannotti announced that the Business Improvement District #1 had purchased ten benches and four table bench sets to be placed at Chris Salmon Plaza and various locations in downtown Stillwater. Vice Mayor Darlington shared that the Halloween Fest in downtown Stillwater is October 24, 2017 from 5-8 p.m. between 7th and 10th Streets. Councilor Joyce announced that splash pads at both Boomer Lake and Southern Woods Park will close for the season on October 2, 2017. Councilor Wedlake said that the City of Stillwater is holding its Fall Household Hazardous Waste Collection Event on October 21, 2017.

12. QUESTIONS & INQUIRIES

None.

13. ADJOURN

MOTION BY COUNCILOR WEDLAKE, SECOND BY VICE MAYOR DARLINGTON TO ADJOURN THE SEPTEMBER 18, 2017 REGULAR MEETING OF THE STILLWATER CITY COUNCIL.

ROLL CALL VOTE: NOBLE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, JOYCE-YEA, WEDLAKE-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

The September 18, 2017 meeting of the Stillwater City Council adjourned at 6:40 p.m.

**GINA J. NOBLE, MAYOR
STILLWATER CITY COUNCIL**

**ELIZABETH CHRZ
CITY CLERK**