



City Hall, Council Chambers
401 S. Johnstone Avenue
Bartlesville, OK 74003

**MINUTES OF THE
REGULAR MEETING OF THE
BARTLESVILLE CITY COUNCIL
Monday, November 5, 2018
7:00 p.m.**

**Mayor Dale Copeland
918-338-4282**

MINUTES

(Notice of Meeting was posted 12/15/17. Agenda posted November 1, 2018)

City Council Members present were Mayor Dale Copeland, Vice Mayor John J. Kane, Jim Curd, Jr., Alan Gentges and Trevor Dorsey.

City staff present were Mike Bailey, City Manager, Jerry Maddux, City Attorney; Terry Lauritsen, Director of Water Utilities; Lisa Beeman, Director of Community Development and Park Planning; Micah Siemers, Director of Engineering; Keith Henry, Director of Public Works; Nancy Warring, Grants Administrator; CID Sgt. Jim Warring; Kelli Williams, Chief Communications Officer; Police Chief Tracy Roles; and Elaine Banes, Executive Assistant. Also in attendance were City Council candidates Remona Colson and Paul Stuart.

- 1. Mayor Copeland called the business meeting of the Bartlesville City Council to order at 7:00 p.m.**
- 2. Roll call was conducted and a quorum established.**
- 3. The Invocation will be provided by Errol Hada, Lighthouse Outreach Center.**
- 4. Citizens to be heard.**

Fletcher Daniels spoke in regards to the name chosen by the Tower Green Design Committee for the downtown green space project, reporting that a public petition was taken and over 500 citizens were in favor of the name of Tower Green. He appreciated the committee's work, but asked that consideration be given to the name "Tower Green" in place of the name "The Green at Unity Square".

Maria Gus provided context on the process of naming the downtown green space. She served on the Tower Green Design Committee as Community Center Trust Authority representative, and as such, she felt it was her duty to include their name as part of the project name. She pointed out that the Community Center will be working cooperatively to maintain and assist with events. She also pointed out that the name was not changed since there was no official name of the project. She added that it had been her honor and a privilege to serve on the committee, and appreciated their hard work.

Jim Mills asked the Council to delay approval of vote on the name of the downtown green space and perhaps use the Bartlesville Community Center mailing list to clarify two issues, 1) the name since public opinion highly favored "Tower Green"; and 2) the issue of an interactive water feature. His opinion was that kids playing and music venues do not go together.

Remona Colson asked the Council to table hiring a new city attorney until the new City Council is in place. Her concerns are the timing of the appointment, and the lack of attention given to one of the applicants. She noted that there is no urgency for this appointment and that this Council is not necessarily the one who will be working with the city attorney.

Annah Fischer stated that it been a privilege to serve on the Tower Green Design Committee and thanked the Council for appointing her. She added that thirteen meetings held, open to the public and well publicized, with many citizens in attendance. She appreciated those who attended recognizing the time and effort it takes to attend. She stated that the committee received input and took everything into consideration. She added that as members went through the process, “unity” stood out to them. She thanked the committee members, Lisa Beeman, the Price Tower Board, the Community Center Board, and Ambler Architecture.

Hillary Kamplain stated that although she was not a member of the Tower Green Design Committee, she attended the meetings. She felt that they did listen to everyone’s input, and encouraged the City Council to approve the plan and the name, “The Green at Unity Square”, which is a beautiful representation of the ideas that were heard.

Earl Sears came to say thank you to the City Council for their service. He referred to a meeting in October where a citizen treated the City Council very disrespectfully, and he was saddened that they were called liars. He feels that the way the City Council handles meetings and citizens who wish to speak at the meetings is very honorable, and he thanked them again for the way they conduct themselves.

5. City Council Announcements and Proclamations.

- Mr. Gentges read the Extra Mile Day – November 1, 2018 proclamation.
- Mr. Curd read the Small Business Saturday – November 24, 2018 proclamation.

The Mayor also welcomed two young ladies from Dewey High School attending the meeting in order to obtain credit in their college government class.

6. Authorities, Boards, Commissions and Committee Openings

- One opening on the Construction and Fire Codes Appeals Board
- Three openings on the White Rose Cemetery Board

Mayor Copeland read the openings and encouraged citizens to volunteer on City Committees. Applications can be found at www.cityofbartlesville.org or at City Hall in the City Manager’s Office.

7. Consent Docket

a. Approval of Minutes

- i. The Special Meeting Minutes of October 22, 2018.

b. Approval and/or Ratification of Appointments and Reappointments to Authorities, Boards, Commissions and Committees

- i. The reappointment of Mr. Tyler Vaclaw for an additional three-year term on the Bartlesville Redevelopment Trust Authority at the recommendation of Mayor Copeland.
- ii. The appointment of Ms. Blair Ellis to a three-year term on the Bartlesville Redevelopment Trust Authority at the recommendation of Mayor Copeland.

- iii. Addendum to the Agenda – Reappointment of Mr. David Nelson to an additional three-year term on the Bartlesville Redevelopment Trust Authority at the recommendation of Mayor Copeland.
- iv. Addendum to the Agenda – Appointment of Mr. Phil Bates to fill an unexpired term on the White Rose Cemetery Board at the recommendation of Mayor Copeland.

c. Approval of Resolutions

- i. A resolution naming the authorized signatories for all of the City of Bartlesville Investment and Banking Accounts.
- ii. A resolution amending the budget of the City of Bartlesville, Oklahoma for Fiscal Year 2018-2019, appropriating unanticipated revenue from the BRTA for downtown landscaping.
- iii. A resolution amending the budget of the City of Bartlesville, Oklahoma for Fiscal Year 2018-2019, appropriating Oklahoma Highway Safety Office Grant funds for patrol overtime and travel for training.
- iv. A resolution amending the budget of the City of Bartlesville, Oklahoma for Fiscal Year 2018-2019, appropriating JAG Grant funds for bullet proof vests.
- v. A resolution amending the budget of the City of Bartlesville, Oklahoma for Fiscal Year 2018-2019, appropriating Oklahoma Tourism and Recreation Department Grant for MJ Lee Lake Lighting Project.
- vi. A Non-Corporate resolution regarding an investment platform change with Arvest Asset Management, which includes approval of the Non-Corporate Agreement as well.

d. Approval of Agreements, Contracts and Memorandum of Understanding

- i. Ground Sub-Lease with Youth Scoreboards, LLC that provides for the installation of eight (8) videoboard scoreboards for the fields located in the Price Field North Quads.
- ii. Amendment of Contract with Tyler Technologies substituting TCM Standard for TCM Enterprise Edition.

e. Approval of CDBG Anti-Displacement Plan

- i. Residential Anti-Displacement and Relocation Assistance Plan for the City's participation in the FY 2018 Community Development Block Grant Program (Contract #17281 CDBG 18).

f. Receipt of Permit

- i. Receipt of Permit No. SL000074180294 for the construction of 1,620 linear feet of twenty-one (21) inch PVC, 2,032 linear feet of eighteen (18) inch PVC sanitary sewer line and all appurtenances to serve the Basins T-05 & T-06, Washington County, Oklahoma.

g. Receipt of Financials

- i. Interim Financials for one month ending July 31, 2018.

h. Receipt of Bids

- i. Bid No. 2018-2019-018 for Soil Conditioner
- ii. Bid No. 2018-2019-019 for Daniels Field Lights

Mayor Copeland read the consent docket in its entirety. Mr. Curd pulled Items 7.c.iv., 7.c.v., 7.d.i. for discussion.

Vice Mayor Kane moved to approve the consent docket less those items pulled, seconded by Mr. Gentges.

Aye: Mr. Dorsey, Mr. Gentges, Mr. Curd, Vice Mayor Kane, Mayor Copeland

Nay: None

Motion: Passed

Mr. Curd inquired about the JAG Grant funds (Item 7.c.iv.) that provided bullet proof vests. Ms. Warring came forward and provided detailed information regarding the grant.

At Mr. Curd's request, Ms. Beeman provided information regarding the MJ Lee Lake Lighting Project (Item 7.c.v.)

Ms. Beeman also provided the information regarding the Ground Sub-lease with Youth Scoreboards, LLC. The organization, founded by Barry Switzer, will provide scoreboards for eight fields located in the two north quads at Price Fields. The City does not have to pay for the scoreboards but will provide power, safe-keeping and storage of the remote control devices.

Mr. Curd moved to approve Items 7.c.iv, 7.c.v, and 7.d.i. as presented seconded by Vice Mayor Kane.

Aye: Mr. Dorsey, Mr. Gentges, Mr. Curd, Vice Mayor Kane, Mayor Copeland

Nay: None

Motion: Passed

8. Discuss and take action on a recommendation from the Tower Green Design Committee regarding a preferred design and name for the community green space as approved in the March 2018 GO Bond Election. Presented by Chairmen Curd and Gentges.

Mr. Gentges provided background of the project, committee development, surveys conducted, the number of open meetings, the Taliesin student contribution, and how important public input was considered. He added that at a future meeting there will be a recommendation to add an interactive water feature, but further research into budgeting is necessary. He continued that the name "Tower Green" had been a working name but was not considered the official name. He stated that at one point there were dozens of names being considered, and ultimately the committee came up with "The Green at Unity Square". He went on to describe the process of providing for restrooms, creating a centralized location for food trucks, keeping the existing fountain, creating a "wild area", and going through several phases of design. He stated his appreciation of city staff, the Taliesin students, Ambler Architects, and the community. He stated that he feels like that all parties involved did a good job and commended the committee for their diligence, as well as Jim Curd who he stated was the most energetic person around.

Mr. Curd stated that the committee, and all parties involved, knew from the start there was not enough money for everything, so the biggest job was to drive the project within the budget. He added that some ideas for the green space could be funded in the future. The Park Board met and agreed to recommend moving the water feature from Johnstone Park to

the Tower Green, but that recommendation will be decided by the Council at a later date. He continued that the project will not cost more than what has been appropriated by the City. He concluded that this project was passed by voters with over 70% approval, he feels that this is a long-term project that can be built up over time, and will be one of the most widely used areas of the City.

Scott Ambler, Ambler Architects, stated that he and Val Callaghan, Community Center Director, started dreaming about a project like this three years ago-connecting the two great venues of the Price Tower and the Community Center. He added that their excitement grew when the citizens of Bartlesville wanted the same thing. Using a PowerPoint, Mr. Ambler and Mr. Winters from the Taliesin School walked through the design concepts and provided the final design for approval by the City Council. Mr. Winters thanked the community for making his students welcome and stated that they learned a lot while they were here.

Discussion covered Vice Mayor Kane's concern that the project keep a moving forward and maintain a consistent vision. Mr. Ambler suggested that a committee be formed to be the "keeper" of the space, book events, vet different additions to the area; going forward and maintaining consistent vision; and continue taking advantage of the momentum. Further discussion covered the drainage project in the area which begins after the first of the year; Mr. Curd added how there will be multi-generational elements of the space, thanking the Taliesin students for their ideas creating a space that is malleable so it can grow with the community.

Additional discussion ensued regarding the naming of the green space. Mayor Copeland reiterated Mr. Gentges' statement that "Tower Green" was the working title, but not the official name. Mr. Curd stated that he appreciated all of the work that the committee did and the public input. He added that he would like the City Council to approve the design plan but delay acting on the name. Mr. Gentges stated that he was comfortable with the design and the name, but is also comfortable with further review of the name of the project. Vice Mayor Kane asked how the name, "The Green at Unity Square" was derived. Mr. Gentges explained that the committee received many different names, then the committee boiled it down to two or four, then finally, "The Green at Unity Square". He added that it was not something done on the spur of the moment, that there had been a great deal of deliberation. The Mayor stated that the name is important since it will assist in what is called "branding". He does agree that the design approval needs to be moved forward. Vice Mayor Kane stated his reservations in moving the water feature from Johnstone Park, with Mr. Gentges stating that it is not in the current design being put forward for approval at this meeting. Mr. Curd stated that the Vice Mayor's reservation is duly noted.

Mr. Curd moved to approve the Design as presented, seconded by Mr. Dorsey.

Aye: Mr. Gentges, Mr. Curd, Vice Mayor Kane, Mr. Dorsey, Mayor Copeland

Nay: None

Motion: Passed

9. Discuss and take action to award Bid No. 2018-2019-018 for Soil Conditioner. Presented by Vice Mayor Kane.

Vice Mayor Kane moved to award the bid to Murphy Products, Oklahoma City, Oklahoma in the amount of \$77,000 as presented, seconded by Mr. Gentges.

Aye: Mr. Curd, Vice Mayor Kane, Mr. Dorsey, Mr. Gentges, Mayor Copeland
Nay: None
Motion: Passed

- 10. Discuss and take action to approve a recommendation from the Bartlesville Development Authority (BDA) Board of Trustees to transfer approximately three acres (Tract 20) within the Bartlesville Industrial Park to Phillips Precision Machining (PPM) for the construction of a new manufacturing facility, and to transfer up to \$550,000 from the Economic Development Fund to the BDA for provision of working capital and building equity for PPM Project. Presented by David Wood, President, Bartlesville Development Authority.**

David Wood presented the Bartlesville Development Authority's recommendation. Using a PowerPoint, Mr. Wood reported that in late February, the BDA was approached by Mark Phillips, a 28-year veteran Production Manager of Siemens' machine department to discuss the potential of retaining the work in Bartlesville by forming a new company, Phillips Precision Machining (PPM) to produce the "outsourced parts utilizing the soon-to-be former Siemens employees and maintaining Siemens wage/benefits schedule. The process began, meeting with the Siemen's Product Manager from Houston and Siemens' controller for the Bartlesville operation. It was determined that with the assistance provided by the BDA, the venture could be successful. Further steps involving proforma income statements, a lending commitment from BancFirst, Siemens Real Estate approval allowing space for the business through September 2019, and Keleher Architects vision on a new facility, it was determined that the BDA could provide a \$200,000 forgivable loan for retention of the 16 baseline employees and \$350,000 in building equity to be repaid over at term not to exceed 10 years. Mr. Wood continued to explain the forgivable loan, the no-cost site in the Bartlesville Industrial Park of three-acres, and building equity. Mr. Wood concluded that the BDA believes the overall business case supports the aggressive level of recommended assistance for PPM.

Mr. Curd acknowledged this completely unique deal and commended the BDA staff, Mr. Phillips and BancFirst who stepped up to make this project work. Mr. Gentges agreed and fully supports retaining the jobs and the new company. He stated his appreciation to the employees in attendance. Mayor Copeland agreed that this type of venture is the heart of economic development, organic growth. He added that the BDA has a good batting average and is excited to keep the jobs here in Bartlesville.

Mr. Dorsey moved to approve the transfer of the three acres in the Bartlesville Industrial Park to Phillips Precision Machining, and to transfer funds up to \$550,000 from the Economic Development Fund to the Bartlesville Development Authority as presented, seconded by Mr. Gentges.

Aye: Vice Mayor Kane, Mr. Dorsey, Mr. Gentges, Mr. Curd, Mayor Copeland
Nay: None
Motion: Passed

- 11. Receive bids for the purchase of \$2,500,000 Combined Purpose General Obligation Bonds, Series 2018C of the City and vote to award said Bonds to the lowest bidder complying with the notice of sale and instructions to bidders or to reject all bids. Presented by Nate Ellis, The Public Finance Law Group and Jon Wolff, Municipal Finance Services, Inc.**

Mr. Wolff reported that three bids were received with the recommendation to award the bid to Hutchinson, Shockey, Erley & Company at the true interest cost of 2.970909% with the net interest cost of \$458,178.25.

Mr. Dorsey moved to receive bids and award said bonds to Hutchinson, Shockey, Erly & Company as presented, seconded by Mr. Curd.

Aye: Mr. Dorsey, Mr. Gentges, Mr. Curd, Vice Mayor Kane, Mayor Copeland
Nay: None
Motion: Passed

- 12. Discuss and take action to approve an Ordinance providing for the issuance of Combined Purpose General Obligation Bonds, Series 2018C in the sum of \$2,500,000 by the City of Bartlesville, Oklahoma, authorized at an election duly called and held for such purpose; prescribing form of Bonds; providing for registration thereof; designating the Registrar for the issue; providing for levy of an annual tax for the payment of principal and interest on the Bonds and fixing other details of the issue; approving the forms of a Continuing Disclosure Agreement and an Official Statement; authorizing executions and actions necessary for the issuance and delivery of the Bonds; and declaring an emergency. Presented by Nate Ellis, The Public Finance Law Group and Jon Wolff, Municipal Finance Services, Inc.**

Mr. Wolff provided a brief explanation of the ordinance.

Vice Mayor Kane moved to adopt the Ordinance as presented, seconded by Mr. Curd.

Aye: Mr. Gentges, Mr. Curd, Vice Mayor Kane, Mr. Dorsey, Mayor Copeland
Nay: None
Motion: Passed

Vice Mayor Kane moved to declare an emergency as presented, seconded by Mr. Gentges.

Aye: Mr. Curd, Vice Mayor Kane, Mr. Dorsey, Mr. Gentges, Mayor Copeland
Nay: None
Motion: Passed

- 13. Discuss and take possible action to approve an employment contract with Jess Kane for City Attorney. Presented by Mayor Copeland and City Attorney Jerry Maddux.**

Mayor Copeland reported that the two applications received were reviewed, and discussion was held during an Executive Session of the City Council on October 22, 2018. He stated that following the meeting, he asked current City Attorney Maddux to enter into employment discussions with Jess Kane. At this point, Vice Mayor Kane stated that although he had reviewed the Ethics Commission, City Charter and knew that he was well within his rights to participate in voting on this matter, he was cognizant of public perception. He recused himself from further discussion and voting, and left the Council Chambers. Mayor Copeland stated that Mr. Maddux prepared a contract at his request. Mr. Maddux presented it to Mr. Kane, and Mr. Kane was acceptable to the contract. Mr. Maddux reviewed the contract with Council, adding that he feels Mr. Kane would be the right choice as City Attorney which would begin January 1, 2019.

Mr. Dorsey moved to approve the employment contract with Jess Kane as presented, seconded by Mr. Curd.

Aye: Mr. Dorsey, Mr. Gentges, Mr. Curd, Mayor Copeland
Nay: None
Motion: Passed

14. New Business.

There was no new business.

15. City Manager and Staff Reports.

Mr. Bailey stated that although it had been a lengthy meeting, it had been a good meeting with long-term issues handled professionally.

He reminded citizens that the week of November 12 was free leaf pickup. This service will be conducted again the week of December 17.

Mr. Bailey encouraged everyone to attend the Veterans Day Parade, Saturday Nov. 10 at 11.

16. City Council Comments and Inquiries.

Vice Mayor Kane recognized the Tower Green Design Committee, including Mr. Curd and Mr. Gentges. He stated his hope that citizens will see that everyone has been heard.

Mr. Dorsey also thanked Mr. Gentges for his term and work on the committee.

Mr. Curd also congratulated Mr. Gentges on his good work on all levels he has served.


Mayor Copeland attended the successful and well-attended Public Safety Open House this past Saturday.

The Mayor also appreciated the passion and different perspectives as it pertain to the downtown green space discussions.

17. There being no further business to discuss, the Mayor adjourned the meeting at 9:24 p.m.




Mayor Dale W. Copeland


Jason Muninger, City Clerk/Finance Director