



Council Chambers  
401 S. Johnstone Avenue  
Bartlesville, OK 74003

**MINUTES OF THE  
SPECIAL MEETING  
OF THE  
BARTLESVILLE CITY COUNCIL**

**Monday, April 15, 2019  
7:00 p.m.**

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

**MINUTES**

(Notice of Meeting and Agenda posted April 11, 2019)

City Council Members present were Mayor Dale Copeland, Vice Mayor Alan Gentges, Jim Curd, Jr., Trevor Dorsey and Paul Stuart.

City staff present were Mike Bailey, City Manager, Jess Kane, City Attorney; Lisa Beeman, Director of Community Development and Park Planning; Terry Lauritsen, Director of Water Utilities; Captain Rocky Bevard; and Elaine Banes, Executive Assistant.

1. **Mayor Copeland called the business meeting of the Bartlesville City Council to order at 7 p.m.**
2. **Roll call was conducted and a quorum established.**
3. **The invocation was provided by Pastor Jason Elmore, Friday Nite Church/President, Bartlesville Ministerial Association.**
4. **Citizens to be heard.**  

There were no citizens to be heard.
5. **City Council Announcements and Proclamations**  

There were no announcements or proclamations.
6. **Authorities, Boards, Commissions and Committee Openings**
  - There are no openings at this time.
7. **Consent Docket**
  - a. **Approval of Minutes**
    - i. The Regular Meeting Minutes of April 1, 2019.
  - b. **Approval and/or Ratification of Appointments and Reappointments to Authorities, Boards, Commissions and Committees.**
    - i. Reappointment of Ms. Jana Blount to an additional three-year term on the White Rose Cemetery Board at the recommendation of Mayor Copeland.

Mayor Copeland read the consent docket in its entirety.

Mr. Curd moved to approve the consent docket, seconded by Mr. Dorsey.

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

**8. Discuss and take action on a Construction Management Contract with Jonesplan LLC for the Tower Center at Unity Square Project. Presented by Terry Lauritsen, Director of Water Utilities. (Tabled at the April 10, 2019 Special Meeting.)**

Mr. Lauritsen provided a brief history of the project and presented the budget and contract specifics via PowerPoint. During meetings held April 10 and April 15, the City Council voted to hire a construction manager as a general contractor for the Tower Center at Unity Square project. Negotiations with JonesPlan have been ongoing and as late as 4:30 today, an agreement was reached. They agreed to be the general contractor for a lump sum fee of \$290,000 but the agreement was made late in the day, so City Attorney Kane has not had a chance to review it.

Discussion covered confirming that \$290,000 is the correct amount for the job; that the project is still set for substantial completion, meaning the space would be operational with only minor issues to be completed, by Oct. 31 of this year; that bids could be received by next month; that a grant request for funding the outbuildings would be determined possibly in June; that construction could begin late May, pending weather conditions; and that should grants and donations dwindle, the voters would still receive what they voted upon. An additional discussion was held regarding a parking lot drainage project that would have to be planned at a later date due to the difference in funding and materials.

Mr. Dorsey moved to authorize the Mayor to sign the contract with Jonesplan LLC to act as general contractor on the project for a lump sum payment of \$290,000, once it has been reviewed and approved by City Attorney Kane, seconded by Vice Mayor Gentges.

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

**9. City Manager and Staff Reports.**

Mr. Bailey reported that Friday trash routes will run on Wednesday this week due to the Good Friday holiday.

He reminded citizens of the free grass and leaf pickup that will occur the week of May 6.


Mr. Bailey thanked Terry Lauritsen, Lisa Beeman, Vice Mayor Gentges and Mr. Curd for their work on the contract with JonesPlan and the Tower Center at Unity Square Project overall.

**10. City Council Comments and Inquiries.**

In response to Mr. Stuart's inquiry, Mr. Bailey stated he would find out if Operation Clean House would be rescheduled. It closed early due to an antique chemical being brought to the site that prompted bomb squad attention and evacuation of the area. It was safely removed and no one was injured.

Mayor Copeland echoed Mr. Bailey's appreciation of Mr. Lauritsen and Ms. Beeman, as well as Vice Mayor Gentges and Mr. Curd for their work on the Tower Center at Unity Square Project.

**11. There being no further business to address, Mayor Copeland adjourned the meeting at 7:22 p.m.**

  
Dale W. Copeland, Mayor

  
Jason Muninger, City Clerk/Finance Director

