



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

**THE MINUTES OF THE
REGULAR MEETING OF THE
BARTLESVILLE CITY COUNCIL
Monday, August 5, 2019
7 p.m.**

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

MINUTES

(Notice of Meeting was posted December 15, 2018 and Agenda was posted at 5:00 p.m. on Thursday, August 1, 2019.)

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

City staff present were Mike Bailey, City Manager; Jason Muninger, City Clerk/CFO, Jess Kane, City Attorney; Terry Lauritsen, Director of Water Utilities; Lisa Beeman, Director of Community Development and Park Planning; Keith Henry, Director of Public Works; Nancy Warring, Assistant Planner; Kelli Williams, Chief Communications Officer; Police Chief Tracy Roles; and Elaine Banes, Executive Assistant.

- 1. Chairman 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 was provided by Pastor Victor Paul, Greater First Baptist Church.**
- 4. Citizens to be heard.**

There were no citizens to be heard.

5. City Council Announcements and Proclamations.

Scout Matt Fries representing Troop 5, sponsored by St. John's, reported that he is attend the meeting in order to earn his Citizenship In Community Badge.

6. Authorities, Boards, Commissions and Committee Openings

- One opening on the Bartlesville Area History Museum Trust Authority
- One opening on the City Planning Commission
- One opening on the Street and Traffic Committee

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 Regular Meeting Minutes of July 1, 2019

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

- i. At the recommendation of the BDA Board of Trustees, the ratification of Ms. Diana Moon Adams as Chair and Mr. Kyle Hubbard as Secretary/Treasurer of the Bartlesville Development Authority.

c. Approval of Resolutions

- i. Amending the budget of the City of Bartlesville, Oklahoma for Fiscal Year 2019-2020, appropriating unbudgeted fund balance in the Restricted Revenue Fund.
- ii. Amending the budget of the City of Bartlesville, Oklahoma for Fiscal Yea 2019-2020, appropriating unanticipated private grant revenue in the Restricted Revenue Fund.

d. Approval of Agreements and Contracts

- i. Agreement with Creativebug, LLC with the Bartlesville Public Library for a one-year subscription to the Creative bug database.
- ii. An Option Agreement between the City of Bartlesville and the Bartlesville Community Center Trust Authority to acquire real property in Blocks 53 and 54, Original Town of Bartlesville.

e. Approval of Request from Water District

- i. A request from Washington County Rural Water District #2 to add a benefit unit to the District to serve a 1.22 acre tract at 401232 W 2700 Road in Washington County.

f. Declaration of Surplus Property

- i. Declare buildings, fences, dugouts, and other miscellaneous items at the Price Fields Baseball/Softball Complex as surplus to facilitate auctioning items that will otherwise be demolished as part of the Price Fields Phase 3 Renovation.

g. Receipt of Financials

- i. Interim financials for the seven months ending January 31, 2019.
- ii. Interim financials for the eight months ending February 28, 2019.

h. Receipt of Bids

- i. Bid No. 2019-2020-007 for Ohio, Hazel, & Harvard Asphalt Rehabilitation Project

Mayor Copeland read the consent docket in its entirety. Mr. Stuart asked that Item 7.a.i., be removed for discussion. Mr. Curd asked that Item 7.b.i. and 7.d.ii. and 7.f.i. also be removed for discussion.

Mr. Stuart moved to approve the consent docket except for those items pulled, seconded by Mr. Dorsey.

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

Nay: None

Motion: Passed

Item 7.a.i. – Mr. Stuart asked that pages 44-53 in the packet be removed from the attachment to the minutes since that portion of the presentation was not discussed or voted upon. Mayor Copeland also asked that the term Chairman be removed where found in the minutes in the place of Mayor.

Mr. Stuart moved to approve Item 7.a.i. the Minutes of July 1, 2019 with the corrections as discussed, seconded by Mr. Dorsey.

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

Item 7.b.i. - Mr. Curd wanted to recognize and state his appreciation for Ms. Moon Adams and Mr. Hubbard on their election as Chair and Secretary/Treasurer to the Bartlesville Development Authority. He also wanted to thank Bob Fraser for serving as Chair over the past few years, and commend him for the great job he did while serving on the Board.

Mr. Stuart moved to approve Item 7.b.i. the ratification of Diana Moon Adams as Chair and Kyle Hubbard as Secretary/Treasurer of the Bartlesville Development Authority, seconded by Mr. Dorsey.

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

Item 7.d.ii. - Mr. Curd inquired as to the purpose of the option agreement. Mr. Bailey explained that in order for bond funds to be used to develop the Tower Center at Unity Square, the Community Center Trust Authority deeded the property to the City. The option agreement presented at this meeting allows the Community Center Trust Authority (CCTA) the option to receive the land back, should at some in the future the property ceases to be a park. The option agreement contains the stipulation that the CCTA cannot receive it back before June 1, 2028 due to the use of bond funds used to develop the property.

Mr. Curd moved to approve the Option Agreement between the City of Bartlesville and the Bartlesville Community Center Trust Authority to acquire real property in Blocks 53 and 54, Original Town of Bartlesville, seconded by Vice Mayor Gentges.

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

Item 7.f.i. - Mr. Curd pointed out that there are many items at Price Field that could potentially be demolished with the Phase 3 Renovation that may benefit other towns or organizations, Mr. Bailey explained that anything with a value of \$8,000 or over must be declared as surplus before being sold. He added that although some of the items may not be valued that high, he and staff felt it would be better to handle the items in this manner. When asked the timeline for Phase 3 to begin, Mr. Siemers reported that bids for the project will be received August 21 and awarded September 3, therefore work on the project will ensue shortly thereafter.

Mr. Curd moved to approve the declaration of buildings, fences, dugouts and other miscellaneous items at the Price Fields Baseball/Softball Complex as surplus to facilitate auctioning items that will otherwise be demolished as part of the Price Fields Phase 3 Renovations, 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 to award Bid No. 2019-2020-003 for Rock Salt for the Street Department. Presented by Mr. Curd.

Mr. Curd moved to award Bid No. 2019-2020-003 to Kansas Salt LLC of Louisburg, KS, in the amount of \$78.75 per ton, seconded by Mr. Dorsey.

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

9. Discuss and take action to award Bid No. 2019-2020-004 for Concrete for the Street Department. Presented by Mr. Curd.

Mr. Curd moved to award Bid No. 2019-2020-004 to Bartlesville Redi-Mix, Inc. Bartlesville, OK in the amounts listed on the attached forum, and on certain occasions when the awarded bidder cannot provide materials in a timely manner, the City reserves the right to use an alternate supplier, Mid-Continent Concrete, seconded by Mr. Dorsey.

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

10. Discuss and take action to award Bid No. 2019-2020-005 for Emulsified Asphaltic Oils for the Street Department. Presented by Mr. Curd.

Mr. Curd moved to award Bid No. 2019-2020-005 to Ergon Asphalt & Emulsions, Catoosa, OK, in the amount of \$1.70 per gallon for CRS-2 and \$1.90 per gallon for SS-1 seconded by Vice Mayor Gentges.

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

11. Discuss and take action to award Bid No. 2019-2020-006 Part I for Asphaltic Concrete for the Street Department, Park Department and Wastewater. Presented by Mr. Curd.

Mr. Curd moved to award Bid No. 2019-2020-006 to APAC-Oklahoma, Tulsa, OK, in the amounts listed on the attached form, seconded by Mr. Stuart.

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

12. Discuss and take action to award Bid No. 2019-2020-006 Part II for Aggregate Base for the Street Department, Park Department, and Wastewater. Presented by Mr. Curd.

Mr. Curd moved to award Bid No. 2019-2020-006 to APAC-Oklahoma, Tulsa, OK, in the amounts listed on the attached form, seconded by Mr. Dorsey.

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

13. Discuss and take action to award Bid No. 2019-2020-006 Part III for Dry Sand for the Street Department. Presented by Mr. Curd.

Mr. Curd reported that bids for sand were not received, although sand is available from vendors at normal market price. Sufficient funding is available should the purchase be needed.

Mr. Curd moved to award funds for Bid No. 2019-2020-006 to vendors as needed, seconded by Mr. Stuart.

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

14. Discuss and take action to award Bid No. 2019-2020-007 for Ohio, Hazel & Harvard Asphalt Paving Rehabilitation Project. Presented by Mr. Dorsey.

Mr. Dorsey moved to award Bid No. 2019-2020-007 to KSL Dirtworks, LLC, Bartlesville, OK, in the amount of \$407,352.00, seconded by Mr. Curd.

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

15. Discuss and take action on the acceptance of an electrical bid for the Tower Center at Unity Square project. Presented by Mr. Curd.

Mr. Lauritsen reported on the background of the project. He stated that on July 1, Council accepted bids for all work packages within the project, but rejected the one electrical bid. Thus, the electrical work package was rebid. On July 24, three electrical bids were received. The low bid was from Third Generation Electric, with a base bid of \$286,400 which is \$57,040.75 below the available budget balance of \$343,440.75. The base bid included the modification design approved by Council on July 1, and several add on alternates as funding permits. The bids were presented to the Design Review Committee on July 31, and they unanimously recommend approval to accept Third Generation Electric's base bid, as well as the add alternates for the lights on the sandstone benches, and lights in the pool and sculpture, while removing six small bollard lights which will be done through a future change order. Inclusion of these add alternates to the base bid and removing the six bollard lights will result in an electrical package cost of \$300,034 which is within the available budget balance. Mr. Curd reported that the Tower Green Design Committee were pleased to be able to have the \$43,000 contingency due to the bid coming in under the budgeted amount.

Mr. Curd moved to accept the bid from Third Generation Electric for the base bid, add alternates-lights for sandstone benches, lights at pool and sculpture, contingent on a change order to remove six small bollard lights, with total bid package value of \$300,034, seconded by Vice Mayor Gentges.

Vice Mayor Gentges commended the Tower Green Design Committee and staff for the work they have contributed towards the project.

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

Motion: Passed

16. Public hearing to assess and discuss the City's performance in the administration of the grant received from the State of Oklahoma for Fiscal Year 2017 CDBG Small Cities Set-Aside Program and to take action to formally accept the project as completed. Presented by Nancy Warring, Assistant Planner.

Ms. Warring provided a PowerPoint presentation of the project-the construction of a parking lot and sidewalks near the entrance of Johnstone Park. The CDBG funds in the amount of \$84,125 were matched with city funds in the amount of \$95,184 for the project. Additional CIP funds were used to repave an existing parking lane adjacent to the parking lot and allow a driveway expansion of 20 feet.

Mayor Copeland opened the public hearing at 7:43 p.m. There being no one appear to speak, the Mayor closed the public hearing at 7:43 p.m.

Vice Mayor Gentges moved to formally accept the completed FY 2017 CDBG Project, construction of the parking lot and sidewalks near the entrance to Johnstone Park as presented, seconded by Mr. Curd.

Mr. Curd stated his appreciation to staff for the work that has been completed to improve the entrance into Johnstone Park including the parking lot.

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

Nay: None

Motion: Passed

17. New Business.

- There was no new business to report.

18. City Manager and Staff Reports.

Mr. Bailey reported that curbside pickup for the storm debris begins today. He added that the limbs and debris are to be cut into sizeable lengths to assist the city workers with pick up. There is no policy in place as to how and when the City determines whether extra assistance is required after a storm such as the one experienced recently. He and staff assessed the situation and found that curbside assistance was needed. In addition to the curb side pickup, a free yard waste dump site was established west of town. The site was open for two weeks following the storm.

Mr. Bailey encouraged citizens to sign up for the City Beat newsletter. Sign up can be completed on the City's website, on the home page, www.cityofbartlesville.org. The newsletter provides a great deal of information and is one of the City's best sources of communication. He added that the City also has a Facebook Page, a Twitter and Instagram account. Should comments be made or questions asked on other pages, i.e. Next Door, the City's response will be provided in City Beat or on one of the City's media sources. He also encouraged citizens to call City offices if they have questions, and staff will be happy to answer them and/or provide information.

Mr. Bailey also said that the Downtown Parking Survey is still open, but will be closing soon. The results will be reported once all of the information is compiled.

19. City Council Comments and Inquiries.

Mr. Stuart inquired if the Solid Waste Survey results were ready for release. Mr. Bailey reported that the results are being compiled and should be brought before the City Council at the September meeting.

20. There being no further business to discuss, Mayor Copeland adjourned the meeting at 7:54 p.m.



Jason Muninger, City Clerk/CFO



Dale W. Copeland, Mayor



**CITY OF BARTLESVILLE, OKLAHOMA
 BID SPECIFICATIONS FOR
 CONCRETE
 BID NUMBER 2019-2020-004**

Concrete:	Price per Cubic Yard:
4 sack Class C (2,000 psi min):	<u>N/A</u>
4½ sack Class C (25000 psi min):	<u>\$ 97</u>
5 sack Class B (3,000 psi min):	<u>\$ 99</u>
5 ½ sack Class B (3,500 psi min):	<u>\$ 101</u>
6 sack Class A (4,000 psi min):	<u>\$ 103</u>
7 sack Class AA:	<u>\$ 104</u>
High Early	<u>\$ 108</u>
Flowable Fill:	
Flowable Fill Quick Set concrete shall contain Rapid set cement 100#, fly ash 0#, Sand 2970#, water 55 gal., air 0%:	<u>\$ 72</u>
Flowable Fill Regular Set concrete shall contain Type 1 cement 60#, Fly ash 290#, sand 2750#, water 55 gal., air 0%	<u>\$ 62</u>
Sand used in Flowable fill shall have 100% passing the ¾" inch sieve and 0%-20% passing the No. 200 sieve	<u>\$ 97</u>
Flyash Grout: (1827 Flyash, 1220 Cement, 75 Gals Water)	<u>N/C</u>
Air Entraining: 4-6%	<u>\$ 3</u>
Calcium Chloride: 1%	<u>\$ 6</u>
Calcium Chloride: 2%	<u>\$ 6</u>
Fiber mesh	<u>\$ 4</u>
Hot Water (140 degree min)	<u>N/A</u>
Black Pigment: Frank Davis #807 @ 6.25 lb./cy. Or equal	
Minimum Order Amount: <u>1 yard</u> (i.e. .5 yards. etc)	

If there is a price break for quantity please list:

COMPANY: Bartlesville Redi-mix, Inc

ADDRESS: 1500 Tuxedo Blvd

Company Name Bartlesville Redi-mix

**CITY OF BARTLESVILLE, OKLAHOMA
BIDS FOR -
PLANT MIX BITUMINOUS BASES AND SURFACES
ASPHALTIC CONCRETE, AGGREGATE BASE, AND SAND
BID # 2019-2020-006**

**ASPHALTIC CONCRETE
PART I**

<u>DESCRIPTION</u>	<u>UNIT/TON</u>
1. Type A	\$ <u>45.00</u>
2. Type B	\$ <u>48.00</u>
3. Type C	\$ <u>50.00</u>
Highway miles from your plant to the City of Bartlesville, OK <u>8</u>	
COMPANY NAME <u>APAC-CENTRAL, INC.</u>	
ADDRESS <u>400251 W. 1500 Rd.</u>	
CITY, STATE, ZIP <u>Dewey, Oklahoma 74029</u>	
CONTACT <u>Michael Shore</u>	PHONE <u>918-859-2274</u>
FAX <u>918-534-1742</u>	E-MAIL <u>michael.shore@apac.com</u>

MAIL THE BID FORM(S) ALONG WITH THE NON-COLLUSION AFFIDAVIT TO:

CITY OF BARTLESVILLE
CITY CLERKS OFFICE
401 S. JOHNSTONE AVE
BARTLESVILLE, OK 74003

BIDS MUST BE RECEIVED BY 2:00 PM ON MONDAY JULY 1, 2019.

PLEASE INDICATE BID NUMBER ON THE OUTSIDE OF THE MAILING ENVELOPE.
IF BID NUMBER IS NOT ON THE ENVELOPE, YOUR BID WILL BE DISQUALIFIED.

If you wish to obtain a copy of the bid results, please include with your bid a letter requesting a copy of the bid results that contains an email address where we may forward an electronic copy of the results.

**THE CITY OF BARTLESVILLE RESERVES THE RIGHT TO ACCEPT OR REJECT
ANY OR ALL BIDS OR PORTIONS THEREOF.**

Company Name APAC-CENTRAL, INC.

CITY OF BARTLESVILLE, OKLAHOMA
BIDS FOR -
PLANT MIX BITUMINOUS BASES AND SURFACES
ASPHALTIC CONCRETE, AGGREGATE BASE, AND SAND
BID # 2019-2020-006

AGGREGATE BASE
PART II

ITEM	COST PER TON @ PLANT	TRAILER DELIVERY	BOBTAIL DELIVERY
1 1/2" CLASS A	\$ 10.50	\$ 5.10	\$ 5.10
2" CLASS A	N/B	—	—
3" CLASS A	N/B	—	—
CRUSHER RUN (ALL SIZES)	\$ 6.25	\$ 5.10	\$ 5.10
1/2" CHIPS	\$ 11.00	\$ 5.10	\$ 5.10
3/8" CHIPS	\$ 11.00	\$ 5.10	\$ 5.10
5/8" CHIPS	N/B	—	—
3/4" CHIPS	\$ 11.00	\$ 5.10	\$ 5.10
3" BEDDING	\$ 9.50	\$ 5.10	\$ 5.10
SHOT ROCK	\$ 9.00	\$ 6.10	\$ 6.10
RIP RAP	\$ 17.50	\$ 6.10	\$ 6.10
NEW SCREENINGS	\$ 5.50	\$ 5.10	\$ 5.10
ASPAHLT SCREENINGS	\$ 6.00	\$ 5.10	\$ 5.10
TYPE A	\$ 7.75	\$ 5.10	\$ 5.10
TYPE B	\$ 7.75	\$ 5.10	\$ 5.10
PUGGED BASE TYPE A & TYPE B	\$ 7.75	\$ 5.10	\$ 5.10
MANUFACTURED SAND	\$ 8.00	\$ 5.10	\$ 5.10

Company Name APAC-CENTRAL, INC.